



Oakland Housing
Authority



MAKING TRANSITIONS WORK

**ANNUAL PLAN
FISCAL YEAR 2012
(JULY 1, 2011 – JUNE 30, 2012)**

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APPROVED ON JUNE 28, 2011**

www.oakha.org

Oakland Housing Authority

Fiscal Year 2012 MTW Annual Plan

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Oakland Housing Authority

Fiscal Year 2012 MTW Annual Plan

Table of Contents

Section I. Introduction	1
Section II. General Housing Authority Operating Information	4
Table 1: FY 2012 Housing Stock Inventory	4
Table 2: FY 2012 Planned Capital Expenditures	5
Table 3: HCV Units to be Project-based in FY 2012	7
Table 4: Anticipated Public Housing Units Leased in FY 2012	7
Table 5: Anticipated Housing Choice Voucher Units Leased in FY 2012	8
Table 6: Approved Project Based Voucher Allocations	9
Section III. Non-MTW Related Housing Authority Information	11
Section IV. Long-term MTW Plan	13
Section V. Proposed MTW Activities: HUD Approval Requested	17
Table 7: Proposed MTW Activities: HUD Approval Requested	17
Activity #12-01 Evaluation Metrics: Eliminate Caps on PBV Allocations	18
Section VI. Ongoing MTW Activities: HUD Approval Previously Granted	19
Table 8: Ongoing MTW Activities: HUD Approval Previously Granted	19
Activity #11-01 PBV Occupancy Standards	21
Activity #11-02 Standardized Transfer Policy	22
Activity #11-03 SRO/Studio Apt. Project-based Preservation Program	22
Activity #11-04 Use of RHF Funds to Develop Non-Public Housing Units	23
Activity #11-05 PBV Transitional Housing Programs	23
Activity #10-01 Specialized Housing Programs	24
Activity #10-02 Program Extension for Households Receiving Zero HAP	24
Activity #10-03 Combined PBV HAP Contract for Multiple Non-contiguous Sites	25
Activity #10-04 Alternative Initial Rent Determination for PBV Units	25
Activity #10-05 Acceptance of Lower HAP in PBV Units	26
Activity #10-06 Local Housing Assistance Program	26
Activity #10-07 Disposition Relocation and Counseling Services	27

Activity #10-08 Redesign FSS Program.....	27
Activity #09-01 Alternative HQS System.....	28
Activity #09-02 Short-Term Subsidy Program.....	29
Activity #08-01 Fund Affordable Housing Development Activities.....	29
Activity #07-01 Triennial Income Recertification.....	30
Activity #06-01 Site Based Wait Lists.....	30
Activity #06-02 Allocation of PBV Units: Without Competitive Process.....	31
Activity #06-03 Allocation of PBV Units: Using Existing Competitive Process.....	32
Section VII. Sources and Uses of Funding.....	33
Table 9: Planned Sources and Uses of MTW Funds.....	33
Table 10: Planned Sources and Uses of Special Purpose Funds.....	34
Table 11: Planned Sources and Uses of the COCC.....	35
Section VIII. Administrative.....	38
List of Appendices.....	39
Appendix A. Board Resolution.....	41
Appendix B. Annual MTW Plan Certifications of Compliance.....	43
Appendix C. Comments from Resident Advisory Board.....	46
Appendix D. Evidence of Public Process.....	50
Appendix E. Performance and Evaluation Report for Capital Fund Activities.....	55

Section I. Introduction

The OAKLAND HOUSING AUTHORITY (OHA) was established in 1938 to assure the availability of quality housing for low-income persons. OHA operates federally funded and other low-income housing programs and assists over 15,000 of Oakland's lowest-income families, elderly and persons with disabilities. The mission of the OHA is:

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

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

MTW Demonstration Program

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

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

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

- Reduce costs and achieve greater cost effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational

programs, or programs that assist people to obtain employment and become economically self-sufficient; and

- Increase housing choices for low income families.

Overview of the Agency's Goals and Objectives for FY 2012

During FY 2012, OHA will focus its efforts on the goals of preserving and expanding housing choices for low-income residents and providing incentives to promote and encourage self-sufficiency. Using MTW flexibility, OHA will work towards expanding housing choices for public housing residents by developing a comprehensive roll out of the Oakland Choice Housing Opportunities (OCHO) program. Under OCHO, public housing residents will be offered the same mobility to relocate using a tenant-based voucher as participants in the Housing Choice Voucher program. This increased level of mobility will give families the option to move as family circumstances and community needs change. In addition, OHA is proposing a new activity to eliminate the cap on the number of vouchers that can be project-based. This will provide OHA the flexibility to preserve the affordable housing stock as units are converted from public housing to project-based voucher assistance. Also, project-basing above the cap will result in additional units added to the affordable housing stock in Oakland thereby providing more housing choices for low-income residents.

As a way to promote self-sufficiency, OHA will develop a comprehensive rent reform policy designed to be more transparent in its application and provide incentives that encourage self-sufficiency. In addition, OHA will focus attention on educational initiatives and ways to assist families in meeting their personal goals related to becoming self-sufficient. OHA will spend FY 2012 developing these policies with substantial input from residents and community stakeholders with the objective of proposing these activities in FY 2013.

The MTW Annual Plan

As an MTW Agency, OHA submits an MTW Annual Plan to HUD containing the information outlined in Attachment B of the MTW Agreement. OHA's MTW Annual Plan for FY 2012 is intended to provide residents, the public and HUD with information on OHA's programs and policies, including both approved and planned MTW activities and operating budgets and capital investment plans. The following provides a summary overview of the various sections of the FY 2012 Annual Plan.

Section I. Introduction

This section provides general information about the MTW Demonstration Program, an overview of OHA's participation in MTW, and a summary of the Annual Plan for FY 2012.

Section II. General Housing Authority Operating Information

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

Section III. Non-MTW Related Housing Authority Information

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

Section IV. Long-term MTW Plan

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

Section V. Proposed MTW Activities: HUD Approval Requested

This section includes information on the following proposed MTW activities:

- 12-01: Eliminate Caps on PBV Allocations

Section VI. Ongoing MTW Activities: HUD Approval Previously Granted

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

- 11-01: PBV Occupancy Standards
- 11-02: Standardize Transfer Policy: OCHO
- 11-03: SRO/Studio Apartment Project-based Preservation Program
- 11-04: Use of RHF Funds to Develop Non-Public Housing Units
- 11-05: PBV Transitional Housing Programs
- 10-01: Specialized Housing Programs
- 10-02: Program Extension for Households Receiving Zero HAP
- 10-03: Combined PBV HAP Contract for Non-contiguous Sites
- 10-04: Alternative Initial Rent Determination for PBV Units
- 10-05: Acceptance of Lower HAP in PBV Units
- 10-06: Local Housing Assistance Program
- 10-07: Disposition Relocation and Counseling Services
- 10-08: Redesign FSS Program
- 09-01: Alternative HQS System
- 09-02: Short-Term Subsidy Program
- 08-01: Fund Affordable Housing Development Activities
- 07-01: Triennial Income Recertification
- 06-01: Site Based Wait Lists
- 06-02: Allocation of PBV Units: Without a Competitive Process
- 06-03: Allocation of PBV Units: Using Existing Competitive Process

Section VII. Sources and Uses of Funding

This section includes summary budget information for FY 2012 including planned sources and uses for MTW and non-MTW (special purpose) funds.

Section VIII. Administrative

This section includes information on agency directed evaluations of the demonstration.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

Table 1	
FY 2012 Housing Stock Inventory	
	Beginning of FY 2012 July 1, 2011
PUBLIC HOUSING	
Large Family Sites	
Campbell Village	154
Lockwood Gardens	372
Peralta Villa	<u>390</u>
	916
Designated Senior Sites	
Harrison Towers	101
Adell Court	30
Oak Grove North	77
Oak Grove South	75
Palo Vista Gardens	<u>100</u>
	383
HOPE IV Sites*	
Foothill Family Apts.	21
Linden Court	38
Chestnut Court	45
Mandela Gateway	46
Lion Creek Crossings (Phase 1, 2, 3)	136
Lion Creek Crossings (Phase 4 in development)	<u>21</u>
	307
TOTAL PUBLIC HOUSING	1,606
VOUCHER PROGRAM	
MTW	
General MTW HCV	12,518
Non-MTW	
Section 8 Mod Rehab	498
Section 8 Mainstream	175
VASH	<u>105</u>
	778
TOTAL VOUCHERS	13,296
TOTAL INVENTORY	14,902

*Only the public housing units are counted for the HOPE IV sites.

1. Number of public housing units at the beginning of the Plan Year

The Oakland Housing Authority (OHA) will begin FY 2012 with 1,606 public housing units. See Table 1 for a breakdown of the housing stock inventory by program type.

2. General description of any planned significant capital expenditures by development

Table 2 provides a list of the planned capital expenditures for FY 2012. The exterior site renovations at Palo Vista Gardens are funded by the American Reinvestment and Recovery Act (ARRA). No single project will account for thirty percent (30%) or more of the total budgeted capital expenditures for FY 2012.

Table 2 FY 2012 Planned Capital Expenditures	
Development	Description of Work
Oak Grove North	<ul style="list-style-type: none">❖ Heating System Upgrade❖ Exterior Site Renovation❖ Elevator Upgrades❖ Emergency Power/Lighting
Oak Grove South	<ul style="list-style-type: none">❖ Heating System Upgrade❖ Exterior Site Renovation❖ Elevator Upgrades❖ Emergency Power/Lighting
Palo Vista Gardens	<ul style="list-style-type: none">❖ Elevator Overhaul❖ Exterior Site Renovation (funded by ARRA)
Campbell Village	<ul style="list-style-type: none">❖ Exterior Site Renovation
Lockwood Gardens	<ul style="list-style-type: none">❖ Door Replacements❖ Roof Repair/ Partial Replacement
Peralta Villa	<ul style="list-style-type: none">❖ Security Door Installation
2508 76 th Avenue	<ul style="list-style-type: none">❖ Removal of vacant buildings on OHA owned property requested by City of Oakland

3. Description of any new public housing units to be added during the year by development

OHA does not anticipate adding any public housing units during FY 2012. Construction on Phase 4 of Lion Creek Crossings (LCC) is expected to be completed late in 2011 or early in 2012. Phase 4 includes 21 replacement public housing units and 51 affordable units. Of the 21 replacement public housing units, one is a two-bedroom unit that will be fully accessible according to the Uniform Federal Accessibility Standards and the remaining 20 are three-bedroom units. The 51 affordable units include 16 one-bedroom units, 27 two-bedroom units

and eight three-bedroom units. Of the 72 units, four units will be fully accessible. OHA anticipates lease up of LCC Phase 4 to begin in the spring of 2012.

