



MAKING TRANSITIONS WORK

**ANNUAL PLAN
FISCAL YEAR 2007**

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EXECUTIVE SUMMARY

MTW Demonstration Program

The Moving to Work (MTW) Demonstration Program provides a unique opportunity for Oakland Housing Authority (OHA) to explore and test new and innovative methods of delivering housing and supportive services to low-income residents of Oakland. OHA and the U.S. Department of Housing and Urban Development (HUD) executed an MTW Agreement on March 31, 2004, which defined the areas and parameters of OHA's flexibility under MTW. In order to tailor the demonstration program to Oakland, OHA named our program "**Making Transitions Work.**"

MTW Annual Plan for Fiscal Year 2007 (FY 2007)

Each year OHA will develop an annual MTW plan to provide an overview of the Authority and its programs. The Plan describes MTW initiatives and program or policy changes planned for that year. OHA's 2007 fiscal year begins on July 1st, and ends on June 30th, 2007.

The basic format of the FY 2007 Plan remains the same as previous years. The chapters and subheadings follow the reporting requirements established in OHA's MTW agreement with HUD.

MTW Activities Planned for FY 2007

FY 2007 should be an exciting and challenging year in the Authority's administration. OHA is significantly revising its executive management structure, planning the redevelopment of one of its largest public housing sites and completing a multi-year reorganization of its leased housing operations. The Authority is also reconfiguring its housing management, maintenance and resident services operations into a single integrated department. This department of property operations will administer all of OHA's public housing stock in the manner of a private property manager, helping to bring the Authority's project management into compliance with the pending HUD Asset Management system.

In FY 2007, OHA intends to continue refining its administration of low-income federal housing programs with policy and procedure developed under the auspices of MTW. OHA has established a planning and policy group to help prioritize and analyze possible policy initiatives. Proposals from the group were presented to the Commission in January, 2006 and the group has developed a tentative schedule to present further proposals throughout the year.

OHA will continue to gather input from residents and the community on new MTW policy proposal via its Resident Advisory Board (RAB) and public meetings.

OHA has so far taken a cautious approach to programmatic changes via MTW. Limited resources and a thorough analysis and public review process have generally brought new initiatives to the planning stage. Recognizing that some of the initiatives discussed in the Annual Plan were started in previous years, and many of them will take more than one year to fully implement, the Authority shall explore and potentially pursue the following activities in 2007:

Budget

- Utilize MTW budget flexibility authority.
- Explore and possibly revise investment policies.

Rent Simplification

- Implement a policy to extend the time between income reexaminations for elderly and disabled clients on fixed incomes (See Section II).
- Implement a policy to extend the validity of initial income verifications to 120 days (See Section II).
- Implement a policy to streamline the document review process for income verification (See Section II).
- Adopt and implement additional policies to simplify public housing and Section 8 rent determinations.

Rent Reform

- Implement a policy to allow site-based waitlists at Moderate Rehabilitation projects (See Section II).
- Implement a policy to eliminate redundant income calculations and verifications in the Moderate Rehabilitation program (See Section II).
- Explore and possibly adopt new Public Housing rent setting policies.
- Explore and possibly adopt additional new Section 8 rent policies.

Inspection Reform

- Explore and possibly adopt new Public Housing inspection protocols.
- Explore and possibly adopt new Section 8 inspection protocols.

Evaluation

- Explore, possibly adopt and implement performance measures to replace portions of HUD's PHAS system.
- Explore, possibly adopt and implement performance measures to replace portions of HUD's SEMAP system.

Administrative Reform

- Explore, possibly adopt and implement methods to simplify and streamline the procurement process.
- Explore, possibly adopt and implement methods to simplify the wage-rate monitoring process.
- Explore alternative methods for reporting on Capital Improvements.

Development

- Implement a policy to use qualifications-based selection of general contractors (See Section VI).
- Explore, possibly adopt and implement additional local policies for the project-basing of Section 8.
- Explore, possibly adopt and implement a simplified demolition and/or disposition approval process with HUD.
- Create alternative methods to develop affordable housing, replace public housing and coordinate development activities with the City of Oakland.

INTRODUCTION

Purpose

This MTW Annual Plan for Fiscal Year 2007 (FY 2007) provides OHA residents, the public and the U.S. Department of Housing and Urban Development (HUD) with the following:

- Baseline information on existing OHA programs.
- Areas of policy in which changes are likely to occur to these programs during the fiscal year ending June 30, 2007;
- Information on the adopted OHA Budget for FY 2007 for the period of July 1, 2006 through June 30, 2007.

Contents of the MTW Annual Plan - Year 3

The basic format for this plan is defined by the MTW Agreement between HUD and OHA. Each of the following sections provides information on current and planned programs, policies, and issues. If changes to these policies are proposed in the future, a detailed comparison between the existing policy or rule and the proposed policy will be provided to all interested parties and will be fully considered along with any comments by the Board of Commissioners prior to adoption. Notice of any resulting policy changes will be provided to HUD and will be included in succeeding MTW Annual Plans.

Public Process

The Oakland Housing Authority is committed to ensuring that the community is involved in developing the MTW Annual Plan and the ensuing policy changes.

On February 16th, March 23, 2006 and April 5th, 2006, the Resident Advisory Board (RAB) met to review the Annual Plan. The RAB continues to be an important part of OHA's planning process as it considers policy initiatives from the resident perspective. RAB Members participated in a section-by-section review of the Plan. Their review and comments can be found as *Attachment A*.

On March 30, 2006 the Authority held a public hearing to which it invited community stakeholders, legal advocates, locally-elected officials, community-based organizations, development partners, OHA residents and others. An announcement was printed in the *Oakland Tribune* newspaper, posted on OHA's website and sent on postcards. During this meeting, opportunities under MTW and the MTW Annual Plan were discussed. Minutes from the meeting can be found as *Attachment B*.

Comments made during the RAB and Public meetings have been considered in the preparation of the Annual Plan. The Authority will continue to discuss MTW policy changes in public meetings throughout the year.

On April 7, 2006, OHA met with local HUD officials from the San Francisco Regional Office to provide a brief review of MTW activity. Abt Associates, our MTW monitor was also present at this meeting to discuss their role and MTW Annual Plan approval process.

The MTW Annual Plan is posted on OHA's website at www.oakha.org/mtw.html.

SECTION I HOUSEHOLDS SERVED

This section describes the number and characteristics of households being served by the Oakland Housing Authority (OHA) and the number and characteristics of those on OHA waiting lists at the beginning of the fiscal year. This section projects any changes to the totals during the fiscal year, provides an explanation for the anticipated changes and proposed actions under MTW.

A. Number and Characteristics of Households Being Served at the Beginning of the Fiscal Year

1. Unit Size

(as of 2/22/06)

Bedrooms	0	1	2	3	4	5	6+	Total
Units	484	2,665	4,616	4,712	852	122	13	13,474

2. Family Type

(as of 2/22/06)

	Family	Elderly	Non-Elderly Disabled	Total
Units	7,861	2,533	3,080	13,474

3. Income Group

(as of 2/22/06)

PROGRAM	AVERAGE INCOME
Public Housing	\$15,599
Section 8	\$14,309
Average	\$14,588

* Note: This is a weighted average.

Published 2006 Area Median Income (AMI) Levels for Oakland, CA

(as of 3/06)

Family Size	30% of AMI	50% of AMI	80% of AMI
One	\$17,600	\$29,350	\$46,350
Two	\$20,100	\$33,500	\$53,000
Three	\$22,650	\$37,700	\$59,600
Four	\$25,150	\$41,900	\$66,250
Five	\$27,150	\$45,250	\$71,550
Six	\$29,150	\$48,600	\$76,850
Seven	\$31,200	\$51,950	\$82,150
Eight	\$33,200	\$55,300	\$87,450

Number of Families by Income Level

(as of 2/22/06)

Family Size	0% - 30% of AMI	31% - 50% of AMI	51% - 80% of AMI	Over 80% of AMI	Total
One	3,482	287	74	2	3,845
Two	2,600	543	200	11	3,354
Three	2,135	554	159	11	2,859
Four	1,519	331	85	8	1,943
Five	701	138	29	0	868
Other	479	118	8	0	605
Total	10,916	1,971	555	32	13,474
%	81%	15%	4%	< 1%	

* AMI = Area Median Income

4. Housing Type

(as of 2/22/06)

Type of Unit	Public Housing	All Section 8	Total
	2,911	10,563	13,474

5. Race and Ethnicity of Head of Household

Race

(as of 2/22/06)

White	Black	Asian	Native American	Other	Total
788	10,253	2,364	64	5	13,474
6%	76%	18%	< 1%	< 1%	

Ethnicity (as of 2/22/06)

Hispanic
384
3%

B. Number and Characteristics of Applicants on Waiting Lists at the Beginning of the Fiscal Year

In January, 2006 OHA opened its Housing Choice Voucher (Section 8) program wait list for the first time since 2001. The Authority issued public announcements and press releases, placed advertisements in a variety of publications, and worked with local government agencies and community based organizations to publicize the event. Instructions were available in multiple languages and applications were accepted by mail and on-line.

Intake of the applications, and a lottery to populate the wait list, were conducted by an independent administrator hired by the Authority to ensure impartiality. The administrator delivered OHA a list of applicants which were then screened to verify program eligibility. The Authority accepted the first 10,000 eligible applicants to its wait

list. All eligible applicants already on the list since 2001 had been offered a voucher by mid-February.

The Authority's last Conventional Public Housing wait list opening was in the Spring of 2003. More than 3,000 applicants remain on the wait list. With the limited number of available public housing units, it is not likely that the Conventional Public Housing wait list will reopen in FY 2007. Site-based wait lists are being used at OHA's HOPE VI sites, and the Authority will consider establishing additional site-based wait lists.

OHA is currently registering the new Section 8 applicants for its waitlist. As part of that process, the Authority collects information on family size, type and income. Subsequently, the following data includes applicants to the Moderator Rehab and Public Housing programs, but does not include the new pool of Section 8 applicants.

1. Unit Size (Wait List)

(as of 2/22/06)

Bedrooms	0	1	2	3	4	5	Un- Known	Total
Units	343	1,607	1,450	1,013	336	183	8	4,940

2. Family Type (Wait List)

(as of 2/22/06)

	Family	Elderly	Non-Elderly Disabled	Total
Units	3,802	306	832	4,940

3. Income Group (Wait List)

(as of 2/22/06)

PROGRAM	AVERAGE INCOME
Public Housing	\$17,422
Section 8	N/A
Mod Rehab	\$12,066
Average	\$15,690

Published 2006 Area Median Income (AMI) Levels for Oakland, CA

(as of 3/06)

Family Size	30% of AMI	50% of AMI	80% of AMI
One	\$17,600	\$29,350	\$46,350
Two	\$20,100	\$33,500	\$53,000
Three	\$22,650	\$37,700	\$59,600
Four	\$25,150	\$41,900	\$66,250
Five	\$27,150	\$45,250	\$71,550
Six	\$29,150	\$48,600	\$76,850
Seven	\$31,200	\$51,950	\$82,150
Eight	\$33,200	\$55,300	\$87,450

Number of Families by Income Level (Wait List)

(as of 2/22/06)

Family Size	0% - 30% of AMI	31% - 50% of AMI	51% - 80% of AMI	Over 80% of AMI	Total
One	1,447	328	92	6	1,873
Two	981	195	82	2	1,260
Three	443	148	46	4	641
Four	566	248	85	2	901
Five	129	56	12	0	197
Other	56	11	1	0	68
Total	3,622	986	318	14	4,940
%	73%	20%	6%	< 1%	

* AMI = Area Median Income

4. Number of Families by Wait List

(as of 2/22/06)

Public Housing	Section 8	Mod Rehab	Total
3,342	N/A	1,598	4,940

5. Race and Ethnicity of Head of Household (Wait List)

Race

(as of 2/22/06)

White	Black	Asian	Native American	Pacific Islander	Total
44	3,272	1221	3	0	4,940
1%	66%	25%	< 1%	< 1%	

Ethnicity (as of 2/22/06)

Hispanic
229
5%

C. Number Projected to be Served at the End of the Fiscal Year

(as of 2/22/06)

	Vouchers	Project-Based Certificates	Mod Rehab	Public Housing	Total
UNITS	10,874 ^a	54	516	3,123 ^b	14,567

^a 100 percent utilization.