4. Number of public housing units to be removed from the inventory during the year

OHA has applied to HUD for permission to dispose of five public housing sites designated for seniors, a total of 383 units. OHA anticipates the disposition process to occur over a one year period from the time approval is granted and Section 8 Tenant Protection Vouchers are awarded. If the disposition is approved, OHA anticipates removing the 383 units from the public housing inventory during FY 2012. More information regarding the disposition of the senior public housing sites can be found in Section III.

5. Number of MTW Housing Choice Vouchers (HCV) units authorized

OHA expects to begin FY 2012 with 12,518 authorized MTW Housing Choice Vouchers. This number includes 1,528 Tenant Protection Vouchers that were issued as part of the scattered sites disposition in June, July, and October of 2009 and converted to MTW HCV at the anniversary of the contracts in 2010. See Table 1 for a breakdown of the housing stock inventory by program type.

6. Number of non-MTW HCV units authorized

OHA expects to begin FY 2012 with 778 authorized non-MTW vouchers. This number includes 498 Section 8 Moderate Rehabilitation (Mod Rehab) Vouchers, 175 Section 8 Mainstream Vouchers, and 105 Veterans Affairs Supportive Housing (VASH) Vouchers. See Table 1 for a breakdown of the housing stock inventory by program type.

The Authority also administers a Shelter Plus Care program under contract with Alameda County providing 237 vouchers. These are not included in OHA's unit count since OHA is a sub-grantee for the Shelter Plus Care grant.

As noted above, OHA has submitted an application to HUD for permission to dispose of five senior public housing sites. If the application is approved, OHA will apply for Section 8 Tenant Protection Vouchers (TPV) for the residents currently residing in the properties. OHA projects that up to 383 TPV may be awarded as part of the disposition of the senior sites during FY 2012. The TPV will be awarded as non-MTW vouchers; and, at the anniversary of the contracts, OHA intends to convert these 383 vouchers to the MTW HCV program.

7. Number of HCV units to be project-based during the Plan year

The OHA Board of Commissioners has approved allocating up to 2,650 of the current MTW HCV units for project-based assistance. During FY 2012, OHA plans to project-base approximately 480 units. Table 3 provides a summary of the units to be project-based including a description of each project.

Table 3 HCV Units to be Project-based in FY 2012				
Development Name	Date of Board Approval	# of PBV Units	Contract Date	Project Description
Harrison & 17 th Senior Housing	5/29/2007	11	In Dev.	Senior
St. Joseph's Senior Apartments	5/29/2007	83	In Dev.	Senior
Lion Creek Crossings Phase IV	4/28/2008	10	In Dev.	Low Income Families
Willow Place Senior Homes	5/4/2009	50	In Dev.	Senior
Slim Jenkins Court	5/4/2009	11	In Dev.	Low Income Families
*Effie's House (10)	5/4/2009	2	8/1/2010	Low Income Families
*Drachma Housing (14)	5/4/2009	6	12/1/2010	Low Income Families
**Jefferson Oaks- Stage 1 (101)	3/9/2010	55	In Dev.	Special Needs
Oak Point Limited (OPLP)	10/25/2010	15	In Dev.	Low Income Families
James Lee Court	10/25/2010	12	In Dev.	Low Income Families
Drasnin Manor	10/25/2010	25	In Dev.	Low Income Families
*OHA Scattered Sites (1554)	7/27/2009	200	Ongoing	Low Income Families
Total Units		480		

* Conversion to PBV ongoing as units turnover

** Jefferson Oaks -Stage 2 (46 units) will be completed in FY 2013

B. Leasing Information – Planned

1. Anticipated total number of MTW public housing units leased in Plan Year

OHA anticipates leasing 1,389 of the available public housing units during FY 2012. This represents an overall routine vacancy rate of 4.3 percent (4.3%). See Table 4 for a breakdown of the estimated number of Public Housing units to be leased up during FY 2012.

As noted previously, OHA has submitted an application to HUD for permission to dispose of five public housing sites designated for seniors, a total of 383 units. If the disposition is approved by HUD and the subsequent request to HUD for Tenant Protection Vouchers is granted this fiscal year, OHA will remove 383 units from the public housing program. This is not reflected in Table 4 because the timeline for this activity is uncertain.

Table 4 Anticipated Public Housing Units Leased in FY 2012	
Total Public Housing Units	1,606
HOPE IV Units in Development	(21)
Units Approved for Non-dwelling Use	(13)
Vacant Units Off-line for Rehabilitation	<u>(120)</u>
Total Public Housing Units Available	1,452
Routine Vacancies	(63)
Total Public Housing Units Leased	1,389

2. Anticipated total number of non-MTW public housing units leased in Plan Year

OHA does not have any non-MTW public housing units.

3. Anticipated total number of MTW HCV units leased in Plan Year

OHA estimates that it will have between 100 and 105 percent (100% - 105%) of the MTW HCV leased up at the end of FY 2012. See Table 5 for a breakdown of the projected HCV leased in FY 2012.

4. Anticipated total number of non-MTW HCV units leased in Plan Year

OHA estimates that it will have at least 97 percent (97%) of the non-MTW HCV leased up at the end of FY 2012. See Table 5 for a breakdown of the projected HCV leased in FY 2012.

Table 5			
Anticipated Housing Choice Vouchers Leased in FY 2012			
	Projected Authorized	Projected Leased	% Utilized
MTW Housing Choice Vouchers			
MTW HCV	12,518	12,518	100.0%
Total MTW HCV	12,518	12,518	100.0%
Non-MTW Housing Choice Vouchers			
Section 8 Mod Rehab	498	483	97.0%
Section 8 Mainstream Program	175	170	97.0%
VASH	105	102	97.0%
Total non-MTW HCV	778	755	97.0%
Total Housing Choice Vouchers	13,296	13,273	99.8%

5. Description of anticipated issues relating to any potential difficulties in leasing units

Public Housing Program

The long period of under funding in the public housing program had previously resulted in the deferral of maintenance and repairs resulting in difficulty leasing apartments. With the flexibility of funding under MTW, OHA has been able to invest significant resources to aggressively address deferred maintenance and building repairs. This attention to enhancing vacancy turnover has resulted in several units being taken off-line for renovations. In addition, if the disposition of the senior sites is approved during the fiscal year, it may impact the Authority's ability to lease units.

Voucher Program

OHA is actively leasing available units in Oakland up to the 105 percent (105%) lease-up goal. One of the lease-up challenges faced by OHA is the significant amount of port-out vouchers administered by other housing authorities surrounding Oakland, nearly 1,500 port-out vouchers. If OHA was not a MTW agency, the 80 percent (80%) loss of administrative fee to other housing authorities as a result of the port-outs would create a significant financial burden. However, the flexibility provided under MTW allows OHA to provide this level of portability to nearby communities offering greater housing choices to our voucher holders.

6. Number of project-based vouchers in use at the beginning of the Plan Year

OHA estimates that 543 units will be under PBV HAP contract at the beginning of FY 2012. See Table 6 for a breakdown of the vouchers allocated by project.

Table 6
Approved Project Based Voucher Allocations
As of July 1, 2011

Development Name	Date of Board Approval	# of PBV Units	Contract Date	Project Description
Mandela Gateway	2/12/2003	30	10/20/2004	Low Income Families
Fox Courts / Uptown Oakland	12/3/2004	20	5/15/2009	Low Income Families / Homeless with HIV/AIDS
Altenheim Senior Housing Phase I	7/13/2005	23	1/1/2007	Senior
Madison Apartments	7/13/2005	19	4/25/2008	Low Income Families
Seven Directions	7/13/2005	18	9/12/2008	Low Income Families
Lion Creek Crossings II	11/9/2005	18	7/3/2007	Low Income Families
Lion Creek Crossings III	6/14/2006	16	6/25/2008	Low Income Families
Orchards on Foothill	6/14/2006	64	11/7/2008	Senior
14 th St Apartments at Central Station	1/22/2007	20	11/25/2009	Low Income Families
Jack London Gateway - Phase II	2/26/2007	60	6/5/2009	Senior
Tassafaronga Village Phase I	2/25/2008	80	4/23/2010	Low Income Families
Altenheim Senior Housing Phase II	4/28/2008	40	4/5/2010	Senior
Tassafaronga Village Phase II	7/21/2008	19	5/27/2010	Low Income Families / Homeless with HIV/AIDS
*Effie's House (10)	5/4/2009	5	8/1/2010	Low Income Families
*Harp Plaza (19)	5/24/2010	18	8/1/2010	Low Income Families
*Drachma Housing (14)	5/4/2009	2	12/1/2010	Low Income Families
*OHA Scattered Sites (1554)	7/27/2009	64	In Progress	Low Income Families
Fairmount Apartments	10/24/2008	16	<i>Pending</i>	Low Income Families / Persons with Disabilities
Foothill Family Partners	6/28/2010	11	<i>Pending</i>	Low Income Families
Total Units Under HAP Contracts		543		

* Conversion to PBV ongoing as units turnover.

C. Wait List Information

1. Description of anticipated changes in waiting lists

There are no anticipated changes in the organization of the wait lists.

Public Housing

All public housing wait lists are site-based and will continue to be through FY 2012.

Voucher Program

OHA will continue to operate a single wait list for the MTW HCV program while sites with allocations of PBV units will continue to operate site-based wait lists.

2. Description of anticipated changes in the number of families on the waiting lists and/or opening and closing of the waiting lists

Public Housing

All wait lists are anticipated to remain closed during FY 2012.

Voucher Program

OHA opened its HCV wait list from January 25th to January 29th, 2011. In partnership with the local libraries, over 55,000 applications were submitted using an online application system. The wait list will be generated using a lottery system that pulls names randomly from the pool of applicants. Approximately 10,000 applicants will be selected through the lottery and placed on the wait list. By creating a smaller wait list applicant pool, offers can be made in a reasonable amount of time to potential participants 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. As a result, the number of families on the wait list has significantly increased from the previous fiscal year. Prior to the wait list opening in 2011, the HCV program was using the wait list from 2006. The 2006 wait list will be exhausted by the end of FY 2011. By the beginning of FY 2012, OHA will be pulling names from the 2011 wait list.

Section III. Non-MTW Related Housing Authority Information

A. Planned Sources and Uses of Other HUD or other Federal Funds (excluding HOPE VI)

OHA elects not to include this optional information.

B. Description of non-MTW Activities

Lion Creek Crossings (Coliseum Gardens) HOPE VI Redevelopment Project

The Revised Revitalization Plan (RRP) for the Lion Creek Crossings HOPE VI Revitalization Program includes the construction of 32 units for homeownership. The land for these units, consisting of approximately 1.5 acres, was to be sold at below fair market value. As a result of the downturn in the home ownership market and limited access to credit, the development of new for-sale units is infeasible, even with subsidy. The OHA has submitted to HUD's HOPE VI staff another revision to the RRP. HUD HOPE VI staff is currently reviewing the RRP. The revised RRP includes the development of 128 senior affordable housing units on the original 1.5 acre homeownership development site. OHA is working in collaboration with its development partners EBALDC and The Related Companies, to design and obtain the planning entitlements for the 128 senior units by June 2012.

Planned Demolition and Disposition Request

On December 22, 2010, OHA submitted an application to HUD for the disposition of 383 senior public housing units on five scattered sites (see Table 1 for a breakdown of the senior site inventory). The Authority came to this conclusion based on the costs associated with operating and managing this portfolio, as well as, the enormous backlog of deferred maintenance at the sites created by the lack of adequate subsidy in the public housing program over a sustained period of time. If the disposition is approved by HUD and the subsequent request to HUD for Tenant Protection Vouchers is granted, the Authority will transfer the control of the properties through the sale of the properties to a non-profit corporation created by OHA for this purpose. The non-profit corporation will maintain and manage the units using conventional financing and management strategies to address the physical needs of the properties and ensure their continued operation as affordable senior housing in the City of Oakland.

The Authority is committed to maintaining the affordability of these scattered senior site units to low-income seniors earning at or below 60% of AMI for 55 years. After disposition, the senior units will be project-based to maintain their affordability at current levels, subject to compliance with HUD requirements. Residents who choose to move may request a Tenant-Based Voucher. Any proceeds from increased operating income will be utilized to improve the existing units and properties, or used to support the public housing program. OHA intends to continue to make progress in our efforts toward meeting our capital improvement and quality of life goals for all our households, including our senior households, by providing healthier, greener units and greater housing choice. OHA has determined that this is the most effective way to accomplish these goals.

Community Service Requirement

OHA will explore making modifications to the community service requirement to allow educational activities to count towards the requirement. In keeping with OHA's policy development goals, the purpose of this modification is to promote resident empowerment and self-sufficiency by requiring participation in activities designed to enhance a resident's earning potential through educational attainment and their ability to manage their finances through financial literacy training. Although this section of the regulations can not be modified using MTW authority, there is flexibility within the existing language to allow for modifications to the definition of "community service". OHA will also explore requesting authorizations to modify other allowable sections of the regulations using MTW flexibility that may assist in achieving the desired outcome.

Section IV. Long-Term MTW Plan

The Oakland Housing Authority's long-term goals are to utilize its participation in the MTW Demonstration program to target the following primary areas.

Preserving and Enhancing the Public Housing Portfolio

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

Preserving and Expanding Affordable Housing Opportunities

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

Promoting Resident Empowerment, Self Sufficiency, and Educational Achievement

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

Oakland Choice Housing Opportunities (OCHO): Expanding Housing Choice in the Public Housing Program

One of the long-term goals of OHA is to expand housing opportunities for residents in the Public Housing Program. Under the traditional system, depending on when and where there is an opening in the Public Housing or Housing Choice Voucher program; families admitted for assistance receive significantly different housing options. For Public Housing residents, their assistance, with very few exceptions, is limited to the unit they accept when they enter the program. Families are locked into a specific location and often do not move, despite changing family needs, because they cannot afford to lose this critical housing assistance. In contrast, a participant in the HCV program is able to relocate with continued assistance to meet the changing needs of their family. This bifurcated system results in a higher percentage of families receiving Public Housing assistance living in areas of concentrated poverty compared to families receiving HCV assistance. In an effort to expand the housing choices available to Public Housing residents and standardize policies across programs, OHA is in the process of implementing MTW Activity #11-02, which allows Public Housing residents to request a tenant-based voucher after meeting certain occupancy requirements and relocate to an area more suited to their personal circumstances and needs. More information on this activity can be found in Section VI.

Policy Development Plans for FY 2012

As part of an overall strategy to accomplish these goals, OHA will focus its efforts in FY 2012 on developing policies and activities related to (1) rent reform and (2) educational initiatives. OHA will develop these policies over the course of the fiscal year with the goal of including any MTW related activities in the current Plan through a Plan amendment or in the next Annual MTW Plan. Any new MTW policies or activities will be fully vetted through a public comment process to solicit feedback from residents and stakeholders in the community before incorporation in the MTW Plan.

Rent Reform/ Rent Simplification Policy

A key component of the MTW Demonstration Program is the ability to develop an alternative rent policy designed to encourage employment and self-sufficiency by participating families. The traditional system for determining program rents is fraught with challenges including the following.

- ✓ Families of similar composition can pay significantly different rents for essentially identical units
- ✓ The process for determining a family's rent can be intrusive due to the amount of personal information required for verification
- ✓ The current policy creates a disincentive to work and increase earnings thereby discouraging self-sufficiency
- ✓ The current policy includes complex rent calculations that are confusing for residents, staff, and stakeholders often leading to misunderstandings, frustration, and miscalculations.

In response to these challenges, OHA is developing a comprehensive rent reform policy that will simplify the calculations used to determine rent payments and encourage residents to achieve self-sufficiency by creating incentives to gain and/or maintain employment and increase earning potential.

The following modifications are being considered for inclusion in the rent reform policy and will be more fully developed and explored with residents and stakeholders throughout the course of the fiscal year.

1. Deductions for unreimbursed medical expenses

- *Description:* OHA will examine changes to the way medical expenses are calculated and verified. Possible strategies may include a certain threshold of expenses incurred before third party verification would be required and tiers of standard deduction amounts based on bands of medical expenses incurred by the resident. For example, for medical expenses totaling from \$0 - \$1,000, a standard deduction amount might be given regardless of the actual amount of unreimbursed medical expenses.
- *Anticipated Impact:* This activity is intended to result in less intrusion into a family's personal circumstances, transparency for residents in understanding their deduction

amounts, and less administrative burden for the Authority as some of the calculation and verification burden would be removed.

2. Deductions for childcare expenses for working families

- *Description:* In an effort to assist families that are working, seeking employment, or pursuing education goals to increase their earnings, OHA will explore methods to increase resident interaction with the Department of Family and Community Partnerships (FCP). One strategy under consideration would be to require families seeking a childcare expense deduction to meet with FCP staff. FCP staff would then be responsible for working with the family to help them identify their goals related to employment and educational attainment. In addition, a standard deduction amount is being considered possibly using a tiered approach similar to the approach considered for the medical expense deductions.
- *Anticipated Impact:* The intended impact of this activity is to provide additional assistance to working families by connecting them with FCP, to increase the transparency around the calculation of this deduction, and to reduce the amount of administrative burden.

3. Financial incentives for achieving educational attainment goals

- *Description:* Another key policy development area for OHA is around education related initiatives. The activity would provide financial incentives for individuals seeking to achieve educational attainment goals for the purpose of increasing their earnings potential. Under consideration is a strategy to set specific dollar credit amounts for various educational attainment goals to be applied to the resident's monthly rent.
- *Anticipated Impact:* The purpose of this activity will be to provide incentives to families to increase their self-sufficiency and become economically self-sufficient.

4. Exclusion of income related to assets

- *Description:* Under consideration is a policy to exclude income from assets below a certain monetary threshold yet to be determined. This would allow residents to accumulate more assets before it would result in an increase in the resident's rent payment. In addition, the verification of asset income may be changed to a self-certification of asset income below a certain monetary threshold. Further, the calculation of asset income may be modified to eliminate the imputed asset income model and instead use the actual interest earned.
- *Anticipated Impact:* This activity will allow residents to accumulate additional asset income before it would affect the rent payment, thereby removing the disincentive to under-report this income. In addition, this will create less of an administrative burden related to the calculation and verification of this income.

These policies are not fully developed and may be modified before being proposed for inclusion in the MTW Plan. In addition, hardship policies will be developed for any rent reform activities that may create a financial hardship for residents once implemented.

Education Initiatives

The OHA Department of Family and Community Partnerships (FCP) has been researching and reviewing strategies informed by identified best practices in the industry and partnerships that would enhance the educational opportunities for Authority youth residents. On September 1, 2010, OHA signed a Memorandum of Understanding (MOU) with the Oakland Unified School District (OUSD) for information sharing. This partnership allows OHA and OUSD to share information that can be used to develop new activities and improve educational opportunities and outcomes for the families and children served by both agencies. In addition, an Education Program Analyst position has been created with the primary focus of designing, managing, and evaluating programs that expand educational opportunities for youth served by OHA.

OHA is working closely with the OHA Board of Commissioners to develop strategies related to the following three program areas.

- ❖ Parent/Caregiver Programs
- ❖ Children and Youth Programs – Building-out a Continuum of Support
- ❖ Ensuring Regular School Attendance

Strategies will be focused on the role that OHA can play in impacting these programmatic areas.

Section V. Proposed MTW Activities: HUD Approval Requested

This section includes information on proposed Moving to Work activities for which the Oakland Housing Authority is requesting HUD approval.

Table 7				
Proposed MTW Activities: HUD Approval Requested				
Activity #	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
12-01	Eliminate Caps on PBV Allocations	Eliminates the cap on the total number of units the Authority can project-base and the number of units that can be project-based in a development.	Increase housing choices	Attachment C, Section D.1.e

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

A. Describe the activity

The purpose of this activity is to eliminate the caps on Project Based Voucher (PBV) allocations. Under the existing regulations, Public Housing Authorities (PHA) are limited 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. In addition, PHAs are limited to project-basing up to 25 percent (25%) of units in a single development. 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 expands on the previously approved activity to eliminate caps on PBV allocations in all areas. By removing all caps on PBV allocations, OHA will be able to leverage additional housing development funds, expand opportunities to provide service enriched housing, and ensure project feasibility in Oakland's high cost market.

B. Describe relationship to statutory objectives

This activity relates to the statutory objective to increase housing choices for low-income families.