^b The number projected to be served at the end of FY 2007 was derived by taking the Authority's projected year-end housing stock and assuming 97 percent occupancy.

D. Narrative Discussion / Explanation of Change and Proposed Actions

1. Public Housing

OHA expects to return a total of 54 additional public housing units to occupancy in FY 2007 with the completion of Phase 2 of the Coliseum Gardens HOPE VI development, now known as Lion Creek Crossings. Phase 2 broke ground in the third quarter of

FY2006, and construction will be completed in the fourth quarter of FY 2007. OHA is replacing all of Coiseum's public housing units, thus this will bring the total to 120 (of 178) units completed and returned to service in this development. Lion Creek Crossings' remaining phases are expected to be complete by FY 2009.

2. Section 8

The Authority expects to maintain between a 97 percent to 100 percent utilization rate in its Section 8 program throughout FY 2007, although absorption of outgoing portables by receiving housing authorities may impact that projection. This percentage is similar to recent years, and the Authority does not expect any significant changes in the number of households served its Section 8 program in FY 2007.

SECTION II

OCCUPANCY AND RENT POLICIES

This section provides information on OHA's occupancy policies that govern eligibility, selection, admissions, assignment and occupancy of families, including the admissions policy for deconcentration of lower-income families and rent policies. The Oakland Housing Authority's *Public Housing Admissions and Continued Occupancy Policy (ACOP)* and *Section 8 Administrative Plan (Admin Plan)* are attached as Attachment II-A and Attachment II-B respectively. The *Verification Procedures*, which used to appear as a separate attachment, have been incorporated into the ACOP. Proposed and potential areas of policy revisions under MTW are described in this section.

In FY 2006, Oakland Housing Authority initiated a major revision of both its ACOP and Admin Plan. A number of regulatory requirements and approved policies had been inadvertently omitted, and a number of procedures lacked exact descriptions and clear explanations. The revision focused specifically on making the documents more orderly, readable and precise. This should facilitate the development of administrative procedures, and allow for new policies developed under MTW to be easily incorporated into the Authority's main policy documents.

A. Occupancy Policies

1. Eligibility

a. Public Housing

OHA will review its current public housing occupancy policies, but anticipates no significant changes to be made this year.

b. Section 8

The Authority will examine changing its income targeting requirements within the parameters allowed by MTW.

2. Selection

a. Public Housing

OHA will examine its current public housing tenant selection and assignment policies, and consider ways of increasing tenants' options and Authority efficiency.

OHA has continued to pursue the use of site-based waiting lists for its mixed-finance HOPE VI developments, including at:

- Chestnut Court and Linden Court HOPE VI
- Mandela Gateway HOPE VI

- Foothill Family Apartments (Coliseum Gardens HOPE VI Off-site)
- Coliseum Gardens HOPE VI – Lion Creek Crossings Phase I

OHA will consider establishing additional site-based waiting lists at properties where it is appropriate.

b. Section 8

OHA will continue to experiment with site-based wait lists for its Section 8 project-based voucher program. The Authority will explore utilizing separate wait lists for various programs/sites, may alter its local preferences, and may allow skipping on its wait lists to select families by income and unit size.

Two new policies will be implemented in FY 2007 for the Mod Rehab program:

Mod Rehab Project Based Waitlists

New in FY07 will be a policy to allow the owners/managers of Moderate Rehabilitation (Mod Rehab) program units to use site-based wait lists. The current practice of OHA referring families from a Section 8 wait list will be replaced to allow owners/managers to advertise and administer the availability of Mod Rehab units. The owners/managers must comply with the Authority's outreach and selection policies, and families selected must meet all of the Authority's screening criteria prior to receiving a Mod Rehab unit.

Adopting this proposal will allow owners/managers of Mod Rehab properties greater control in keeping their properties fully leased. They will have a pool of applicants who have expressed a desire to live at their property and they will not have to wait for the Authority to refer clients. Further, this change will provide clients with better service as it will be clear that they have applied for Mod Rehab and not for "regular" Section 8 and they will not be called from a wait list for properties in which they have no interest in living.

Mod Rehab Income Verification

New in FY07 will be a policy in which the Authority may use income calculations and verifications conducted by Moderate Rehabilitation (Mod Rehab) owners/managers for families residing at their properties in lieu of OHA conducting its own income calculations and verifications. This policy will be in effect only when the Mod Rehab owners are required to conduct income calculations and verifications by another non-OHA program. A percentage of verifications completed by the Mod Rehab owners/managers will be audited to ensure compliance with HUD and Authority regulations.

Currently, the Authority must conduct income verification for families coming off the wait list and annually thereafter, regardless whether the Mod Rehab owner/manager is also verifying income. The change eliminates this unneeded layer of bureaucracy and allows both owners/managers and families to realize a faster initial lease-up.

3. Admissions

a. Public Housing

The Authority will review existing public housing policies, and may adopt new local preferences and admission policies and procedures.

b. Section 8

The Authority will review existing Section 8 policies, and may adopt local preferences and admission policies and procedures.

c. Public Housing and Section 8

For both programs, the Authority will implement the following changes:

Initial Income Verification

New in FY07, income verifications for public housing and Section 8 applicants will be valid for 120-days before initial housing assignment or voucher issuance.

The time allowed for verifying income must be long enough for staff to contact multiple outside employers and agencies, yet short enough to moderate the number of clients whose incomes change significantly between verification and the issuing of a housing subsidy. The 60-day limit has proven too short to ensure initial program eligibility. A 120-day limit strikes a balance between the need to ensure income and the desire to grant staff more control over their workflow. The change should reduce administrative costs to the Authority and increase customer service to both owners and clients by providing a more constant and steadier stream of applicants.

Document Review for Income Verification

For new clients where upfront income verification is not available, OHA will allow the use of pay stubs, bank statements and other forms of document review as the primary means of verifying income and assets. Previously, the Authority sent certification forms to employers, banks, etc. as the primary means of verifying income.

The current third party verification process often causes long delays in the clients' annual income verification process. Most employers, banks and agencies do not respond to requests for third party verification. When they do, it is often flawed because the forms have not been completed correctly or the information conflicts with documents that were received from the family.

4. Assignment

a. Public Housing

The Authority will review its current public housing Tenant Selection and Assignment Plan, but anticipates no significant changes to existing assignment policies this year.

5. Occupancy

a. Public Housing

The Authority will review existing public housing policies, and may adopt local preferences and occupancy policies and procedures.

b. Section 8

The Authority will review existing Section 8 policies, and may adopt local preferences and occupancy policies and procedures.

c. Public Housing and Section 8

For both programs, the Authority will implement the following change:

Income Reexaminations for Elderly and Disabled Clients on Fixed Incomes

New in FY97, OHA will conduct income reexaminations every 3 years for elderly and disabled clients on fixed incomes in the Public Housing and Section 8 programs. In the years between examinations, an automatic adjustment would be applied to these clients' housing payment equal to any cost of living adjustments made to their income subsidy program. Previously, OHA conducted reexaminations every year for these clients.

The Authority has over 2,500 elderly and disabled families on fixed incomes. This represents approximately 20 percent of OHA's clients. The proposed change would save these clients the time and effort necessary to facilitate OHA's reexaminations as the percentage increase in the fixed income is already known to the Authority. It will also benefit Authority clients by freeing staff time for other property management and HQS activities.

6. Deconcentration

a. Public Housing

The Authority has three general occupancy public housing developments covered by the deconcentration rule. Currently, none of these developments have average incomes under 85 percent or over 115 percent of the average incomes of all such developments. The Authority will continue to monitor these developments according to the deconcentration rule.

b. Section 8

96 percent of OHA's current client population earns less than 50 percent of the Area Median Income (AMI). A full 81 percent of OHA clients earn less than 30% of AMI.

Thus, the Authority may examine changing its income targeting requirements from the current mandate of 75 percent of new contracts at 30 percent or less of area

median income. The Authority also may examine utilizing differing payment standards or subsidies for families in areas with differing rental costs, as well as for those who port out to other housing authorities. OHA may consider altering elements of its portability policies, including the ability to port and the subsidy provided to families who port from the Authority's jurisdiction.

B. Rent Policies

1. Public Housing

OHA will review all existing rent policies, and consider various changes that simplify the reexamination process, encourage self-sufficiency, promote economic growth, provide stability to senior households and persons with disabilities, and enhance administrative efficiencies.

2. Section 8

OHA will explore changing aspects of its method of calculating and providing subsidies (e.g., income exclusions and deductions, reporting requirements, the possibility of providing a flat subsidy, the possibility of providing a different subsidy to ports, etc.). The Authority may also examine any proposed changes to ensure they continue to promote programs such as Section 8 homeownership and FSS.

SECTION III

CHANGES IN HOUSING STOCK

This section describes the number of public housing and Section 8 units provided by OHA at the beginning of the fiscal year and the number projected to be available at the end of the fiscal year. An explanation of projected changes and proposed actions under MTW are also included.

A. Number of Housing Units at the Beginning of the Fiscal Year

(as of 2/22/06)

TYPE OF UNIT	VOUCHER	PROJECT BASED CERTIFICATES	MOD REHAB	PUBLIC HOUSING	TOTAL
TOTAL	10,874	54	516	3,164	14,608

B. Number of Housing Units Projected for the End of the Fiscal Year

TYPE OF UNIT	VOUCHER	PROJECT BASED CERTIFICATES	MOD REHAB	PUBLIC HOUSING	TOTAL
TOTAL	10,874	54	516	3,218	14,662

C. Explanation of Projected Changes and Proposed Actions

1. Public Housing

In 2000, OHA was awarded a HOPE VI grant to redevelop one of its largest and most challenging public housing sites, Coliseum Gardens. All 178 units at the site were demolished in preparation for a new development called Lion Creek Crossings that will fully replace the 178 public housing units within a larger development that includes an additional 277 affordable rental units and 28 homeownership units.

To date 45 public housing units have been returned to service in Phase 1 of Lion Creek Crossings. These units will all be leased in the fourth quarter of FY2006. OHA also had 21 of the former Coliseum's units rebuilt off-site as part of the Foothill Family Housing development for a total of 66 units returned to service and occupied in FY2006.

In FY 2007, the Authority expects to return an additional 54 units of public housing to occupancy as the Crossings' Phase 2. OHA has already broken ground and expects to complete this second phase in the fourth quarter of FY 2007. The units would then be fully leased by the second quarter of FY2008. That will bring the total redevelopment of public housing units from the former Coliseum Gardens to 120 by the end of FY 2007.

Of the 277 affordable housing units being developed over-and-above the replacement of Public Housing units, 141 are expected to be complete by the end of the current fiscal year.