C. Identify and discuss the anticipated impact

This activity allows OHA to preserve the affordable housing stock as public housing converts to project-based assistance. In addition, eliminating the cap on PBV allocations allows OHA to award projects that will add to the available affordable housing stock by leveraging the PBV funding commitment to build additional affordable housing.

D. Evaluation Metrics

#12-01 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Increase housing choices	Number of units and development opportunities created in developments with allocations over 25%	Number of PBV units awarded above 25% of the total units in a project = 0	Number of PBV units awarded above 25% of the total units in a project = 220
	Number of units awarded PBV assistance above the 20% cap of the total units in the voucher program	Number of PBV units awarded above 20% of total units in voucher program = 0	Number of PBV units awarded above 20% of total units in voucher program = 250

E. Implementation Schedule

OHA will be developing this policy during FY 2012 and incorporating it into the Administrative Plan. As part of the policy, OHA may choose to set parameters around the award of PBVs to ensure that projects awarded with assistance meet the goals of preserving and expanding the affordable housing stock in Oakland.

F. Authorizations

This activity uses the authorizations found in Attachment C, Section D.1.e of the Amended and Restated Agreement to conduct the activity.

G. Rent Reform

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

Section VI. Ongoing MTW Activities: HUD Approval Granted

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

A. List of Ongoing Activities Including Plan Year Identified and Implemented

Table 8 provides a list of all ongoing MTW activities including the year the activity was implemented and the primary statutory objective(s) the activity is intended to impact. Each activity has been assigned a number based on the fiscal year in which the activity was identified (e.g. 11-01 indicates that the activity was identified in the FY 2011 Annual Plan).

Table 8					
Ongoing MTW Activities: HUD Approval Previously Granted					
Activity #	Fiscal Year Implemented	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
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	Planned for 2012	Standardized Transfer Policy	Creates standard transfer policies in the public housing, Section 8, and project-based assistance programs to increase housing choices for residents.	Increase housing choices	Attachment C, Section B.1 Attachment D, Use of Funds
11-03	Planned for 2012	SRO/ Studio Apartment Project-based Preservation Program	Develops a PBV sub-program tailored to the needs of developments with SRO and studio units that serve special needs populations. OHA will commit long-term PBV subsidies to developments where there is a need to preserve the housing resource.	Increase housing choices	Attachment C, Section D.7
11-04	To Be Determined	Use of RHF Funds to Develop Non-Public Housing Units	Allows accumulated RHF funds to be used for the development of non-public housing affordable low-income housing such as LIHTC and/or PBV units.	Increase housing choices	Attachment C, Section B.1 Attachment D, Use of Funds
11-05	Planned for 2012	PBV Transitional Housing Programs	Modifies PBV program rules to permit transitional service enriched housing to fill specific unmet community needs. Used to operate the MOMS Program, which provides transitional service enriched housing to mothers returning from prison to reunite with their children.	Increase housing choices	Attachment C, Section B.1, B.4, D.1.a,b Attachment D, Section B.2
10-01	2010	Enhance Specialized Housing Programs	Increases allocation of resources to the MOMS program to improve outcomes and enhance program coordination. MOMS program is operated in partnership with the Alameda County Sheriffs Department.	Provide incentives for families with children to become economically self sufficient	Attachment C, Section B.1, B.4 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 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

Table 8
Ongoing MTW Activities: HUD Approval Previously Granted

Activity #	Fiscal Year Implemented	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
10-04	2010	Alternative Initial Rent Determination for PBV Units	Allows for the use of a comparability analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.2, D.7
10-05	2010	Acceptance of Lower HAP in PBV Units	In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place.	Increase housing choices	Attachment C, Section D.7
10-06	2010	Local Housing Assistance Program	Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service enriched housing to special needs populations.	Increase housing choices	Attachment C, Section B.1 Attachment D, Use of Funds
10-07	2010	Disposition Relocation and Counseling Services	Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition.	-Provide incentives for families with children to become more economically self sufficient -Increase housing choices	Attachment C, Section B.1 Attachment D, Use of Funds
10-08	2011	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
09-01	2011	Alternative HQS System	Uses a risk-based strategy to allocate HQS inspection resources in order to improve compliance at problem properties and allocate fewer resources to properties with a history of compliance.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.5 Attachment D, Section D
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 -Increase housing choices	Attachment C, Section B.1 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 C, Section B.1 Attachment D, Use of Funds
07-01	2010	Triennial Income Recertification	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years. Eligible households receive automatic adjustments to rent in interim years based on published cost of living adjustments (COLA) to the subsidy program (i.e. SS, SSI, etc.).	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.4, D.1.c
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

Table 8

Ongoing MTW Activities: HUD Approval Previously Granted

Activity #	Fiscal Year Implemented	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
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

B. Update on Status of Activity

Additional information is provided on each activity including a brief status update and evaluation metrics for FY 2012.

MTW Activity #11-01: PBV Occupancy Standards

Description of MTW Activity: Modify 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). 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 families in-place whose household composition changes would require them to relocate.

Anticipated Impacts: Create consistent occupancy standards for all units in a development regardless of source of subsidy, thereby, increasing housing options for households assisted with PBVs.

Status Update: This activity was incorporated into the last revision of the Administrative Plan and was implemented in FY 2011.

#11-01 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Increase housing choices	Number of households who qualify for an available unit and their household composition.	Number of households who qualify for an available unit who would not have qualified under the previous PBV rules = 0	Number of households who qualify for an available unit who would not have qualified under the previous PBV rules = 20 households

MTW Activity #11-02: Standardize Transfer Policy

Description of MTW Activity: Adopt a policy to allow residents to transfer from Public Housing or Project-based Voucher assisted housing to the tenant-based voucher program (Section 8). 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.

Anticipated Impacts: Increase housing choices for families by allowing residents of public housing and PBV assisted housing the option to move when family, employment, or other circumstances change. Improve discipline in property management practices as programs become more competitive.

Status Update: The policy is in development and will be included in the revision of the Administrative Plan and the Admissions and Continued Occupancy Policy (ACOP) planned for FY 2012.

#11-02 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Increase housing choices	Number of households requesting a transfer voucher. Survey of stated reason for requesting a transfer voucher.	Number of Public Housing families requesting a transfer voucher = 0	Number of Public Housing families requesting a transfer voucher = 160
		Number of PBV assisted families requesting a transfer voucher = 0	Number of PBV assisted families requesting a transfer voucher = 43

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

Description of MTW Activity: Develop a PBV sub-program to award long-term Section 8 assistance to Single Room Occupancy (SRO) and studio apartment developments offering service enriched housing.

Anticipated Impacts: Preserve and improve distressed SRO/studio apartment developments with service enriched housing available to households with special needs thereby increasing the housing options for these households.

Status Update: The policy is in development and will be included in the revision of the Administrative Plan planned for FY 2012. After the policy has been incorporated into the Administrative Plan, OHA plans release a Notice of Funding Availability (NOFA) to solicit proposals in FY 2012.

#11-03 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Increase housing choices	Number of units/projects awarded PBV assistance under this activity.	Number of SRO/studio units awarded PBV assistance under this activity = 0	Number of SRO/studio units awarded PBV assistance under this activity = 150

MTW Activity #11-04: Use of RHF Funds to Develop Non-Public Housing Units

Description of MTW Activity: Use Replacement Housing Factor (RHF) funds received as a result of an approved disposition of public housing units for the development of new low-income housing that does not include public housing designated units. Without additional capital resources made available through the HOPE VI or a similar program, OHA has concluded that the long-term subsidy available through the Public Housing Program is not adequate, making such projects infeasible.

Anticipated Impacts: Develop low-income housing using multiple sources of financing, including the Low Income Housing Tax Credit (LIHTC) program, and, in some cases, project-based voucher subsidies. Expand opportunities to develop new and replacement low-income housing thereby increasing housing choices for families.

Status Update: This activity is under development.

#11-04 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Increase housing choices	Number of units developed using RHF funds that are not public housing.	Number of non-public housing units developed using RHF funds = 0	Number of non-public housing units developed using RHF funds

MTW Activity #11-05: PBV Transitional Housing Program

Description of MTW Activity: Develop a PBV sub-program to allow for transitional housing programs 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.

Anticipated Impacts: Expand housing options for low-income special needs families that would traditionally not be served by the Public Housing or Section 8 program.

Status Update: The PBV transitional housing program is under development. The program will be incorporated into the Administrative Plan revisions planned for FY 2012. The pilot project for this activity will be the Maximizing Opportunities for Mothers to Succeed (MOMS) program, which provides 11 units of service enriched transitional housing for women leaving the county jail system and reuniting with their children. The newly created transitional housing program guidelines will be implemented in FY 2012 after the revised Administrative Plan is approved.

#11-05 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Increase housing choices	Number of families participating in PBV transitional housing program	Number of families participating in PBV transitional housing program = 0	Number of families participating in PBV transitional housing program = 11

MTW Activity #10-01: Specialized Housing Programs

Description of MTW Activity: In partnership with the Alameda County Sheriffs Department, OHA operates the MOMS program providing 11 units of service enriched transitional housing to women leaving the county jail system and reuniting with their children. This activity increases the allocation of resources to the MOMS program to improve outcomes and enhance program coordination among partners.

Anticipated Impacts: Improve self sufficiency outcomes for residents.

Status Update: Ongoing. OHA is working with program partners to develop additional evaluation metrics for FY 2012.

#10-01 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Provide incentives for families with children to become more economically self sufficient	Number of services available	Types of services available = 0	Types of services available = 4

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

Description of MTW Activity: 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 24 months before being terminated from the program.

Anticipated Impacts: Remove incentives for families to end employment or reduce sources of income in order to maintain housing assistance. Encourage employment and provide additional security for participants trying to increase their income.

Status Update: Ongoing

#10-02 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Provide incentives for families with children to become economically self sufficient	Number of households receiving zero HAP assistance	Number of households that receive zero HAP assistance for more than 6 months = 0	Number of households that receive zero HAP assistance for more than 6 months
	Number of families reporting increases in household income	Number of families with increases in household income after 12 months of zero HAP = 0	Number of families with increases in household income after 12 months of zero HAP

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

Description of MTW Activity: Modify PBV program rules to allow HAP contracts to be executed for non-contiguous buildings. OHA's scattered site portfolio of 254 developments with 1,615 units is grouped into six (6) Asset Management Properties (AMPs). Under this activity, a single HAP contract can be executed for each AMP, consisting of multiple non-contiguous sites.

Anticipated Impacts: Reduce the staff time and administrative costs associated with preparing, executing, and managing the HAP contracts.

Status Update: Ongoing

#10-03 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Reduce costs and achieve greater cost effectiveness	Number of HAP contracts executed for scattered sites	Number of HAP contracts executed for scattered sites = 254	Number of HAP contracts executed for scattered sites = 6
	Staff time to execute contracts for scattered sites	Staff time to execute HAP contracts at scattered sites = 762	Staff time to execute HAP contracts at scattered sites = 36

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

Description of MTW Activity: Modify the PBV program requirement to use a state certified appraiser to determine the initial contract rent for each PBV project. Under this activity, initial contract rents are determined using a comparability analysis or market study certified by an independent agency approved to determine rent reasonableness for OHA-owned units. In addition, the definition of PBV "project" is expanded to include non-contiguous scattered sites grouped into Asset Management Properties (AMPs). Initial PBV contract rents are determined for each bedroom size within an AMP. The rent established for a two-bedroom unit is applicable to all two-bedroom units within an AMP and so on for all bedroom sizes.

Anticipated Impacts: Reduce the costs associated with establishing reasonable rents.

Status Update: Ongoing

#10-04 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Reduce costs and achieve greater cost effectiveness	Per unit cost to determine initial PBV program rents at scattered site units.	Per unit cost to use a state certified appraiser for a market rent study for each PBV "project" = \$192	Per unit cost for a state certified appraiser (or an alternative independent agency) to perform a comparability analysis and market rent study based on scattered site AMPs = \$48

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

Description of MTW Activity: As a result of disposition, some households may become considered “over-housed” based on differences in the occupancy policies in the Public Housing and Section 8 programs. 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.

Anticipated Impacts: Ensure access to housing for families impacted by disposition.

Status Update: Ongoing

#10-05 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Increase housing choices	Number of over-housed households eligible to remain in-place with PBV assistance	Number of over-housed households eligible to remain in-place with PBV assistance = 0	Number of over-housed households eligible to remain in-place with PBV assistance = 100

MTW Activity #10-06: Local Housing Assistance Program

Description of MTW Activity: The Local Housing Assistance Program (LHAP) 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.

Anticipated Impacts: Increase the housing choices for hard-to-house families and provide critical support to agencies operating serviced enriched housing for special needs households.

Status Update: For FY 2012, OHA plans to partner with the City of Oakland to provide housing subsidies to participants in a supportive housing program operated by the City.

#10-06 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Increase housing choices	Number of households assisted directly by LHAP	Number of households assisted directly by LHAP = 0	Number of households assisted directly by LHAP = 30
	Number of households assisted by partnering agencies receiving LHAP	Number of households assisted by partnering agencies receiving LHAP = 0	Number of households assisted by partnering agencies receiving LHAP = 90

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

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

Anticipated Impacts: Increase participants' knowledge and understanding of housing options available in the community and improve outcomes for households that receive a transfer voucher.

Status Update: Ongoing. To determine numbers for the benchmark of this activity for FY 2012, we assumed that the senior site disposition of public housing units will be approved during FY 2012. Therefore, a portion of the services included in the benchmark would be provided to residents impacted by the senior sites disposition.

#10-07 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Increase housing choices	Amount of resources available for relocation and counseling	Amount of resources available for relocation and counseling = 0	Amount of resources available for relocation and counseling = 900 one-on-one counseling sessions
	Number of transfer vouchers requested	Number of transfer vouchers requested = 0	Number of transfer vouchers requested = 500

MTW Activity #10-08: Redesign FSS Program

Description of MTW Activity: 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.

Anticipated Impacts: Increase participant enrollment in the program and improve outcomes by better matching program design with participant needs.

Status Update: This activity was implemented in FY 2011, but the redesign of the program continues to be ongoing. The proposed redesign of OHA's FSS program contains three elements based on best practices in the field:

1. Enrollment of participants in cohorts: The use of a cohort model will better facilitate the provision of trainings and support for participants in the first six to twelve months of program participation. In addition, cohorts will facilitate the creation of formal and informal social networks that participants rely on for support and access to information on everything from employment prospects to community based services.
2. Redesign of Case Management to Focus on the Whole Family: In terms of family self-sufficiency, providing support to the entire family improves outcomes. The contract of participation would still be limited to the head of household but programs and services would be extended to the whole family.

3. Family Selection Process: OHA will explore a selection process that provides some preference to two groups: families with children and families receiving cash aid (Temporary Assistance to Needy Families (TANF)). Providing a focus on families with children is consistent with the statutory goals of the MTW program. The focus on families receiving cash aid (TANF) is in response to the recent and proposed changes to the administration of TANF in California. These changes include reductions in the number of months of continuous aid and increased sanctions for non-compliance.

#10-08 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Provide incentives for families with children to become economically self sufficient	Number of families participating in the FSS program	Number of families enrolled in FSS = 222	Number of families enrolled in FSS = 250
		Number of new contracts signed = 43	Number of new contracts signed = 75
		Number of workshops held = 3	Number of workshops held = 8

MTW Activity #09-01: Alternative HQS System

Description of MTW Activity: Develop an alternative inspection methodology and frequency for HQS inspections based on a risk assessment system and findings from prior inspections. Properties that are HQS compliant and pass their first inspection are only inspected every two years. Properties that fail on the first inspection remain on the annual inspection schedule. Properties that fail to pass HQS after two inspections will be inspected more frequently and require semi-annual inspections for the next year. After two inspections that pass, the property may be placed back on an annual or biennial inspection schedule.

Anticipated Impacts: The protocol is designed to be less intrusive to residents, requiring fewer inspections in properties that maintain units in good condition. In addition, resources can be better allocated to focus on properties with HQS deficiencies rather than on properties with a history of compliance.

Status Update: This activity was implemented in FY 2011.

#09-01 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Reduce costs and achieve greater cost effectiveness	Cost to perform HQS inspections annually	Cost to perform HQS inspections annually = \$401,150	Cost to perform HQS inspections annually = \$200,575

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

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

Anticipated Impacts: Preserving existing housing resources with a short-term subsidy is more cost effective in many circumstances than relocating in-place families and providing a HAP. Keeping units in service and providing options for tenant to stay in place increases housing choice.

Status Update: In previous fiscal years, funding commitments have been made to the Oaks Hotel and Slim Jenkins Court. During FY 2012, these commitments will be evaluated for effectiveness and cost efficiency prior to expansion of this program.

#09-02 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Reduce costs and achieve greater cost effectiveness	Cost to issue subsidies	Cost to issue new HCV annually	Cost to issue short-term subsidy
Increase housing choices	Number of families occupying units	Number of families living in units that may be taken out of service	Number of families given the option to remain in-place

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

Description of MTW Activity: Utilize Single Fund Flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.

Anticipated Impacts: Create new and replacement affordable housing thereby increasing the housing choices for low-income households.

Status Update: Ongoing

#08-01 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmark FY 2012
Increase housing choices	Number of affordable housing units in predevelopment, constructed or rehabilitated	Number of affordable housing units brought on-line = 0	Number of affordable housing units brought on-line = 150 units in predevelopment

MTW Activity #07-01: Triennial Income Recertification

Description of MTW Activity: Conduct income reexaminations every three (3) years for elderly and disabled households on fixed incomes in the Public Housing and Section 8 programs. In the interim years, an automatic adjustment is applied to the households' housing payment equal to the cost of living adjustment (COLA) made to the households' related income subsidy program.

Hardship Exception (Rent Reform activity): Households may request an interim review at any time if they believe their rent portion would be lower than the stated cost of living increase or decrease.

Anticipated Impacts: Reduce the administrative time and costs associated with conducting reexaminations for these households on fixed incomes.

Status Update: Currently implemented in the HCV program and at two senior public housing properties. Plans are on hold to implement at the other senior sites due to the pending disposition application.

#07-01 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Reduce costs and achieve greater cost effectiveness	Time to perform full rent review	Time to perform full rent review Public Housing = 1,350 hours (based on 135 eligible households)	Time to perform full rent review Public Housing = 945 hours (30% reduction)
		Time to perform full rent review Section 8 = 3,092 hours (based on 3,092 eligible households)	Time to perform full rent review Section 8 = 2,164 hours (30% reduction)
	Cost to perform full rent review	Cost to perform full rent review Public Housing = \$33,750	Cost to perform full rent review Public Housing = \$23,600 (30% reduction)
		Cost to perform full rent review Section 8 = \$129,250	Cost to perform full rent review Section 8 = \$90,500 (30% reduction)

MTW Activity #06-01: Site Based Wait Lists

Description of MTW Activity: Establish site based wait lists at all Public Housing sites, HOPE VI sites, and developments with PBV allocations.

Anticipated Impacts: 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 loterize its site based wait lists down to a number that offers can be made to 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.

Status Update: Ongoing

#06-01 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Reduce costs and achieve greater cost effectiveness	Time per household to lease a unit to an applicant in Public Housing	Time to determine program eligibility, offer a unit to an applicant, and have them sign the lease = 19 hours per household	Time to determine program eligibility, offer a unit to an applicant, and have them sign the lease = 11 hours per household
	Cost per household to lease a unit to an applicant in Public Housing	Cost to determine program eligibility, offer a unit to an applicant, and have them sign the lease = \$875 per household	Cost to determine program eligibility, offer a unit to an applicant, and have them sign the lease = \$500 per household

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

Description of MTW Activity: Allocate PBV units to developments owned directly or through a partnership affiliated with OHA without using a competitive process.

Anticipated Impacts: Reduce the administrative time and development costs associated with issuing a Request for Proposal (RFP) when OHA has a qualifying development. Increase housing choices by creating new or replacement affordable housing opportunities.

Status Update: Ongoing

#06-02 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Reduce costs and achieve greater cost effectiveness	Cost to develop and issue a RFP	Cost to develop and issue one RFP = \$7,500	Cost to develop and issue one RFP = \$0
	Cost to respond to an RFP	Cost to respond to one RFP = \$4,000	Cost to respond to one RFP = \$0
Increase housing choices	Number of PBV units allocated without using a competitive process	Number of PBV units allocated without a competitive process = 0	Number of PBV units allocated without a competitive process = 176

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

Description of MTW Activity: Allocate PBV units to qualifying developments using the City of Oakland Notice of Funding Availability (NOFA)/ RFP or other existing competitive process.

Anticipated Impacts: Reduce the administrative time and development costs associated with issuing a RFP. Increase housing choices by creating new or replacement affordable housing opportunities.