2. Section 8

OHA does not anticipate making any changes to the size of its Section 8 program during the fiscal year. The distribution between Moderate Rehabilitation and Voucher units may vary if there are any opt-outs during the fiscal year.

SECTION IV

SOURCES AND AMOUNTS OF FUNDING

This section reflects the actual expenditures for FY 2005, the budgeted and forecasted expenditures for FY 2006, and the budgeted expenditures for FY 2007. Also included in this section is the net change to the reserves for the Consolidated MTW and Special Purpose Programs as well as the adequacy of the reserves and any proposed actions.

A. Source and Amount of Funding Included in the Consolidated MTW Budget

Under MTW, OHA has consolidated the Public Housing Program, the Capital Fund Program, and the Section 8 Housing Choice Voucher Program funding into one unified budget. Following is the FY 2007 budget that was adopted by the OHA Board of Commissioners on April 24, 2006.

(as of 4/17/06)

SOURCE:	FY 2005 Actual	FY 2006 Budget	FY 2006 Forecast	FY 2007 Budget
Public Housing Dwelling Rental Income ¹	\$9,115,391	\$9,800,000	\$9,980,000	\$10,400,000
Public Housing Operating Subsidy Block Grant ²	\$10,813,686	\$9,664,000	\$9,758,000	\$9,988,000
Capital Fund Block Grant ³	\$4,114,122	\$7,887,000	\$3,179,000	\$10,233,000
Housing Choice Voucher Block Grant ⁴	\$141,551,476	\$140,100,000	\$137,220,000	\$136,136,000
Housing Choice Voucher Project Reserve ⁵	\$11,401,314	\$0	\$0	\$0
Other Income	\$332,038	\$235,000	\$186,000	\$186,000
Investment Income	\$401,654	\$363,000	\$972,000	\$800,000
Total Consolidated MTW Revenue	\$177,729,681	\$168,049,000	\$161,295,000	\$167,743,000

Notes:

1. Rental Income increased by **4.2%** over the forecast due to anticipated lower vacancies and a higher average rent per unit.
2. Public Housing Operating Subsidy is estimated at **\$9,988,000**, which is **92%** of the **\$10,857,000** the Authority is eligible for. This amounts to a shortfall of **\$869,000**. For the FY 2006 and FY 2007 the Authority will be under-funded in the amount of **\$2,100,000**.
3. Capital Fund Block Grant revenue will increase by 221% due to the increase in rehabilitation work on scattered sites.
4. Section 8 Housing Choice Voucher Block Grant is estimated at **\$136,136,000**, which is **94.6%** of the **\$143,909,000** the Authority is eligible for. This amounts to a shortfall of **\$7,773,000**. For the FY2006 and FY 2007 the Authority will be under-funded in the amount of **\$13,600,000**.
5. In FY2005 the Authority elected to exercise its one-time option under the MTW agreement to draw down the Project Reserve of \$11,401,314 maintained at HUD.

B. Source and Amount of Special Purpose Funding

(as of 4/17/06)

SOURCE:	FY 2005 Actual	FY 2006 Budget	FY 2006 Forecast	FY 2007 Budget
Sec 8 Moderate Rehab Subsidy	\$3,629,748	\$3,682,000	\$3,539,000	\$3,493,000
Sec 8 Moderate Rehab Investment Income	\$36,570	\$35,000	\$42,000	\$40,000
Sec 8 Moderate Rehab Other Income	\$0	\$3,000	\$0	\$0
Sec 8 Mainstream Subsidy	\$839,794	\$1,957,000	\$1,960,000	\$1,934,000
Shelter Plus Care Subsidy	\$2,363,223	\$2,371,000	\$2,421,000	\$2,457,000
Shelter Plus Care Investment Income	\$0	\$2,000	\$0	\$0
Sec 8 Pension Fund (Acorn)	\$269,111	\$263,000	\$246,000	\$247,000
Family Self Sufficiency	\$126,000	\$126,000	\$126,000	\$126,000
HOPE VI Grants ¹	\$11,346,138	\$12,000,000	\$11,400,000	\$6,800,000
Prior FY2005 Capital Fund ²	\$16,512,594	\$0	\$0	\$0

ROSS Homeownership Grant	\$27,651	\$171,000	\$85,000	\$65,000
Local Fund Rental Income	\$112,259	\$100,000	\$91,000	\$50,000
Local Fund Investment Income	\$315,064	\$280,000	\$250,000	\$275,000
Local Fund Other Income	\$165,660	\$166,000	\$170,000	\$175,000
Gain on Sale of Capital Assets	\$296,540	\$0	\$538,000	\$0
Total	\$36,040,352	\$21,156,000	\$20,868,000	\$15,662,000

Notes:

1. Funding is for Lion Creek Crossings HOPE VI Project.
2. The balance of all available prior FY2005 Capital Fund in the amount of \$16,512,594 was drawn down and expended.

C. Total Revenue Budget

(as of 4/17/06)

SOURCE:	FY 2005 Actual	FY 2006 Budget	FY 2006 Forecast	FY 2007 Budget
Consolidated MTW Revenue	\$177,729,681	\$168,049,000	\$161,295,000	\$167,743,000
Special Purpose Funding	\$36,040,352	\$21,156,000	\$20,868,000	\$15,662,000
Total Revenue	\$213,770,033	\$189,205,000	\$182,163,000	\$183,405,000

D. Explanation of Projected Changes and Proposed Actions

1. Effect of Federal Budget Shortfall

Federal budget cutbacks in public housing subsidy, capital fund revenue, and Section 8 Housing Choice Voucher funding continue to hinder the Authority's ability to upgrade it's housing stock and provide more housing for those in need. The Public Housing Program has been operating at a deficit for a number of years and continues to be subsidized by the Section 8 and Local Fund reserves. With the advent of project based budgeting and project based management the Authority staff will be stretched to effectively operate the private market housing model. The Authority will have to use substantial reserves to upgrade and rehab certain housing stock in disrepair.

2. Investment Policy

Utilizing MTW authority, OHA will continue to explore the adoption of investment policies consistent with California State law to replace HUD investment policies. The primary goal is to allow OHA the flexibility to invest its financial resources productively and efficiently, without a duplication of regulations.

3. Advance Local Fund Reserves

OHA may continue to loan monies for public housing activities from the Local Fund reserves to fund projects consistent with the goals of the agency such as land acquisition, public housing redevelopment and capital improvements. Such loans are to be repaid from future years consolidated public housing funds. Interest may be charged at the prevailing investment rate.

SECTION V USES OF FUNDS

This section reflects FY 2005 forecasted expenditures, FY 2006 budgeted expenditures, forecasted FY 2007 expenditures, and net change to reserves for the Consolidated MTW and Special Purpose Programs. This section will also indicate the adequacy of the reserves and any proposed actions.

A. Fiscal Year Expenditures

(as of 4/17/06)

CONSOLIDATED MTW	FY 2005 Actual	FY 2006 Budget	FY 2006 Forecast	FY 2007 Budget
Line Item:				
Administration & General ¹	\$20,613,762	\$22,080,000	\$21,302,000	\$25,326,000
Tenant Services	\$363,924	\$389,000	\$358,000	\$472,000
Utilities	\$2,528,826	\$2,540,000	\$2,524,000	\$2,693,000
Maintenance & Contracts ²	\$7,591,626	\$8,200,000	\$7,641,000	\$9,068,000
Police Services	\$1,437,403	\$1,723,000	\$1,771,000	\$1,741,000
Housing Assistance Payments ³	\$128,078,226	\$130,545,000	\$115,700,000	\$122,717,000
Capital Projects ⁴	\$4,114,122	\$6,288,000	\$3,179,000	\$9,051,000
Capital Equipment	\$256,017	\$528,000	\$578,000	\$377,000
Total Consolidated MTW Expenditures	\$164,983,906	\$172,293,000	\$153,053,000	\$171,445,000
SPECIAL PURPOSE PROGRAMS				
Line Item:				
Administration & General	\$753,005	\$1,640,000	\$1,166,000	\$1,457,000
Tenant Services	24,786	\$214,000	\$0	\$0
Utilities	\$0	\$5,000	\$7,000	\$7,000
Maintenance & Contracts	\$50,440	\$56,000	\$12,000	\$14,000
Police Services	\$75,624	\$26,000	\$8,000	\$8,000
Housing Assistance Payments	\$6,497,941	\$5,519,000	\$7,257,000	\$7,441,000
HOPE VI-Lion Creek Crossings ⁵	\$11,346,138	\$11,265,000	\$11,400,000	\$6,800,000
Prior FY 2005 Capital Fund Projects	\$16,512,594	\$0	\$0	\$0
Sec 8 Reserve Investments-HOPE VI ⁵	\$1,638,951	\$5,414,000	\$2,075,000	\$4,140,000
Sec 8 Reserve Investments-Capital Projects ⁴	\$249,977	\$680,000	\$680,000	\$6,500,000
State 12 & State 6 Reserves-Capital Projects	\$0	\$896,000	\$300,000	\$1,300,000
Capital Equipment	\$0	\$7,000	\$22,000	\$12,000
Total Special Purpose Expenditures	\$37,149,456	\$25,722,000	\$22,927,000	\$27,679,000
TOTAL USES OF FUNDS				
Consolidated MTW Expenditures	\$164,983,906	\$172,293,000	\$153,053,000	\$171,445,000
Special Purpose Expenditures	\$37,149,456	\$25,722,000	\$22,927,000	\$27,679,000
Total Expenditures	\$202,133,362	\$198,015,000	\$175,980,000	\$199,124,000

Notes:

1. Consolidated MTW Administration and General Expenditures for FY 2007 increased 18.9% over the FY 2006 forecast. This increase is due to projected higher staffing levels, increases in fringe benefit costs, and additional costs for consultants to deal with project based management, labor, and strategic planning issues.
2. Maintenance and Contract costs increased by **18.7%** over the FY 2006 forecast due to higher staffing levels and increases in maintenance contract and extraordinary maintenance costs.
3. Section 8 Voucher HAP payments increased **5.4%** over the FY 2006 forecast due to expanded unit lease up.
4. A detailed list of capital project expenditures for FY 2007 is located in Section VI, Item B.
5. The projected balance of HUD funding for this project in FY 2007 is **\$6,800,000**. Further funding for this project will be provided through the use of Section 8 Housing Choice Voucher reserves.

B. Net Change in Reserves

(as of 4/17/06)

CONSOLIDATED MTW	FY 2005 Actual	FY 2006 Budget	FY 2006 Forecast	FY 2007 Budget
Total Revenue	\$177,729,681	\$168,049,000	\$161,295,000	\$167,743,000
Total Expenditures	\$164,983,000	\$172,293,000	\$153,053,000	\$171,445,000
Total Net Change To Reserves	\$12,746,681	(\$4,244,000)	\$8,242,000	(\$3,702,000)

SPECIAL PURPOSE PROGRAMS	FY 2005 Actual	FY 2006 Budget	FY 2006 Forecast	FY 2007 Budget
Total Revenue	\$36,040,352	\$21,156,000	\$20,868,000	\$15,662,000
Total Expenditures	\$37,149,456	\$25,722,000	\$22,927,000	\$27,679,000
Total Net Change To Reserves	(\$1,109,104)	(\$4,566,000)	(\$2,059,000)	(\$12,017,000)

TOTAL ALL PROGRAMS	FY 2005 Actual	FY 2006 Budget	FY 2006 Forecast	FY 2007 Budget
Total Revenue	\$213,770,033	\$189,205,000	\$182,163,000	\$183,405,000
Total Expenditures	\$202,132,456	\$198,015,000	\$175,980,000	\$199,124,000
Total Net Change To Reserves	\$11,637,577	(\$8,810,000)	\$6,183,000	(\$15,719,000)

Notes:

The FY2005 net gain to reserves of \$11,637,577 was primarily due to the one-time draw down of the \$11,401,314 Section 8 Housing Choice Voucher Project Reserve. The FY2006 forecasted net gain of \$6,183,000 is due to the decrease in Section 8 Housing Choice Voucher housing assistance payments to landlords because of under leasing of units.

C. Adequacy of Reserves

(as of 4/17/06)

	FY 2005 Actual	FY 2006 Budget	FY 2006 Forecast	FY 2007 Budget
Section 8 Housing Choice Voucher Project Reserves	\$11,401,314	\$11,401,314	\$11,401,314	\$11,401,314
Section 8 and Local Fund Administrative Fee Reserves	\$22,029,904	\$14,115,904	\$28,512,904	\$14,093,904
State 12 and State 6 Reserves	\$2,287,375	\$1,391,375	\$1,987,375	\$687,375
Total Net Change To Reserves	\$35,718,593	\$26,908,593	\$41,901,593	\$26,182,593

Notes:

The FY2006 forecasted reserve balance of \$41,901,593 at the fiscal year end 2006 is adequate to cover the fiscal year end 2007 budgeted deficit of (\$15,719,000). The deficit is primarily attributable to the following factors:

1. HUD funding shortfall in the Public Housing Operating Subsidy Block Grant (\$869,000);
2. HUD funding shortfall in the Section 8 Housing Choice Voucher Block Grant (\$7,773,000);
3. The Oakland Housing Authority's commitment to invest \$4,140,000 of reserves to cover costs of the Lion Creek Crossings HOPE VI Project;
4. Proposed investment of \$6,500,000 Section 8 Housing Choice Voucher reserves to fund capital improvement projects.
5. Proposed investment of \$1,300,000 in locally owned non-federal housing stock.

The projected reserve balance of \$26,182,593 at the end of FY2007 is adequate to support 2½ months of operation of the Sec 8 Housing Choice Voucher Program or it is adequate to provide 2½ years of subsidy to the Low Rent Program at its present need.

SECTION VI

CAPITAL PLANNING

This section describes OHA's major capital needs and projects, estimated costs and proposed timetables for addressing these needs. This section also identifies planned capital expenditures, demolition and disposition requests and homeownership activities during the fiscal year ending June 30, 2007 and proposed actions under MTW.

A. Major Capital Needs and Projects, Estimated Costs and Proposed Timetables

In 1993, capital funds peaked for OHA at \$10.8 million. Since then, the Authority has seen inadequate appropriations, typically receiving less than \$9 million per year. (By 2006, the Authority received only \$7.4 million.) This short-fall (averaging over \$1 million a year for more than a decade) has resulted in the need to defer property improvements and rehabilitations.

OHA is seeking to schedule as many major capital projects this year as possible. Accordingly, the following list describes the Authority's planned activities:

Projects Under Way

1. 1619 and 1805 Harrison Street - Complete Office/Commercial Improvements for improved customer service, security, confidentiality, and efficiency;
\$500,000 budget, construction schedule 6/06 – 12/06.
2. 1242 95th Ave (6 units) - Complete Non-Federally Funded Sixplex Renovation;
\$600,000 budget, construction schedule 4/06-10/06;
3. Complete A/E Design and Renovation projects totaling \$6,216,200 in capital improvements for the following:
 - o 1424 50th Ave (4 units);
\$500,900 budget, construction schedule 5/06-11/06.
 - o 1445 50th Ave (6 units);
\$730,700 budget, construction schedule 5/06-11/06.
 - o 2011 7th Ave, (6 units);
\$831,200 budget, construction schedule 5/06-11/06.
 - o 2919 E.16th Street (12 units);
\$1,629,000 budget, construction schedule 6/06-12/06.
 - o 2170 E. 28th Street (11 units);
\$1,438,200 budget, construction schedule 6/06-12/06.
 - o 2056 35th Ave. (9 units);
\$1,500,200 budget, construction schedule 6/06-12/06.
4. Complete fire repair of 1236 E. 17th Street (10 units);
\$1,250,000 budget, design schedule 5/06 – 9/06.
5. 1180 25th Avenue - Service Center Parking Lot Design/Build Project;
\$750,000 budget, construction schedule 6/05-4/06.
6. Complete the following three (3) Non-Federally Funded Single Family Home Renovation projects:
 - o 1263 95th Avenue; \$150,000 budget, construction schedule 3/06 – 6/06.
 - o 1168 78th Avenue; \$125,000 budget, construction schedule 3/06 – 6/06.

- o 1240 77th Avenue; \$120,000 budget, construction schedule 3/06 – 6/06.
- 7. 2509 77th Avenue (22 Units) Complete A/E Design and plan for Renovations; \$3,300,500 budget, design schedule 4/06 – 8/06.

Projects In Planning and Development

8. 2381 E 21st Street (4 units); A/E Design and plan for Renovations \$500,000 budget, design schedule 5/06-8/06.
9. 3500 Bruce Street (8 units); A/E Design and plan for Renovations \$1,200,000 budget, design schedule 6/06-9/06.
10. 4203 Terrace Street (4 units); A/E Design and plan for Renovations \$600,000 budget, design schedule 6/06-9/06.
11. 6921 Fresno Street (5 units); A/E Design and plan for Renovations \$600,000 budget, design schedule 5/06-8/06.
12. 1739 89th Avenue: (6 units); A/E Design and plan for Renovations \$800,000 budget, design schedule 5/06-8/06.
13. 533 59th Street (9 units); A/E Design and plan for Renovations \$800,000 budget, design schedule 6/06-9/06.
14. 1599 54th Avenue (4 units); A/E Design and plan for Renovations \$600,000 budget, design schedule 6/06-9/06.
15. 2102 E 17th Street (4 units); A/E Design and plan for Renovations \$600,000 budget, design schedule 5/06-8/06.
16. 2155 E 28th Street (5 units); A/E Design and plan for Renovations \$700,000 budget, design schedule 5/06-8/06.
17. 2272 E 19th Street (4 units); A/E Design and plan for Renovations \$600,000 budget, design schedule 5/06-8/06.
18. 2440 E 21st Street (8units); A/E Design and plan for Renovations \$800,000 budget, design schedule 5/06-8/06.
19. 869 Walker Street (4 units); A/E Design and plan for Renovations \$600,000 budget, design schedule 5/06-8/06.
20. 4118 Lyon Street (8 units); A/E Design and plan for Renovations \$1,400,000 budget, design schedule 6/06-9/06.

Projects Under Consideration

21. 1930-1944 16th Avenue (9 units); Complete A/E Design and plan for Renovations.
22. 2530 9th Avenue (15 Units); Complete A/E Design and plan for Renovations.
23. 2933 Martin Luther King Jr. Way; Complete A/E Design and plan for Renovations.
24. 541 29th Street; Complete A/E Design and plan for Renovations.
25. 2474 26th Avenue; Complete A/E Design and plan for Renovations.
26. 2212-2216 E. 21st Street; Complete A/E Design and plan for Renovations.
27. 2311 – 2315 98th Avenue; Complete A/E Design and plan for Renovations.

OHA also intends to redevelop the Tassafaronga public housing site if awarded funding from the HOPE VI program.

In all of its major capital projects, including those listed above, OHA will comply with the Americans with Disabilities Act and Section 504 of the Rehabilitation Act. Additionally, when feasible, ground floor apartments will be made adaptable and will include washer and dryer hook-ups.

To assess the condition of the remainder of its housing stock, following years of limited funding, OHA recently completed a comprehensive assessment of the properties' physical condition. This assessment provides the Authority with an up-dated description of existing conditions, needed and anticipated repairs, and cost estimates. Using this report, the Authority is able to set priorities for the use of funds for capital improvements at the remaining scattered sites.

Beginning in July 2004, the Authority hired a consultant team to provide the Physical Need Assessment of OHA's scattered site Public Housing stock. The primary purpose of the assessment was to identify physical work essential to bring public housing up to contemporary housing and energy conservation standards. The secondary purpose was to develop alternative funding possibilities for rehabilitating and/or replacing the housing. The assessment was broken down into three different phases and did not include the HOPE VI mixed-finance sites or Lockwood Phase III.

Inspections were performed based on the Observable Systems Method. No destructive investigation or testing of equipment was performed. Concealed building systems were assessed by interviews with appropriate OHA maintenance staff. All major building and site systems were assessed, including, but not limited to the building envelope, mechanical systems, electrical systems and plumbing systems. A professional cost estimator provided a review and update of the unit costing information for the database. The projection of useful life for each system included consideration of average useful life, the age of the system and the condition observed.

For each phase, the Consultant Team inspected a sample of units at each site, assessing any deficiencies and estimated costs of correcting those defects. The scope of work required full written assessments and summary reports for each site. The assessment also listed and prioritized all capital needs for each site, as well as an interactive Windows-based database, which will enable the Authority to update work items and evaluate progress as work is scheduled and completed.

The vast majority of the OHA properties are small apartment complexes, generally ranging from two to twelve units, and are scattered throughout the city. Almost without exception, the construction dates of these buildings range from 1966 to 1972. Most of these properties have had little, if anything, in the way of modernization or upgrades. As these buildings are approaching 35 to 40 years in age, several major systems are beginning to show signs of failure. Nearly all of the buildings have the original windows and exterior siding and most have the original roofs. This aging housing inventory accounts for the vast majority of the estimated costs in the immediate needs section of the report. The report identifies the need of \$49,584,200 for immediate repairs at 266 sites.

OHA is considering alternate solutions to the backlog of deferred maintenance at the scattered sites. One approach may be to leverage the capital fund with a mixed finance approach, such as that utilized in the HOPE VI program. OHA could place scattered site units in a rental partnership and take advantage of the opportunity to leverage private investment to renew, reconfigure or redevelop these sites. Another approach may be to issue bonds backed by the future stream of capital funds in order to accelerate the

renovation of scattered site units. OHA has also procured bond counsel to work with the Coliseum Gardens project and any capital fund bonding that the OHA undertakes.

B. Capital Expenditures

The following information is for planned actual cash flow expenditures during FY 2007:

- 1805 Harrison Street – Office Improvements - \$500,000;
- 1242 95th Ave. Non-Federally Funded Sixplex - \$600,000;
- 1424 50th Ave. - \$408,900;
- 1445 50th Ave. - \$730,700;
- 2011 7th Ave. - \$664,960;
- 2919 E. 16th Street - \$407,250;
- 2170 E. 28th Street - \$359,550;
- 2056 35th Ave. - \$117,820;
- 1236 E. 17th Street – \$125,000;
- 1180 25th Ave. Service Center Parking Lot - \$562,500;
- 1263 95th Ave. Non-Federally Funded Single Family Home - \$112,500;
- 1168 78th Ave. Non-Federally Funded Single Family Home - \$93,750;
- 1240 77th Ave. Non-Federally Funded Single Family Home - \$90,000;
- 2509 77th Ave. – \$217,850;

C. Planned Demolition and Disposition Requests

OHA will explore ways of simplifying the demolition and/or disposition approval process with HUD to see if the extensive time and effort needed to complete and submit repetitive information can be reduced or eliminated.