Status Update: Ongoing

#06-03 Evaluation Metrics			
Statutory Objective(s)	Measurement	Baseline	Benchmarks FY 2012
Reduce costs and achieve greater cost effectiveness	Cost to develop and issue a RFP	Cost to develop and issue one RFP = \$7,500	Cost to develop and issue one RFP = \$0
Increase housing choices	Number of PBV units allocated using an existing competitive process	Number of PBV units allocated using an existing competitive process = 0	Number of PBV units allocated using an existing competitive process = 150

C. Changes, Modifications, or Additions to Attachment C Authorizations

There are no changes to the Attachment C authorizations for the MTW activities.

D. Use of Outside Evaluators

Currently, OHA is not using outside evaluators to measure the ongoing activities identified above. During 2011, OHA plans to solicit proposals from outside evaluators through a Request for Proposals (RFP) process. OHA anticipates working with outside evaluators in FY 2012 to begin a longitudinal study that will measure the impacts of the MTW activities from FY 2012 through FY 2019, one year past the expiration of the current MTW Agreement.

Section VII. Sources and Uses of Funding

Included in this section are the planned sources and uses of funding in the consolidated MTW and Special Purpose program budgets.

A. Planned Sources and Uses of MTW Funds

Using MTW flexibility, OHA consolidates the Public Housing Operating Subsidy, the Capital Fund Program (CFP), and the Section 8 Housing Choice Voucher Block Grant program funding into a Single Fund Budget.

Table 9
FY 2012 Planned Sources and Uses of MTW Funds

	Public Housing	Capital Fund Program	Housing Choice Vouchers	Real Estate Development	Local Programs	MTW Consolidated
SOURCES						
Rental Income	\$3,801,596	\$0	\$0	\$0	\$20,000	\$3,821,596
Subsidy Earned	4,945,955	0	170,310,240	0	0	175,256,195
HUD Grants (CFP)	0	2,700,000	0	0	0	2,700,000
Investment Income	0	0	200,000	0	0	200,000
Other Revenue	5,000	0	932,000	0	100,000	1,037,000
TOTAL SOURCES	\$8,752,551	\$2,700,000	\$171,442,240	\$0	\$120,000	\$183,014,791
USES						
Administrative	\$1,904,167	\$250,000	\$13,624,064	\$0	\$110,000	\$15,888,231
Tenant Services	1,015,622	0	2,037,086	0	0	3,052,708
Utilities	1,300,000	0	0	0	0	1,300,000
Maintenance	4,660,046		44,625	0	0	4,704,671
Protective Services	2,963,128	0	867,267	0	0	3,830,395
General	348,206		0	0	0	348,206
Housing Assistance Payments	0	0	146,710,958	0	1,200,000	147,910,958
Capital Expenditures	825,000	\$2,450,000	50,000	14,931,720	0	18,256,720
Indirect Cost Allocations	2,586,728	0	2,100,000	0	10,000	4,696,728
TOTAL USES	\$15,602,897	\$2,700,000	\$165,434,000	\$14,931,720	\$1,320,000	\$199,988,617
Surplus (Deficit)	\$(6,850,346)	\$0	\$6,008,240	\$(14,931,720)	\$(1,200,000)	\$(16,973,826)
Operating Transfers To/(From)	\$6,855,083	\$0	\$0	\$0	\$0	\$0
Excess (Deficiency) of Revenue Over (under) Expenses	\$4,737	\$0	\$6,008,240	\$(14,931,720)	\$(1,200,000)	\$(16,973,826)

In preparing the FY 2012 budget, OHA made every effort to manage expenses to revenues and be conscious of our mandate to support the residents of Oakland. OHA anticipates a deficit in the MTW consolidated budget of \$16,973,826. This deficit is made up of three primary activities.

1. \$14,931,720 in Real Estate Development for continued development of affordable housing for the residents of Oakland.
2. \$1,200,000 in Local Programs for the Sponsor Based Housing Assistance Program to support the residents of Oakland.
3. \$842,106 the combined net deficit of the MTW Public Housing and Housing Choice Voucher programs.

This deficit will be offset in part by the \$1.8 million in program income expected from the Non-MTW consolidated budget (see Table 10). The remainder of the deficit will be funded from OHA reserves.

B. Planned Sources and Uses of State or Local Funds

Table 10
FY 2012 Planned Sources and Uses of Special Purpose Funds

	Non-MTW Vouchers	ROSS	Other (State/Local)	Real Estate Development	CAHI	ARRA	Non-MTW Consolidated
SOURCES							
Rental Income	\$0	\$0	\$6,000	\$0	\$0	\$0	\$6,000
Subsidy Earned	6,779,000	168,000	0	0	360,000,000	0	366,947,000
HUD Grants (CFP)	0	0	0	0	0	2,300,000	1,750,553
Investment Income	0	0	100,000	0	35,000	0	135,000
Other Revenue	1,240,000	0	0	154,176		0	1,394,176
TOTAL SOURCES	\$8,019,000	\$168,000	\$106,000	\$154,176	\$360,035,000	\$2,300,000	\$370,232,729
USES							
Administrative	\$348,100	\$0	\$69,000	\$433,420	\$266,000	\$208,026	\$1,324,546
Tenant Services	100,000	168,000	0	0	0	0	268,000
Utilities	0	0	0	0	0	0	0
Maintenance	0	0	0	0	0	0	0
Protective Services	0	0	0	0	0	0	0
General	0	0	25,000	0	10,607,379	0	10,632,379
HAP	7,186,082	0	0	0	347,000,000	0	354,186,082
Capital Expenditures	0	0	0	0	0	2,091,974	1,542,527
Indirect Cost Allocations	352,000	0	12,000		80,000	0	444,000
TOTAL USES	\$7,986,182	168,000	\$106,000	\$433,420	\$357,953,379	\$2,300,000	\$368,397,534
Surplus(Deficit)	\$32,818	\$0	\$0	\$(279,244)	\$2,081,621	\$0	\$1,835,195
Operating Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Over(under) Expenses	\$32,818	\$0	\$0	\$(279,244)	\$2,081,621	\$0	\$1,835,195

C. Planned Sources and Uses of the COCC

OHA has elected to use an OMB A-87 compliant multi-basis cost allocation plan for allocating the Central Office Cost Center (COCC) expenses.

Table 11	
FY 2012 Planned Sources & Uses of the COCC	
SOURCES	
Administration	\$ 7,731,650
Maintenance	150,600
Utilities	75,000
General	<u>222,000</u>
Total Sources	\$8,179,250
USES	
Salaries	\$ 4,096,000
Benefits	2,581,690
Office Expenses	1,108,960
Maintenance & Contract Costs	170,600
General Expenses	<u>222,000</u>
Total Uses	\$8,179,250
Net Income (Deficit)	\$ -

D. Cost Allocation Approach – Deviations from 1937 Act

OHA is using a cost allocation methodology that is consistent with the 1937 Act. Asset Management consists of several components. OHA differs from the asset management regulations in the following areas:

- **Public Housing Funding:** OHA's MTW Agreement allows the Agency to continue utilizing the frozen FY 2004 PUM formula income (\$242.80) in the calculation of operating subsidy through the end of the MTW Agreement in FY 2018.
- **Section 8 Funding:** The MTW Plan dictates that MTW vouchers will be funded utilizing the initial year's per unit cost (PUC) multiplied by the annual inflation factor and will not be dependent on the number of vouchers issued and reported in the VMS.
- **Accounting:** In accordance with HUD's PIH Notice 2008-16, the Oakland Housing Authority has elected to maintain a central office cost center (COCC) and allocate the overhead costs across federal programs based on an OMB A-87 compliant cost allocation plan. Therefore, the Agency will not be implementing a fee-for-service approach.
- **OHA will be utilizing the new MTW Financial Data Schedule (FDS)** in order to report the Authority's fiscal year financial activity as directed by HUD's "Standard MTW Agreement". All MTW funds will be reported in the appropriate programs and then transferred to a single MTW fund to be utilized in a manner consistent with OHA's MTW plan.

E. Use of Single Fund Flexibility

OHA has used single fund flexibility to fund many activities in support of the Authority's long-term goals for the MTW program. The sources included in the MTW Single Fund Budget are summarized above in Table 9. The following is a description of the types of activities that have been implemented utilizing single fund flexibility.

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

Oakland Housing Authority Police Department

In addition to these activities, the single fund budget is used in part to operate the Oakland Housing Authority Police Department (OHAPD). OHAPD is committed to providing police services in accordance with the law and guided by a spirit of fairness, compassion and excellence. Always sensitive to the needs of the public, the Department's success is built upon a community policing philosophy executed by the staff of dynamic and energetic professionals who are focused on providing effective, efficient and professional police services to the citizens served. OHAPD received international accreditation from the Commission on Accreditation for Law Enforcement Agencies (CALEA) in March, 1999, and was reaccredited in 2002, 2005 and 2008.

The Oakland Housing Authority Police Department is proud of its continued efforts to enhance the quality of life for OHA residents. OHAPD is an active participant in many community meetings and community building activities including the following.

- ❖ Mediation – OHAPD uses mediation as a tool to address ongoing disputes between neighbors and complaints from the community regarding disturbances and personal conflicts. OHAPD works with residents and community members to reach resolution thereby reducing future conflicts.
- ❖ Student Attendance Review Board (SARB) – OHAPD partners with the Oakland Unified School District to address truancy among youth in the community.
- ❖ Health Realization – OHAPD participates in and organizes this training resource for residents and community members as an empowerment tool.
- ❖ National Night Out – A national event hosted by the OHAPD to encourage residents and community members to take back their neighborhoods.
- ❖ Youth Summer Programs – OHAPD coordinates, plans, and recruits youth participants for summer programs through partnerships with community service providers and local businesses.
- ❖ School Liaison Program – This program provides a forum through which students, parents, faculty, and law enforcement officers can establish partnerships. In this program, youth are taught that every human being has direct access to an innate, core state of commonsense, of wise and compassionate vision, of unconditional self esteem and motivation to improve the quality of life for themselves and their community. This model helps the youth to cultivate healthy alternatives to violence and expand their personal vision for their life.
- ❖ Holiday Activities – During the holidays, OHAPD provides Christmas trees and food baskets for residents needing extra assistance.

F. Reserve Balances at the Beginning of the Plan Year (Optional)

OHA elects not to include this optional information.

G. Planned Sources and Uses by AMP (Optional)

OHA elects not to include this optional information.