The Authority may submit Demolition and Disposition Applications to HUD Special Applications Center partial or complete demolition of the following developments:

- 624 Apgar Street (5 units);
- 3025 Martin Luther King Jr. Boulevard (7 units);
- 2509 77th Avenue (22 units); and
- Tassafaronga (945 84th Avenue) (87 units);
- 1236 East 17th Street (10 units).

OHA also intends to apply to HUD for a broad disposition of all the Authority's scattered public housing sites, and work with HUD to phase the replacement of some of those sites in FY 2007.

Such plans will be dependent on developing replacement strategies.

D. Planned Homeownership Activities

OHA will continue its Section 8 homeownership program. Currently, over 250 families are in various phases of homeownership counseling, 350 families are on the waiting list to join homeownership counseling, and nine households have purchased homes using the Section 8 Homeownership program. An additional two households are expected to close escrow prior to the end of FY 2007. The Authority may make changes to its homeownership

program in response to other proposed changes under the MTW program (e.g., changes in the method of calculating subsidy).

In the first quarter of FY 2007, OHA and its development partner, Bridge Housing Corporation, are scheduled to break ground on 14 new townhomes. These townhomes will complement the Mandela Gateway HOPE VI development by completing the redevelopment of the block that had been the former site of Westwood Gardens. Its 14 townhomes will be sold to first-time homebuyers by December 2007. Originally scheduled for a construction start in FY 2005, the project can now move forward, due to the City of Oakland's recent award of supplemental funding.

At the Coliseum Gardens HOPE VI development, OHA plans to complete the pre-development phase for 28 townhomes and break ground during the second quarter of 2007. Approximately 20 percent of the ownership units at Coliseum Gardens are expected to be affordable for first time homebuyers.

In March 2005 the Authority received a HUD grant award of \$500,000 for Resident Opportunities for Self Sufficiency (ROSS HSS) Homeownership Supportive Services. The ROSS HSS funds allow the Authority to deliver homeownership training, a \$3,000 match for IDA savings and self-sufficiency supportive services to assist 30 public housing residents with home purchase. ROSS HSS funds also allow the Authority to provide a Housing Choice Voucher, to be used for home purchase only, for each of the 30 public housing participants who complete their individual family plan and qualify for a home purchase loan with a lender. The Authority has hired an HSS Coordinator and established contracts with sub-contractors to help administer the program. With additional support from OHA and its non-profit development partners, over 100 public housing families have been registered for the program, with 49 residents having completed a portion of the homebuyer training series.

E. Procurement

The OHA Board of Commissioners authorized staff in FY 2006 to implement a system of qualifications-based selection of general contractors. This new procurement policy will be based on the Authority's existing process for recruiting and procuring professional services, such as architects, attorneys, and developer partners.

Current policy for selection of general contractors dictates that the Authority procure goods and services largely based on the "lowest responsible bid." The Authority may only determine if the bid is responsive to the Request for Bids, and award the contract based on the bid price. OHA shall pursue this change following its experience with the HOPE VI program having demonstrated advantages to qualification-based selection, where highly qualified contractors have delivered reliable cost estimates and completed jobs on time and within budget.

SECTION VII

MANAGEMENT INFORMATION FOR PUBLIC HOUSING UNITS

This section provides information on OHA management performance indicators for public housing units under OHA management at the beginning of the fiscal year on July 1, 2006.

A. Vacancy Rates

1. Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year

See Attachment VII-A

2. Issues and Proposed Actions

OHA will have approximately a six percent routine (non-modernization) public housing vacancy rate for reoccupancy at the beginning of the Fiscal Year. The Authority will continue to increase efficiencies in its leasing process to ensure that vacant units are leased to eligible families in the shortest period of time. Currently, 145 units are undergoing comprehensive modernization and thus unavailable.

3. Target Rates by Property at End of the Fiscal Year

The Authority's target is less than two percent vacancy for all public housing sites by the end of the fiscal year on June 30, 2007.

B. Rent Collections

1. Percentage of Rents Uncollected at Beginning of the Fiscal Year

The percentage of rents uncollected at the beginning of the fiscal year on July 1, 2006 is expected to be 3.5 percent.

2. Issues and Proposed Actions

OHA will continue to analyze tenant accounts on a monthly basis. To preserve the tenancy, the Authority will continue to work with public housing families to help them develop better rent payment practices. In some cases repayment agreements will be considered as an alternative to eviction for failure to pay rent.

3. Targeted Percentage of Rents Uncollected at End of the Fiscal Year

The targeted percentage of rents uncollected at the end of the fiscal year on June 30, 2007 is less than three percent.

C. Work Orders

1. Response Rates at Beginning of the Fiscal Year

a. Percentage of Emergency Work Orders Abated within 24 Hours

100 percent of all Emergency Work Orders are planned to be responded to within 24 hours.

b. Percentage of Non-Emergency Work Orders Completed within 30 days

90 percent of Regular Work Orders are planned to be completed within 30 days or scheduled in a program for completion.

2. Issues and Proposed Actions

Cuts in federal funding for the Public Housing program have a significant impact on the resources available for maintaining and repairing OHA's housing stock. Yet despite last year's historic underfunding of the program, OHA was able to make progress reducing its backlog of outstanding work orders. At slightly more than 1000, the backlog of repairs to Public Housing units was reduced by over 45 percent.

OHA expects to further improve on this record through better on-site logistics at its Facilities Management department. By expanding and reorganizing the OHA vehicle parking facilities, the Authority expects to reduce staff time spent at the department headquarters during the beginning and end of the work day. This should significantly improve departmental productivity by increasing staff time working in the field. OHA therefore anticipates a reduction in the number of outstanding work orders.

3. Target Rates at End of the Fiscal Year

95 percent of Regular Work Orders are planned to be completed, or scheduled in a program for completion, within 30 days.

D. Inspections

1. Description of Inspection Strategy

OHA will continue to inspect all available public housing units and buildings on an annual basis. Units and buildings that are vacant and undergoing comprehensive modernization through capital improvement renovations or HOPE VI will not be inspected until they are ready for reoccupancy.

2. Percentage of Planned Inspections this Fiscal Year

OHA will target 100 percent of all units and buildings that are occupied or are available for occupancy. Units and buildings that are vacant and undergoing comprehensive modernization through capital improvement renovations or HOPE VI will not be inspected until they are ready for reoccupancy.

E. Utilities

In 1997, OHA contracted with EUA Citizens Conservation Services, Inc. to conduct a utility audit. As a result, a program to promote and implement energy and water conservation measures was established. The energy improvements were financed by a \$2.3 million energy construction lease with a payback term of 12 years. Additional energy improvements, such as dual-pane windows, insulation, and heating boilers, were recommended by the audit but could not be implemented because the payback term exceeded the 12 years allowed by HUD.

HUD has recently increased the energy improvements payback period from 12 to 20 years. With this new timeframe for payback, the Authority issued an RFP for utility audit services to explore whether there may be more opportunities for savings, including implementation of additional audit recommendations. The Authority will also consider alternative options to finance future improvements.

OHA has also contracted with the *Energy Partners Program (EPP)* offered by Pacific Gas & Electric (PG&E), which provides free energy efficiency services such as energy audits, resident education, weatherization measures, and energy efficient appliances to reduce gas and electric uses. Approximately 750 public housing units were audited through EPP in FY 2006, the majority being in the large complexes. For FY 2007, OHA plans to continue with the EPP program. It is anticipated that 600 units will be audited, due to more auditing of the scattered sites. .

F. Security – Issues and Proposed Actions

The Oakland Police Department (OPD) is the primary law enforcement agency in the city, including at Authority-owned properties. The Oakland Housing Authority Police Department (OHAPD) has been established to supplement and leverage the resources of the much larger municipal police agency. OHAPD Officers do not respond to emergency 911 calls or conduct lengthy investigations, and therefore are able to focus their time on community issues raised by Authority tenants and residents in neighborhoods surrounding Authority properties.

OHAPD officers have assisted with program integrity including investigating potential fraud in the Section 8 and public housing programs. OHAPD will continue to focus attention on crime related issues and other community concerns which affect public housing tenants and Section 8 participants.

During Fiscal Year 2007, OHAPD will focus on the following goals and objectives:

- Employ proactive measures toward reducing crime on and around Authority-owned properties;
- Conduct regular crime analysis on calls for service to determine trends as well as types of calls OHAPD is receiving and adjust workload assessments and officer deployment accordingly;
- Continue to investigate fraud in the Section 8 and public housing programs;

- Increase resident involvement through community meetings and resident patrols;
- Continue to create safety brochures for public housing residents, Section 8 participants and Authority employees;
- Maintain national accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA);
- Continue Police Athletic League (PAL) activities which includes camping trips and other outings with youth;
- Conduct emergency action plan drills and demonstrations at all Authority service facilities; and
- Conduct resident surveys and utilize the survey result information when developing patrol strategies.

SECTION VIII **MANAGEMENT INFORMATION** **FOR SECTION 8 UNITS**

This section provides information on OHA management performance indicators for administering the Section 8 Program, notes issues and proposed actions that will affect the indicators and provides OHA's projected targets for the indicators for the end of the fiscal year.

A. Leasing Information

1. Percentage of Section 8 Units Under Lease at the Beginning of the Fiscal Year

The Authority projects that 95 percent of Section 8 units will be under lease at the beginning of the fiscal year on July 1, 2006.

2. Percentage of Section 8 Units Projected to be Under Lease at the End of the Fiscal Year

The Authority projects that 97 percent – 100 percent of Section 8 units will be under lease at the end of the fiscal year on June 30, 2007.

3. Plans Regarding:

a. Rent Reasonableness

OHA is unlikely to make any changes in the area of rent reasonableness. However, OHA may examine changes in areas such as subsidy provision or in response to program funding changes.

b. Expanding Housing Opportunities

OHA will continue its outreach activities to increase housing opportunities. The Authority has begun to utilize site-based wait lists in its project-based voucher program and will expand such use to its Section 8 Moderate Rehabilitation Program over the coming year. OHA will establish quality control procedures to ensure that these site-based wait lists comply with the outreach requirements established by both HUD and OHA. The Authority may also expand eligible housing types under the program to include assisted living facilities and communities. OHA may examine and change its income targeting requirements. The Authority also may examine utilizing differing payment standards or subsidies for families in areas with differing rental costs.

c. Deconcentration of Low Income Families

OHA may examine and change its income targeting requirements. The Authority also may examine utilizing differing payment standards or subsidies for families in areas with differing rental costs.

d. Portability

OHA may consider limiting portability in cases where it is being billed by the receiving housing authority.

4. Issues and Proposed Actions

OHA will develop updated and effective reporting and monitoring systems in response to any program changes it makes. The Authority will explore methods of streamlining both the reporting requirements it has for Section 8 clients and what is reported to HUD.

B. Inspection Strategy

1. Description of Inspection Strategy:

a. Planned Inspections Completed (by Category):

i. Annual HQS Inspections

Currently, 100 percent of Section 8 units have HQS inspections. However, OHA may develop an alternative inspection methodology that would require different frequent inspections and a different methodology.

ii. Pre-contract HQS Inspections

OHA will continue to inspect 100 percent of Section 8 units prior to contract.

iii. HQS Quality Control Inspections

Currently, OHA maintains a quality control schedule in accordance with the standards set forth under HUD's SEMAP guidelines. However, the Authority may develop an alternative inspection methodology that would require a different number of quality control inspections.

b. HQS Enforcement

OHA enforces 100 percent of HQS findings in cases of complaints and failed inspection items. However, the Authority may develop an alternative inspection methodology that would allow some items to be cross-certified by the Section 8 client and owner without a follow-up physical inspection by the Authority

SECTION IX

RESIDENT PROGRAMS

This section describes the community and supportive services programs available to OHA public housing residents and Section 8 clients. This section also describes issues and proposed actions for resident programs during this fiscal year.

A. Description of Programs and Activities

The Oakland Housing Authority mission includes the aim to support public housing resident and Section 8 participant self-sufficiency, civic involvement and economic development. Specifically, the Authority supports this through the following methods:

- Provide resource information, referral and enrollment assistance to community based services;
- Distribute and post job training and employment opportunities;
- Provide on-site orientations and workshops facilitated by partner agencies;
- Coordinate para-professional job training programs targeting seniors and young adults;
- Facilitate the Resident Opportunities for Self Sufficiency Homeownership Supportive Services (ROSS-HSS) HOPE VI and Section 8 programs;
- Maintain the Section 8 Family Self Sufficiency (FSS) program;
- Increase Section 3 job opportunities and training;
- Recruit and assist Section 3 resident businesses to obtain work on Authority contracts;
- Refer residents/clients to entrepreneurial training and support programs;
- Coordinate resident/client leadership training for participation in citywide civic activities;
- Oversee HOPE VI Community and Supportive Services as provided by community based organizations;
- Provide staff support to resident community groups and resident councils;
- Staff the Resident Advisory Board;
- Organize site based resident programs and activities; and,
- Work in partnership with community-based organizations to ensure that Section 8 participants and public housing residents have equal access to self-sufficiency services and opportunities.

B. Issues and Proposed Actions

OHA programs and services will continue to assist residents and Section 8 participants to obtain employment, completion of education goals, completion of savings programs, civic participation, heightened awareness and improved lifestyle toward positive mental and physical health, participation in life enrichment activities and homeownership. While the Authority and its partners have experienced reduced resources, Authority staff continues to provide resident programs and activities through the creative reorganization of services and programs, fund raising, and the establishment of new and unique community partnerships.

The primary issue that continues to affect resident programs is the reduction in service funding and ensuring that Authority clients have the essential skills to compete in the ever-

changing job market. To address this challenge, the Authority will consider and may adopt the following program enhancements:

- Identify and provide information for Section 8 participants and public housing residents to transition from governmental subsidies.
- Provide information and resources for Section 8 participants and public housing residents to develop career paths.
- Support Section 8 participants and public housing residents in becoming homeowners via the Section 8, HOPE VI, ROSS Homeownership and Supportive Services for Public Housing Residents, IDEA and other local Homeownership programs.
- Increase the number of participants in the Section 8 FSS program.
- OHA is considering expanding the MOMS (Maximizing Opportunities for Mothers to Succeed) program from one to two sites.
- Develop a public housing self-sufficiency incentive program that includes implementation of the Public Housing FSS Program.
- Provide regular training for Authority staff through non-profit resources to increase staff knowledge of workforce development, home-ownership and social service program skill sets.
- Enhance and support partnerships with community-based organizations that provide in-home supportive services.
- Co-author funding proposals (non-government) with community based organizations and faith-based partners (also utilizing the Authority's non-profit foundation).

SECTION X
OTHER INFORMATION REQUIRED BY HUD

This section provides documentation to HUD that OHA has complied with specific requirements of the MTW Agreement. Attached therefore are the following items:

A. Board Resolutions

Board Resolution adopting the FY 2007 MTW Annual Plan;

B. Required Certifications and Other Submissions from which OHA is Not Exempted by the MTW Agreement

None

C. Submissions required for the Receipt of Funds

Form HUD-52723, Calculation of PFS Operating Subsidy
Form HUD-52722-A, Calculation of Allowable Utilities Expense Level
Form HUD-52673, Estimate of Total Required Annual Contributions
Form HUD-52663, Requisition for Partial Payment of Annual Contributions
Employee Allocation Certification

ATTACHMENTS

Attachment A	Minutes of the Resident Advisory Board Meeting held to review the Annual Plan
Attachment B	Minutes of the Public Hearing held to review the Annual Plan
Attachment VII-A	Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year
ACOP	Public Housing Admissions and Continued Occupancy Policy (ACOP), including Verification Procedures
ADMIN. PLAN	Section 8 Administrative Plan (Admin Plan)

RESIDENT ADVISORY BOARD MTW Annual Plan Review (1st of 3) February 16, 2006		
Subject Presented	RAB Comment/Question/Concern (Para-phrased)	Staff Response
Planned Re-organization of OHA Staffing Structure and Operations ✓ Property Based Management ✓ Property Based Budgeting ✓ Merging Property Operation functions ✓ Proposed pilot partnerships with non profit property management firms		
	<ul style="list-style-type: none"> ▪ Will this reorganization impact the Section 8 Program? 	<ul style="list-style-type: none"> ▪ Explanation of Leased Housing Department re-organization provided, including changes in customer service.
	<ul style="list-style-type: none"> ▪ How will OHA operate and provide service when it is in a deficit now? 	<ul style="list-style-type: none"> ▪ History of deficit provided. ▪ Examples provided about how OHA will use MTW and Property Based Management to improve efficiencies and effectiveness.
	<ul style="list-style-type: none"> ▪ What you will get is a revolving gentrification issue. Some communities will go up and some will go down. With this process it may cause gentrification of poor people because you will take money from properties that are not doing well and put into a site doing well. 	<ul style="list-style-type: none"> ▪ OHA commitment to serving low-income families re-affirmed. ▪ Examples given about how OHA will equalize property improvements through rehab and/or site disposal and acquisition.
Overview of MTW Policy Changes to be covered in next 3 meetings ✓ Budgetary changes ✓ MTW Timeline ✓ Administrative Plan ✓ ACOP		
	<ul style="list-style-type: none"> ▪ Are these changes in place now? 	<ul style="list-style-type: none"> ▪ No. Each requires Board approval. Many will begin in late spring.
	<ul style="list-style-type: none"> ▪ Questions were asked about the lack 	<ul style="list-style-type: none"> ▪ Staff informed RAB that the

RESIDENT ADVISORY BOARD MTW Annual Plan Review (1st of 3) February 16, 2006		
Subject Presented	RAB Comment/Question/Concern (Para-phrased)	Staff Response
	of marketing for several affordable rental properties identified as OHA.	properties were not OHA funded and provided brief explanation about the variety of affordable rental property in Oakland.
	<ul style="list-style-type: none"> ▪ RAB Suggestion: OHA should provide a link on the website that clarifies the confusion on these properties, and provides a link to other affordable rental housing. 	<ul style="list-style-type: none"> ▪ Staff committed to considering this suggestion.
	<ul style="list-style-type: none"> ▪ Regarding background checks, what is your selection method? We do not want to increase criminals in housing. 	<ul style="list-style-type: none"> ▪ Section 8-background check process described.
	<ul style="list-style-type: none"> ▪ What is the relationship between OPD and OHAPD? 	<ul style="list-style-type: none"> ▪ OHAPD and OPD partnership described.
Overview of ACOP		
	<ul style="list-style-type: none"> ▪ No RAB comments to overview provided. 	
Overview of Physical Improvements for Public Housing Scattered Sites		
<ul style="list-style-type: none"> ✓ Taking Responsibility Team ✓ Team site assessments ✓ Improved greening, painting and curb appeal efforts 		
	<ul style="list-style-type: none"> ▪ Several questions were raised regarding the maintenance of senior sites. 	<ul style="list-style-type: none"> ▪ Description and confirmation of OHA commitment to maintain properties provided. ▪ Specific senior site property issues were addressed.
Conversion of Scattered Sites		
<ul style="list-style-type: none"> ✓ HOPE VI Updates provided ✓ Potential for resident purchase 		
	<ul style="list-style-type: none"> ▪ Request for a tour of scattered sites requested. 	<ul style="list-style-type: none"> ▪ Staff committed to tour, to be held as weather permits. ▪ Staff provided a PowerPoint

RESIDENT ADVISORY BOARD MTW Annual Plan Review (1st of 3) February 16, 2006		
Subject Presented	RAB Comment/Question/Concern (Para-phrased)	Staff Response
		presentation at the meeting to show the sites to be rehabbed.
	<ul style="list-style-type: none"> ▪ What would be the relocation options for residents at scattered sites that are sold? 	<ul style="list-style-type: none"> ▪ HOPE VI sites and other public housing.
	<ul style="list-style-type: none"> ▪ Sell the bad sites and use the money for other sites. May we suggest that 77th & Bancroft be demolished or sold? The “energy” is not good around that site, due to many murders. 	<ul style="list-style-type: none"> ▪ Staff accepted suggestion.
	<ul style="list-style-type: none"> ▪ To determine whether to demolish a site, "we need to do some kind of study." 	<ul style="list-style-type: none"> ▪ Physical needs assessment described.
Public Comment Period		
	<ul style="list-style-type: none"> ▪ "The policy that we would like to address is the policy of putting two genders in the same bedroom." ▪ "OHA should consider a hotline for Section 8 participants who are having difficulties with Management." ▪ "We want OHA staff to take lie detector test." 	<ul style="list-style-type: none"> ▪ Public comment noted for the record.

RESIDENT ADVISORY BOARD MTW Annual Plan Review (2nd of 3) March 23, 2006		
Subject Presented	RAB Comment/Question/Concern (Para-Phrased)	Staff Response
Administrative Plan		
	<ul style="list-style-type: none"> ▪ What is the Administrative Plan? 	<ul style="list-style-type: none"> ▪ Overview of Administrative Plan was provided, and the detailed presentation was moved to the April 5, 2006 RAB meeting.
	<ul style="list-style-type: none"> ▪ Are rents changed yearly? 	<ul style="list-style-type: none"> ▪ Rent determination process described.
	<ul style="list-style-type: none"> ▪ Does the housing authority have an effective way to get landlord's information? 	<ul style="list-style-type: none"> ▪ Landlord contacts and verification process described.
	<ul style="list-style-type: none"> ▪ What options are available for clients when disputing OHA decisions on setting rents? 	<ul style="list-style-type: none"> ▪ Process described.
	<ul style="list-style-type: none"> ▪ How do clients dispute unfair landlord practices? 	<ul style="list-style-type: none"> ▪ Process described.
2006-2007 OHA Operating Budget		RAB participated in thorough review of the FY 2007 budget.
	<ul style="list-style-type: none"> ▪ If OHA eligible for more money then how can they (Washington, DC) decide not to give it to us? 	<ul style="list-style-type: none"> ▪ Staff opinion provided.
	<ul style="list-style-type: none"> ▪ Is OHA different from other PHA's? 	<ul style="list-style-type: none"> ▪ National PHA budget crisis discussed.
	<ul style="list-style-type: none"> ▪ Can selling scattered sites help? 	<ul style="list-style-type: none"> ▪ Selling of sites acknowledged as an option.
	<ul style="list-style-type: none"> ▪ Why does OHA patch instead of replace scattered sites? 	<ul style="list-style-type: none"> ▪ Physical needs assessment and agency budget discussed.
	<ul style="list-style-type: none"> ▪ Aren't you (OHA) just slumlords? What makes "you" different from slumlords? 	<ul style="list-style-type: none"> ▪ OHA mission discussed with focus on support programs, program quality and conflict with deficit funding.
	<ul style="list-style-type: none"> ▪ What is the Moving to Work Budget? 	<ul style="list-style-type: none"> ▪ Explanation of MTW and budget process provided.
	<ul style="list-style-type: none"> ▪ What are the special purposes housing? 	<ul style="list-style-type: none"> ▪ Section 8 Special Programs described.
	<ul style="list-style-type: none"> ▪ How can OHA spend more than it takes in? (question specific to proposed budget) 	<ul style="list-style-type: none"> ▪ OHA is proposing the spending on investments and reserves.
	<ul style="list-style-type: none"> ▪ Various questions on reserves, taxes and source of reserves. 	<ul style="list-style-type: none"> ▪ OHA investments described.
Admissions and Occupancy Policy		<ul style="list-style-type: none"> ▪ The RAB participated in a thorough review of the proposed