Section VIII. Administrative

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

See Appendix A

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

Currently, OHA is not using outside evaluators to measure the ongoing activities identified in Section VI. During 2011, OHA plans to solicit proposals from outside evaluators through a Request for Proposals (RFP) process. OHA anticipates working with outside evaluators in FY 2012 to begin a longitudinal study that will measure the impacts of the MTW activities from FY 2012 through FY 2019, one year past the expiration of the current MTW Agreement.

List of Appendices

Appendix A. Board Resolution

Appendix B. Annual MTW Plan Certifications of Compliance

Appendix C. Comments from Resident Advisory Board

Appendix D. Evidence of Public Process

Appendix E. Performance and Evaluation Report for Capital Fund Activities

APPENDIX A

Board Resolution

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

On Motion of Commissioner: Pitts

Seconded by Commissioner: Hurd

And approved by the following vote:

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

NAYS:

ABSTAIN:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 4353

**RESOLUTION ADOPTING THE FISCAL YEAR 2012
MOVING TO WORK ANNUAL PLAN AND CERTIFICATIONS OF COMPLIANCE**

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

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

WHEREAS, the FY 2012 MTW Annual Plan provides OHA residents, the public and HUD with baseline information on OHA programs, proposed and previously approved MTW activities, and a budget for FY 2012; and

WHEREAS, the FY 2012 MTW Annual Plan identifies the areas in which OHA intends to use its participation in MTW to explore and test new and innovative methods to reduce costs and achieve greater cost effectiveness, provide incentives for families with children to become economically self-sufficient, and increase housing choices for low-income families in Oakland; and

WHEREAS, the Oakland Housing Authority gathered resident and community input during a 30-day written comment period, a Resident Advisory Board (RAB) meeting held on March 3, 2011 and a Public Hearing held on March 21, 2011; and

WHEREAS, the Fiscal Year 2012 MTW Annual Plan has been finalized after giving consideration to comments received from the members of the RAB and from the public; and

WHEREAS, the Board of Commissioners must adopt a FY 2012 MTW Annual Plan prior to submission to HUD; and

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

WHEREAS, the Certification states that the FY 2012 MTW Annual Plan will be carried out in compliance with all applicable MTW regulations and requirements of the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the FY 2012 MTW Annual Plan is in compliance with all HUD regulations.

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

THAT, the Board of Commissioners adopts the FY 2012 MTW Annual Plan; and

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

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to submit the FY 2012 MTW Annual Plan and Certifications of Compliance to the US Department of Housing and Urban Development, and to take all actions necessary to implement the foregoing resolution.

*I certify that the foregoing resolution is a full, true and
correct copy of a resolution passed by the Commissioners of the Housing
Authority of the City of Oakland, California on April 11, 2011.*



Secretary / Executive Director

ADOPTED: April 11, 2011

RESOLUTION NO. 4353

APPENDIX B

Annual MTW Plan Certifications of Compliance

**Annual Moving to Work Plan
Certifications of Compliance**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 7/01/2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Oakland Housing Authority

CA003

PHA Name

PHA Number/HA Code

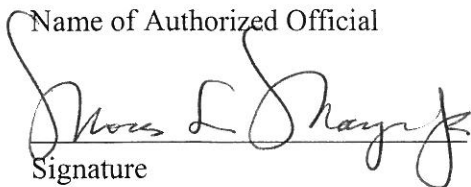
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,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

Moses L. Mayne, Jr.

Chair, Board of Commissioners

Name of Authorized Official

Title


Signature

4-11-11
Date

APPENDIX C

Comments from the Resident Advisory Board (RAB)

Resident Advisory Board
Thursday, March 3, 2011
Meeting Minutes

RAB members in attendance:

Sherry Boles, Joe Brown, Commissioner Janny Castillo, Commissioner William Curry, Melvin Finister, Henry Flowers, Lillian Gibson, Jeanette Griffin, Jessifer Johnson, Robin Johnson and Tina Moses.

Staff members in attendance:

Michelle Hasan, Sean Heron, Patricia Ison, Anna Kaydanovskaya, Patraya Lowe-Smith, Anna Gwyn May, Greer McVay, Jose Romero, Jillian Ryan, Ron Scarborough and Nicole Thompson.

Special Guests:

Brandy Smith

1. Welcome and Role Call

The meeting commenced at 5:30 p.m. Sean Heron, Director of Family & Community Partnerships, welcomed attendees and asked that each person to introduce themselves and state their hopes for the meeting. Patraya Lowe-Smith conducted the roll call. Sean then reviewed the meeting's agenda.

Commissioner Curry provided an update on the PHADA Commissioners Conference that he attended in Phoenix, AZ. He was impressed with a presentation made by Grundy Housing Authority in Morris Illinois. Grundy, a small housing authority, has established a program which provides services such as TV, electricity, and telephone services at a discounted rate.

2. Presentation on Draft FY 2012 MTW Annual Plan – Anna Gwyn May, Sr. Policy Analyst

Anna Gwyn, Sr. Policy Analyst, presented an overview of the Draft MTW Annual Plan for FY 2012 that has been made available for public comment. She reviewed the draft goals, objectives, and budget. There was some discussion about upcoming proposed changes.

Q: Will the OCHO (Oakland Choice Housing Opportunities) program benefit OHA's Funding?

A: *Not directly. The main goal of proposed OCHO Program is to provide the same opportunities for PH residents that are currently provided to*

participants in the Section 8 program, specifically, the opportunity to request a transfer voucher.

While discussing the proposal to eliminate caps on Project Based Vouchers (PBVs) the following question was raised:

Q: How do PBVs help OHA?

A: *The PVB subsidy is attached to the unit, not an individual. Providing PBVs helps developers expand the supply of affordable housing in the City while keeping housing funds in Oakland. By eliminating caps on PBVs, the Housing Authority has more local control in develop programs to assist the homeless and to implement other programs for Oakland residents. For example, at the last Board of Commissioners meeting OHA allocated 135 vouchers to the California Hotel to assist with Homelessness.*

Comments regarding the Community Service Requirement:

Q: Could RAB meeting attendance be applied toward the community service requirement?

A: *Possibly. There are several activities that may qualify for this requirement. This will be assessed once the plan is approved.*

Anna Gwyn announced that there will be a public hearing on 3/21/11 about MTW plan at 7:00 p.m.

Staff asked if there were any other questions or comments concerning the MTW plan. The RAB members had no additional questions or concerns regarding the Draft FY 2012 MTW Annual Plan.

2. Introduction of OHA's New Communications Manager, Greer McVay

Patricia Ison introduced Greer McVay who spoke about her background, responsibilities at the Oakland Housing Authority and her vision for various communication strategies.

RAB members discussed their desire to have a news letter to promote opportunities, civic engagement, ambassador programs, and the importance of getting youth involved. Greer was asked about the possibility of having additional staff and/or communication internships.

3. Newsletter Presentation – Ron Scarborough, Leased Housing

Mr. Scarborough asked the RAB what they want from a newsletter. The RAB collectively responded that it would like a newsletter to provide information about OHA, upcoming events and programs and information that will be motivational. The RAB suggested there should be a quarterly newsletter published, containing

information about OHA contributions to the community and residents. The RAB also stated that a newsletter would be an opportunity to promote the RAB and increase RAB attendance. The newsletter content could also include a letter to the editor section, where residents could communicate significant events and current issues affecting the community. Ron recommended having a committee of 5-6 RAB members that would rotate and could assist with producing content for the newsletter. Robin Johnson, William Curry, Tina Moses, Henry Flowers and Lillian Gibson all offered to be on the committee. The committee will meet before the next RAB meeting, and give a short presentation to the RAB at the April 7th Resident Advisory Board meeting.

4. Update on the Federal Budget – Janny Castillo

Janny explained that Commissioners will be going to the NAHRO Conference in Washington DC to discuss budgetary issues. She stressed the importance of residents in the budget process and that their voices should be heard in Sacramento and Washington DC. She also asked the RAB if there was anything she should convey on their behalf when she is at the conference in DC. Janny committed to bringing back information from the conference to the next RAB meeting.

The meeting adjourned at 8:15pm. The next RAB meeting will be on April 7, 2011

APPENDIX D

Evidence of Public Process



February 18, 2011

Announcement and Notice of Public Hearing

I am pleased to announce that The Oakland Housing Authority has published the draft Fiscal Year (FY) 2012 Moving to Work (MTW) Annual Plan and will hold a public hearing on **March 21, 2011 at 7:00 PM** to hear public comments on the draft Plan. The public hearing will be held in the Commissioner's Conference Room, 1619 Harrison Street, Oakland, CA, 94612. The public is invited to attend and provide comments.

Public Hearing Date: Monday, March 21, 2011

Time: 7:00 PM

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

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

In addition, written comments on the draft FY 2012 MTW Annual Plan will be accepted through 5:00 PM on Monday, March 21, 2011. Written comments should be addressed to Anna Gwyn May, Executive Office, 1619 Harrison Street, Oakland, CA 94612, or may be submitted by email to agmay@oakha.org.

OHA's FY 2012 MTW Annual Plan is intended to provide residents, the public, and HUD with information on OHA's programs and policies, including both approved and proposed MTW activities, operating budgets and capital investment plans.

Copies of the draft FY 2012 MTW Annual Plan can be found on the Oakland Housing Authority's web site at www.oakha.org or by calling (510) 874-1510.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Johnson", written over a horizontal line.

Eric Johnson
Executive Director

Oakland Tribune

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

Legal No.

0003908700

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

PROOF OF PUBLICATION

FILE NO. 3/21 2012 MTW

In the matter of

Oakland Tribune

The Oakland Tribune

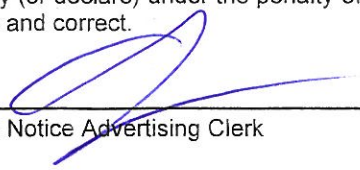
I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of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

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

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

3/16/2011

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


Public Notice Advertising Clerk



Oakland Housing
Authority

**Announcement and Notice
of Public Hearing**

The Oakland Housing Authority (OHA) has published the draft Fiscal Year (FY) 2012 Moving to Work (MTW) Annual Plan and will hold a public hearing on **March 21, 2011 at 7:00 PM** to hear comments on the draft Plan. The public hearing will be held in the Commissioner's Conference Room, 1619 Harrison Street, Oakland, CA 94612. The public is invited to attend and provide comments.

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OHA's FY 2012 MTW Annual Plan is intended to provide residents, the public and HUD with information on OHA's programs and policies, including both approved and planned MTW activities, operating budgets and capital investment plans.

Copies of the draft FY 2012 MTW Annual Plan can be found on OHA's web site at www.oakha.org or by calling (510) 874-1512.

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

所有辦公地點都會免費提供 151 種的外語翻譯服務。

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

Trang chính thống dịch đầy đủ cho tới 151 tiếng nói miễn phí cho quý vị đang có tay nghề
vàng phòng gần đây.

To request interpretation services call (510) 874-1512.
TDD number (510) 832-7331

OT #3908700; Mar. 16, 2011

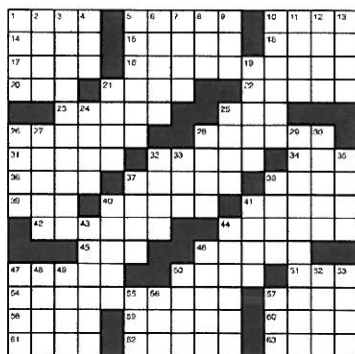
Crossword Puzzles

THE DAILY COMMUTER

ACROSS

- 1 Extended family group
- 5 Ocean surrounded bits of land
- 10 Voter survey
- 14 Nurse's helper
- 15 Purple shade
- 16 Mishmash
- 17 Shoelace problem
- 18 Tropical fruits
- 20 Sushi bar dish
- 21 Snake's tooth
- 22 Tilt downward
- 23 Construct
- 25 Sheep's cry
- 26 Not present
- 28 Big, whiskered marine animal
- 31 Ran quickly
- 32 Baggage ... airport area
- 34 Holiday drink
- 36 Treble ... musical symbol
- 37 London ... cut of beef
- 38 Not working
- 39 Egg producer
- 40 Emotionally distant
- 41 Inexperienced
- 42 Radio interference
- 44 Like the voice of one with laryngitis
- 45 Floor cleaner
- 46 Garbanzos
- 47 Once more
- 50 Actor Garrett
- 51 Half a score
- 54 Numskull
- 57 Sled and crafts
- 58 ... and crafts
- 59 Irritate
- 60 Commotions
- 61 Is required to
- 62 Rhythm
- 63 Usually benign growth

- DOWN**
- 1 Baked dessert
 - 2 ... item veto
 - 3 Teenager



Tuesday's Puzzle Solved

WIMP TRACE FAST
 AVER AARON ONTO
 DATE SPEND ROAM
 INSECTS CEMENTS
 ADAPT MILE LEAFY
 TENT KIT FABLE
 LAD REOCUR BAA
 ALDAY MUN DOTS
 STEEP BET WORST
 SIREN FOO
 EGGEDON HANDBAG
 TOUR ADHOC LAVA
 CYST SEINE EDIT
 HATS TREED REDS

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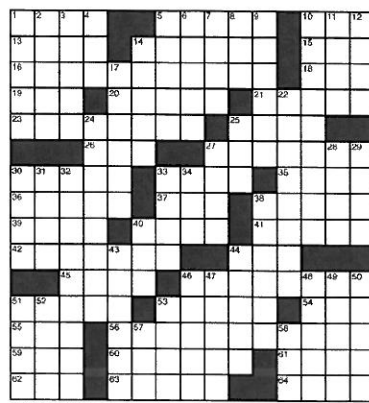
35 Actor ... Wilder
 37 Radar screen
 48 Hindu teacher
 49 Social insects
 50 Red as a
 52 Personalities
 53 Treetop home
 43 In the center of
 44 Article's title
 45 Valiant
 47 Actor Sandier
 48 Hindu teacher
 49 Social insects
 50 Red as a
 52 Personalities
 53 Treetop home
 55 Record letters
 56 TV's "Haw"
 57 Fond du ... WI

THE NEW YORK TIMES

Across

- 1 Grant for a movie?
- 5 Painter's preparation
- 10 Make lace
- 13 Succulent plant
- 14 Richard nominated for seven Oscars
- 15 Writer Umberto
- 16 "Cracker" feature
- 18 1930s org. with a blue eagle logo
- 19 When repeated, a dance
- 20 Discourage
- 21 Pimp
- 23 How a hangover sufferer might feel
- 25 Scottish hillside
- 26 Was in charge
- 27 Springfield family name
- 30 Essential oil
- 33 "Union, e.g."
- 35 "There ... 'I' in team"
- 36 Some salamanders
- 37 Otologist's focus
- 38 Bethlehem
- 39 One-time hair-removal name
- 40 "It's bad when it knives"
- 41 Much-advertised exercise program
- 42 Containing many items, as a bill
- 44 Actor Kilmer
- 45 "That is correct"
- 46 Certain tuna ... or what this puzzle's 10 starred clues do
- 51 Emulated a wolf
- 53 "The Threepenny Opera" composer
- 54 Got the gold
- 55 Fraternity letter
- 56 "Flap"
- 59 Na + e.g.
- 60 Nasdaq company with an asterisk in its name
- 61 Pitcher Hershiser
- 62 Image on the back of a dollar bill
- 63 Wee
- 64 Optimal

- Down**
- 1 Cry after "Here!"
 - 29 contendere



By Victor Barocas

ANSWER TO PREVIOUS PUZZLE

ARAL JUAN DAT
 RARE PURDUE RBI
 MISSMANNERS ARE
 DELANO STAGED
 DENIED OREASSAY
 ERIE OGRESS HOSE
 ESC TRAPP KENTS
 WASHRAG
 ARENA PEONS POT
 NENE SEUSS DELI
 ILLWINDS WEIRDO
 MAITRE SETOUT
 ABS MASSTRANSIT
 TET AKITAS NAME
 ELS YSER ELEM

30 Start of many dates

31 Abound

32 "Black"

33 Airfare add-ons

34 Flight

38 Rice, for many

40 Go a-courting?

43 Bad thing to be over

44 Suffix in many place names

46 Four-door, often

47 Kind of pool or ride

48 Alert

49 Drinks in red-and-white cans

50 Genetically

51 "Distant relative of Monterey"

52 Seafarer's greeting

53 Finish line marker

57 66, e.g. Abbr.

58 Male swan

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 Got Daily Deals - register today!

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 you'll get a fantastic new deal via email

Register today and receive a daily email with an amazing offer.
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 (but you'll have several months to redeem the offer).

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Got Daily Deals are awesome deals you won't find anywhere else. It could be 50% off a spa treatment, 60% off carpet cleaning or big savings on a group adventure. Look for dining offers, clothing discounts, fitness bargains, savings on special events and much more. But you won't get the deals unless you register, so register today!

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jkohler@bayareanewsgroup.com

BayAreaNewsGroup

Public Notices

Oakland Tribune and Alameda Times Star

Legal Notice

NOTICE TO CREDITORS
 FILE NO. 44093
 The following person is doing business as:
 SERRA MADRE REAL ESTATE, 1811 Telegraph Ave., Suite 100, Oakland, CA 94612.
 This business is conducted by a General Partnership.
 The registrant began to transact business under the fictitious business name(s) listed above on 10/06/2010.
 This business is conducted by a General Partnership.
 The registrant began to transact business under the fictitious business name(s) listed above on 10/06/2010.
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APPENDIX E

Performance and Evaluation Report for Capital Fund Activities

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: CA003		Capital Fund Program Grant No: CA39P003501-09		FFY of Grant Approval: 2009	
Housing Authority of the City of Oakland		Replacement Housing Factor Grant No:			
		Date of CFFP:			

Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:1)		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost Revised ²	
Line		Original		Obligated		Expended	
1	Total non-CFFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	1,693,694					
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)	846,847					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	225,000			9,770		
8	1440 Site Acquisition						
9	1450 Site Improvement	4,950,000			96,885		
10	1460 Dwelling Structures				8,358,445		
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment				3,372		
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA39P003501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: CA 003 Housing Authority of the City of Oakland					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
Line		Original	Revised²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	90/00 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	252,931			
20	Amount of Annual Grant: (sum of lines 2 - 19)	8,468,472	8,468,472		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	500,000			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 3/3/11		Signature of Public Housing Director 3/3/11	
Signature of Executive Director		Date 3/3/11		Date 3/3/11	

¹ To be completed for the Performance and Evaluation Report.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages			Grant Type and Number		Federal FFY of Grant: 2009			
PHA Name: CA003			Capital Fund Program Grant No: CA39P003501-09					
Housing Authority of the City of Oakland			CFFP (Yes/ No): No					
			Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Authority Wide	Roof Replacement	1450	65	1,200,000	0			
Authority Wide	Interior Enhancements UPCS	1450	650	2,000,000	0			
CA003000104P	Lockwood Gardens Moisture Barrier	1450	372	500,000	0			
CA003000105P	Oak Grove North Elevators Replacement	1450	77	150,000	0			
CA003000106P	Oak Grove South Elevators Replacement	1450	75	250,000	0			
CA003000109P	9500-9510 Sunnyside St. Restoration	1450	15	600,000	0			
Authority Wide	AMP Office Improvements	1450	10	250,000	0			
CA003000101P	Harrison Towers Structure Improvement	1460	101		13,485			
CA003000102P	Adell Court Structure Improvements	1460	30		4,005			
CA003000103P	Campbell Village Structure Improvement	1460	154		25,510			
CA003000104P	Lockwood Gardens Structure Improv.	1460	372		73,270			
CA003000105P	Oak Grove North Structure Improvement	1460	77		278,160			
CA003000106P	Oak Grove South Structure Improvement	1460	75		275,745			
CA003000107P	Palo Vista Structure Improvements	1460	100		13,355			
CA003000108P	Peralta Villa Structure Improvements	1460	390		64,100			
CA003000109P	AMP 9 Structure Improvements	1460	278		1,496,780			
CA003000110P	AMP 10 Structure Improvements	1460	280		1,776,545			
CA003000111P	AMP 11 Structure Improvements	1460	272		1,882,760			
CA003000112P	AMP 12 Structure Improvements	1460	243		1,047,890			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA39P003501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: CA003 Housing Authority of the City of Oakland					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost Revised¹	Obligated	Total Actual Cost¹ Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ¹				
3	1408 Management Improvements		864,327		
4	1410 Administration (may not exceed 10% of line 21)		780,473		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	8,224,164	6,579,364		
10	1460 Dwelling Structures				
11	1465 1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010	
PHA Name: CA003	Grant Type and Number Capital Fund Program Grant No: CA39P003501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies		
Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
Line	Original	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	8,224,164	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	Date
			3/24/2011

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ RHIF funds shall be included here.

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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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