RESIDENT ADVISORY BOARD
MTW Annual Plan Review (2nd of 3)
March 23, 2006

Subject Presented	RAB Comment/Question/Concern (Para-Phrased)	Staff Response
(ACOP)		changes in each of the 16 chapters of the ACOP.
	<ul style="list-style-type: none"> ▪ Several questions regarding live-in aide requirements. 	<ul style="list-style-type: none"> ▪ Overview of live-in aide requirements provided
	<ul style="list-style-type: none"> ▪ Several questions regarding accessibility for multi-story buildings, senior buildings specific to motorized scooters. 	<ul style="list-style-type: none"> ▪ Accessibility regulations and policies described and discussed.
	<ul style="list-style-type: none"> ▪ What recourse does OHA have if a problem tenant is mentally ill? 	<ul style="list-style-type: none"> ▪ Process for For Cause Eviction, 504 requirements, supportive services and lease termination discussed.
	<ul style="list-style-type: none"> ▪ Questions regarding the application and wait list process were raised using the recent Section 8 wait list opening as a discussion topic. 	<ul style="list-style-type: none"> ▪ Staff used the recent Section 8 wait list lottery as a case study to describe the regulatory requirements.
	<ul style="list-style-type: none"> ▪ Please explain the Assets policy. 	<ul style="list-style-type: none"> ▪ Requirements and policy described.
	<ul style="list-style-type: none"> ▪ What is a family? 	<ul style="list-style-type: none"> ▪ Regulation described.
	<ul style="list-style-type: none"> ▪ What is the age limit for community service requirement? 	<ul style="list-style-type: none"> ▪ Regulation described.
Public Comment Period		<ul style="list-style-type: none"> ▪ No comments.
Presentation of Administration Plan		
	<ul style="list-style-type: none"> ▪ Do the 180 days absent family member policy affect members of the household if they come and go for periods of time? 	<ul style="list-style-type: none"> ▪ Staff explained the “absent family member policy” and the allowable exemptions beyond 180 days.
	<ul style="list-style-type: none"> ▪ Will these be new project base vouchers issued? 	<ul style="list-style-type: none"> ▪ The process for issuing Section 8 Vouchers described.
	<ul style="list-style-type: none"> ▪ Will they be for families? 	<ul style="list-style-type: none"> ▪ Voucher issuance and project based voucher process described.
	<ul style="list-style-type: none"> ▪ How do participants owe money to the Authority? 	<ul style="list-style-type: none"> ▪ Various common scenarios described, including unreported income.
	<ul style="list-style-type: none"> ▪ When children become adults, would someone become ineligible for the program? 	No, If the family composition changes, the family will receive less subsidy which may influence the family to move into a unit with less bedrooms.
	<ul style="list-style-type: none"> ▪ Is it illegal to overpay the rent allocated to pay? 	<ul style="list-style-type: none"> ▪ Rent determination and payment process described.
	<ul style="list-style-type: none"> ▪ What if the entire family leaves 	<ul style="list-style-type: none"> ▪ Staff explained process for change

RESIDENT ADVISORY BOARD
MTW Annual Plan Review (2nd of 3)
March 23, 2006

Subject Presented	RAB Comment/Question/Concern (Para-Phrased)	Staff Response
	except the Head of Household?	in family composition and continued eligibility.
	<ul style="list-style-type: none"> ▪ What is going on in the Section 8 office? 	<ul style="list-style-type: none"> ▪ Staff described the current reorganization process, including new workload distribution, new staff hires, standardization of processes, centralized customer service and a focus on increased efficiencies.
	<ul style="list-style-type: none"> ▪ Is there a Communication Specialist? ▪ RAB member stated: “Customers are finding it hard to resolve issues for themselves and are being given the run-around.” 	<ul style="list-style-type: none"> ▪ No, the Customer Service Specialist will serve as the line of communication between the public and the agency. ▪ Staff acknowledged that the reorganization will include a clarification of staff roles to improve customer service.
	<ul style="list-style-type: none"> ▪ Will the Customer Service Specialist be able to address specific issues? 	<ul style="list-style-type: none"> ▪ Staff described the new centralized customer service unit role. ▪ Staff highlighted the new Frequently Asked Questions page available on the OHA website.
	<ul style="list-style-type: none"> ▪ Are there any quality assurance mechanisms in place to ensure all information is being sent to the right place in a timely fashion, such as unit inspection, income and lease being implemented? 	<ul style="list-style-type: none"> ▪ Yes, through performance reviews, we have set expectations of the number of inspections and rent calculations that should be completed. We anticipate that there will be more measures in place as the reorganization is completed.
	<ul style="list-style-type: none"> ▪ Do the teams of Specialists come together as a group? 	<ul style="list-style-type: none"> ▪ Yes, staff has weekly meetings and training monthly for all staff.
	<ul style="list-style-type: none"> ▪ Is there a centralized database to store the information from the different Specialists? 	<ul style="list-style-type: none"> ▪ Staff explained that OHA currently uses several databases for different functions, including manual client files. ▪ Staff explained that new computer systems are being explored for centralizing information.
	<ul style="list-style-type: none"> ▪ How are you promoting the program? 	<ul style="list-style-type: none"> ▪ Staff described the current Section 8 program marketing process.
	<ul style="list-style-type: none"> ▪ What is going on with the Family Self Sufficiency Program? 	<ul style="list-style-type: none"> ▪ Staff described the FSS program requirements, current staffing and program goals. ▪ It was acknowledged that the

RESIDENT ADVISORY BOARD
MTW Annual Plan Review (2nd of 3)
March 23, 2006

Subject Presented	RAB Comment/Question/Concern (Para-Phrased)	Staff Response
		<p>current FSS program has over 300 families enrolled.</p> <ul style="list-style-type: none"> ▪ The average family graduates from the program with \$12, 000 in savings.

RESIDENT ADVISORY BOARD MTW Annual Plan Review (3rd of 3) April 5, 2006		
Subject Presented	RAB Comment/Question/Concern (Para-Phrased)	Staff Response
Presentation on Scattered Site Improvements ✓ Site Responsibility ✓ Power Point presentation provided		
	<ul style="list-style-type: none"> ▪ Why does OHA patch roofs that are flawed? 	<ul style="list-style-type: none"> ▪ Staff described the current OHA plan to complete major roof improvements to identified sites once the rainy season.
	<ul style="list-style-type: none"> ▪ Do residents ever help with maintenance issues? 	<ul style="list-style-type: none"> ▪ Staff committed to exploring resident involvement as an option. It was acknowledged that Union concerns would have to be addressed.
	<ul style="list-style-type: none"> ▪ Can we get the RAB meeting documents at least a week in advance? Perhaps there can be some explanatory material that simplifies any changes or additions to the documents. 	<ul style="list-style-type: none"> ▪ Staff committed to improved advance delivery of RAB information packets to members.
	<ul style="list-style-type: none"> ▪ We need younger people and working families on the RAB. Is it possible to create a flyer and send it out? 	<ul style="list-style-type: none"> ▪ Staff committed to RAB member recruitment added as an agenda item at the next meeting.
Public Comment Period		<ul style="list-style-type: none"> ▪ No comments.

<u>PUBLIC HEARING</u> MTW Annual Plan Thursday, March 30, 2006		
Subject Presented	Public Comment Received	Staff Response
<ul style="list-style-type: none"> ▪ Overview of MTW Annual Plan ▪ Overview: Proposed Changes to the Admissions and Continued Occupancy Policy (ACOP) ▪ Overview: Proposed changes to the Administrative Plan 	<ul style="list-style-type: none"> ▪ OHA has not met previous commitments to fulfill obligation to non-English speaking residents. ▪ OHA should make provisions as required by State and Federal law. ▪ OHA has not complied according to ACOP Plan. ▪ OHA needs to set a date as to when they will comply. ▪ OHA should plan how it will provide services to non-English population. ▪ There needs to be signage in public area waiting rooms. ▪ There needs to be a procedure to determine what documents are vital and need to be translated in non-English speaking languages. ▪ Speaker committed to providing comments in writing to mtw@oakha.org. 	<p>Comments were all from the Law Center for Families representative, who also submitted these comments in writing on April 10, 2006. Staff will prepare a written response.</p>

VII-A Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year

(as of 3/16/06)

SITE	ADDRESS	VACANT UNITS	TOTAL UNITS	VACANCY RATE
101	755 ALCATRAZ AVE	0	10	0%
102	624 APGAR ST	0	5	0%
103	6309 BAKER ST	0	6	0%
104	5805 CANNING ST	0	4	0%
105	5825 CANNING ST	1	14	7%
106	3839 CLARKE ST	0	5	0%
107	5914 COLBY ST	0	6	0%
108	85 GARLAND AVE	0	3	0%
109	2933 MLK, JR. WAY	1	12	8%
110	3025 MLK, JR. WAY	0	7	0%
111	5125 MLK, JR. WAY	0	8	0%
112	5661 MLK, JR. WAY	0	4	0%
113	1621 HARRISON ST	5	101	5%
114	4520 MONTGOMERY ST	0	4	0%
115	3855 SHAFTER AVE	0	4	0%
116	5120 SHAFTER AVE	0	7	0%
117	4203 TERRACE ST	0	4	0%
118	869 WALKER AVE	1	4	25%
119	3901 WEBSTER ST	1	14	7%
120	4825 WEBSTER ST	0	8	0%
121	2922 WEST ST	0	3	0%
122	3017 WEST ST	2	8	25%
123	3217 WEST ST	0	6	0%
124	2530 9TH AVE	1	15	7%
126	541 29TH ST	0	5	0%
127	565 29TH ST	2	7	29%
128	678 29TH ST	0	3	0%
129	675 30TH ST	0	5	0%
130	522 32ND ST	0	4	0%
131	537 32ND ST	0	12	0%
133	873 32ND ST	0	12	0%
134	716 34TH ST	0	4	0%
135	729 34TH ST	1	3	33%
136	944 34TH ST	0	4	0%
137	454 36TH ST	0	4	0%
138	554 37TH ST	0	9	0%
139	727 37TH ST	0	8	0%
140	866 37TH ST	0	5	0%
141	725 39TH ST	0	5	0%
142	950 40TH ST	0	27	0%
143	768 41ST ST	0	7	0%

VII-A Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year

(as of 3/16/06)

SITE	ADDRESS	VACANT UNITS	TOTAL UNITS	VACANCY RATE
144	881 41ST ST	0	4	0%
145	717 43RD ST	0	4	0%
146	945 44TH ST	1	5	20%
147	565 45TH ST	0	6	0%
148	880 45TH ST	0	6	0%
149	557 46TH ST	0	6	0%
151	933 46TH ST	0	5	0%
152	582 48TH ST	0	10	0%
153	365 49TH ST	2	24	8%
154	827 52ND ST	1	5	20%
155	656 53RD ST	0	14	0%
156	680 55TH ST	0	4	0%
157	648 57TH ST	0	5	0%
158	584 58TH ST	1	12	8%
159	533 59TH ST	0	9	0%
160	810 60TH ST	0	4	0%
161	837 60TH ST	0	4	0%
162	972 61ST ST	0	4	0%
163	368 62ND ST	1	5	20%
164	920 62ND ST	0	4	0%
165	1037 62ND ST	0	10	0%
166	1126 62ND ST	1	16	6%
168	594 63RD ST	0	4	0%
169	987 63RD ST	0	5	0%
170	1039 63RD ST	0	5	0%
171	570 16TH ST	5	75	7%
172	620 17TH ST	1	77	1%
173	2001 MACARTHUR BLVD	2	30	7%
174	1110 64TH AVE	4	100	4%
175	945 84TH AVE	5	87	6%
201	6916 ARTHUR ST	0	6	0%
202	4531 BOND ST	0	6	0%
203	5944 BROMLEY AVE	1	4	25%
204	5945 BROMLEY AVE	1	4	25%
205	9615 E ST	1	5	20%
206	5730 ELIZABETH ST	0	20	0%
207	1061 ELMHURST AVE	0	5	0%
208	7107 FAVOR ST	0	4	0%
209	6921 FRESNO ST	0	5	0%
210	6121 HARMON AVE	0	3	0%
211	6229 HAYES ST	0	6	0%

VII-A Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year

(as of 3/16/06)

SITE	ADDRESS	VACANT UNITS	TOTAL UNITS	VACANCY RATE
212	6130 HILTON ST	1	8	13%
213	7204 HOLLY ST	0	3	0%
214	7209 HOLLY ST	0	5	0%
215	1430 SEMINARY AVE	1	10	10%
217	1465 SEMINARY AVE	0	8	0%
218	1915 SEMINARY AVE	0	18	0%
219	2139 SEMINARY AVE	6	12	50%
221	10221 STANLEY AVE	0	6	0%
222	1737 E 15TH ST	0	6	0%
223	1921 E 15TH ST	0	7	0%
224	2919 E 16TH ST	0	12	0%
225	3012 E 16TH ST	0	5	0%
226	610 E 18TH ST	1	12	8%
227	1815 28TH AVE	2	11	18%
228	1500 38TH AVE	0	4	0%
229	1726 38TH AVE	0	6	0%
230	1853 38TH AVE	1	15	7%
231	1422 47TH AVE	0	7	0%
232	1424 50TH AVE	0	4	0%
233	1445 50TH AVE	0	6	0%
234	1458 52ND AVE	0	4	0%
235	1599 54TH AVE	0	4	0%
236	1723 62ND AVE	0	4	0%
237	3366 62ND AVE	0	6	0%
238	1449 73RD AVE	0	3	0%
240	2311 98TH AVE	0	8	0%
241	2315 98TH AVE	1	8	13%
301	906 MANDELA PKWY	6	390	2%
302	1657 10TH ST	18	154	12%
303	1263 65TH AVE	5	372	1%
304	3352 ARKANSAS ST	0	14	0%
307	1120 BELLA VISTA AVE	0	5	0%
308	9514 BIRCH ST	0	10	0%
311	6722 OLMSTEAD ST	157	178	88%
313	9703 CHERRY ST	0	4	0%
316	4908 CONGRESS AVE	0	4	0%
317	5009 CONGRESS AVE	0	3	0%
318	2468 COOLIDGE AVE	0	5	0%
319	4516 FAIRFAX AVE	0	4	0%
320	676 FAIRMOUNT AVE	0	6	0%
321	1127 FOOTHILL BLVD	0	11	0%

VII-A Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year

(as of 3/16/06)

SITE	ADDRESS	VACANT UNITS	TOTAL UNITS	VACANCY RATE
322	3634 FOOTHILL BLVD	3	16	19%
323	3244 GALINDO ST	0	3	0%
324	2961 GEORGIA ST	1	4	25%
325	320 HADDON ROAD	0	4	0%
326	2126 HIGH ST	0	9	0%
327	9233 HILLSIDE ST	0	4	0%
328	7000 LACEY AVE	0	6	0%
331	3590 LINCOLN AVE	1	4	25%
332	3228 LOGAN ST	0	4	0%
333	3291 LYNDE ST	0	8	0%
336	1323 MACARTHUR BLVD	1	7	14%
337	5018 MELROSE AVE	0	4	0%
338	2202 MITCHELL ST	0	7	0%
339	7510 NEY AVE	2	10	20%
340	7636 NEY AVE	1	6	17%
343	2943 NICOL AVE	0	6	0%
344	421 OAKLAND AVE	0	8	0%
346	59 PEARL ST	1	12	8%
347	3532 PIERSON ST	1	5	20%
348	3102 PLEITNER AVE	0	4	0%
349	8021 PLYMOUTH ST	0	4	0%
350	9427 PLYMOUTH ST	1	4	25%
351	9746 PLYMOUTH ST	0	3	0%
352	3265 PRENTISS ST	0	4	0%
353	734 RAND AVE	0	5	0%
354	2451 RENWICK ST	0	4	0%
355	2995 SCHOOL ST	0	5	0%
356	6238 SEMINARY AVE	1	4	25%
357	9224 SUNNYSIDE ST	3	10	30%
358	9320 SUNNYSIDE ST	1	6	17%
359	9510 SUNNYSIDE ST	2	16	13%
361	9711 SUNNYSIDE ST	0	5	0%
362	4737 YGNACIO AVE	0	6	0%
363	5250 YGNACIO AVE	0	4	0%
364	2011 7TH AVE	1	6	17%
365	2529 9TH AVE	0	4	0%
366	1608 11TH AVE	0	20	0%
367	2021 11TH AVE	0	4	0%
368	2511 11TH AVE	0	4	0%
369	2607 12TH AVE	0	4	0%
370	1128 E 15TH ST	1	7	14%

VII-A Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year

(as of 3/16/06)

SITE	ADDRESS	VACANT UNITS	TOTAL UNITS	VACANCY RATE
371	1944 16TH AVE	1	9	11%
372	1227 E 17TH ST	0	9	0%
373	1236 E 17TH ST	10	10	100%
374	2102 E 17TH ST	0	4	0%
375	2284 E 17TH ST	0	4	0%
376	3314 E 17TH ST	0	4	0%
377	3000 E 18TH ST	0	7	0%
378	1632 E 19TH ST	0	7	0%
380	2246 E 19TH ST	0	7	0%
381	2247 E 19TH ST	0	5	0%
382	2272 E 19TH ST	0	4	0%
383	1716 E 20TH ST	0	4	0%
384	1750 E 21ST ST	0	5	0%
385	2000 E 21ST ST	0	4	0%
386	2005 E 21ST ST	0	8	0%
387	2216 E 21ST ST	0	4	0%
388	2381 E 21ST ST	0	4	0%
389	2439 E 21ST ST	0	3	0%
390	2440 E 21ST ST	2	8	25%
391	2626 E 21ST ST	1	4	25%
392	2527 21ST AVE	0	4	0%
393	2219 E 22ND ST	0	4	0%
394	2323 E 22ND ST	0	6	0%
395	2430 E 22ND ST	0	5	0%
396	2925 E 22ND ST	0	4	0%
397	1031 E 24TH ST	0	4	0%
398	1900 E 24TH ST	1	4	25%
399	1951 E 24TH ST	0	5	0%
400	2017 E 24TH ST	0	4	0%
401	2146 E 24TH ST	0	4	0%
402	2229 E 24TH ST	1	3	33%
403	2353 E 24TH ST	0	3	0%
404	2023 24TH AVE	0	6	0%
405	2218 24TH AVE	1	3	33%
406	1305 E 25TH ST	0	4	0%
407	2003 E 25TH ST	0	4	0%
408	2030 E 25TH ST	0	5	0%
409	2630 E 25TH ST	0	3	0%
410	2110 25TH AVE	1	6	17%
411	2032 E 26TH ST	0	9	0%
412	2435 26TH AVE	1	6	17%

VII-A Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year

(as of 3/16/06)

SITE	ADDRESS	VACANT UNITS	TOTAL UNITS	VACANCY RATE
413	2474 26TH AVE	0	7	0%
414	2711 26TH AVE	0	4	0%
415	2402 E 27TH ST	0	8	0%
416	2155 E 28TH ST	1	5	20%
417	2170 E 28TH ST	0	11	0%
418	1324 E 32ND ST	0	5	0%
419	1248 E 34TH ST	1	10	10%
420	2056 35TH AVE	1	9	11%
421	2558 35TH AVE	2	12	17%
422	2820 35TH AVE	2	14	14%
423	2115 38TH AVE	1	4	25%
424	2181 48TH AVE	0	4	0%
425	2228 48TH AVE	1	5	20%
426	3330 72ND AVE	3	8	38%
427	3350 72ND AVE	0	6	0%
428	2509 77TH AVE	22	22	100%
430	1486 77TH AVE	0	4	0%
431	1644 81ST AVE	0	3	0%
432	1763 82ND AVE	0	3	0%
433	2349 83RD AVE	0	6	0%
434	1639 84TH AVE	0	4	0%
436	2261 84TH AVE	2	12	17%
437	1730 85TH AVE	0	6	0%
438	2329 85TH AVE	0	4	0%
439	2325 86TH AVE	0	5	0%
440	1711 88TH AVE	0	3	0%
441	1815 88TH AVE	1	3	33%
442	2416 88TH AVE	0	6	0%
443	1739 89TH AVE	0	6	0%
444	2238 90TH AVE	2	6	33%
446	1521 92ND AVE	0	5	0%
447	1733 92ND AVE	1	4	25%
448	2230 94TH AVE	0	6	0%
449	2425 94TH AVE	0	6	0%
450	1928 96TH AVE	1	4	25%
451	2308 96TH AVE	1	7	14%
452	3716 ALLENDALE AVE	0	3	0%
453	4068 ALLENDALE AVE	0	5	0%
454	4100 ALLENDALE AVE	0	3	0%
455	3302 BROOKDALE AVE	0	6	0%
456	3500 BRUCE ST	0	8	0%

VII-A Vacancy Rates by Public Housing Site at the Beginning of the Fiscal Year

(as of 3/16/06)

SITE	ADDRESS	VACANT UNITS	TOTAL UNITS	VACANCY RATE
457	9008 CHERRY ST	0	4	0%
458	9024 CHERRY ST	0	3	0%
459	8330 BANCROFT AVE	0	8	0%
460	9232 BANCROFT AVE	2	9	22%
461	1900 COMMERCE WAY	0	5	0%
462	4903 CONGRESS AVE	0	3	0%
463	6656 LAIRD AVE	0	8	0%
464	6631 LAIRD AVE	1	6	17%
465	4005 LYON AVE	0	6	0%
466	4118 LYON AVE	0	8	0%
467	7908 NEY AVE	1	6	17%
468	7950 NEY AVE	3	10	30%
469	1088 WEST GRAND AVE	0	45	0%
470	1089 26TH STREET	0	38	0%
471	MANDELA EAST BLOCK	0	33	0%
472	MANDELA WEST BLOCK	0	13	0%
614	3311 VIOLA ST	0	1	0%
615	1715 67TH AVE	0	1	0%
616	6645 BRANN ST	0	1	0%
617	2282 83RD AVE	0	1	0%
618	2157 38TH AVE	0	1	0%
619	5378 WALNUT ST	0	1	0%
Total Vacancies		330	3,308	10%
Units Unavailable and Off-Line for Comprehensive Modernization		145		4%
NET ROUTINE VACANCIES		185	3,163	6%

Sites listed in *ITALICS* are unavailable and/or being taken off-line for comprehensive modernization.

