



OFFICE OF PUBLIC HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

MAR 03 2009

MEMORANDUM FOR: Stephen Schneller, Director, Office of Public Housing, 9APH

FROM: Ainars Rodins, P.E., Director, Special Applications Center (SAC), *RIA [signature]*

SUBJECT: Approval for the Oakland Housing Authority's Request for the Disposition of 61 Dwelling Buildings Containing 276 Units and 10.56 Acres of Underlying Land at Scattered Site, CA003000109, 62 Dwelling Buildings Containing 292 Units and 10.54 of Underlying Land at Scattered Site, CA003000110, 56 Dwelling Buildings Containing 271 Units and 9.13 Acres of Underlying Land at Scattered Site, CA003000111, 58 Dwelling Buildings Containing 275 Units and 9.35 Acres of Underlying Land at Scattered Site, CA003000112, 48 Scattered Site Dwelling Buildings Containing 231 Units and 6.97 Acres of Underlying Land at Scattered Site, CA003000113, and 48 Dwelling Buildings Containing 250 Units and 8.99 Acres of Underlying Land at Scattered Site, CA003000114 3 Dwelling Buildings Containing 20 Units and 0.72 Acres of Underlying Land at Scattered Site, CA003000119

The SAC received this application on October 7, 2008, via the Public and Indian Housing Information Center (PIC), DDA0003364. Supplemental information was received through February 10, 2009. The Environmental Assessment was completed by the City of Oakland on December 23, 2008, in accordance with 24 CFR Part 58, and was signed off by the HUD San Francisco Field Office on January 9, 2009.

The HUD San Francisco Field Office provided a certification stating that the subject submission accurately describes the project proposed for disposition, and the reasons provided by the Oakland Housing Authority (OHA) to support the proposed action are correct and factual.

Under 24 CFR Part 970.7(a)(1), in order for a demolition or disposition application to be approved after November 24, 2006, the effective date of this regulation, a Public Housing Agency (PHA) must provide "A certification that the PHA has described the demolition or disposition in the PHA Annual Plan and timetable under 24 CFR part 903 (except in the case of small or high-performing PHA's eligible for streamlined annual plan treatment), and that the description in the PHA Annual Plan is identical to the application submitted pursuant to this part and otherwise complies with Section 18 of the Act (42 U.S.C. 1437p) and this part. The OHA is a Moving to Work (MTW) agency and substituting its MTW plan for the PHA plan.

The Deputy Assistant Secretary, Office of Public Housing Investments, approved the OHA's FY2009 MTW plan on January 14, 2009, which includes this disposition.

Description of Developments

The OHA proposed the disposition of 61 dwelling buildings containing 276 units and 10.56 acres of underlying land at Scattered Sites CA003000109, 62 dwelling buildings containing 292 units and 10.54 acres of underlying land at Scattered Site, CA003000110, 56 dwelling buildings containing 271 units and 9.13 acres of underlying land at Scattered Site, CA003000111, 58 dwelling buildings containing 275 units and 9.35 acres of underlying land at Scattered Site, CA003000112, 48 Scattered Site dwelling buildings containing 231 units and 6.97 acres of underlying land at Scattered Site, CA003000113, 48 dwelling buildings containing 250 units and 8.99 acres of underlying land at Scattered Sites, CA003000114 and 3 dwelling buildings containing 20 units and 0.72 acres of underlying land at Scattered Sites, CA003000119. Details of the proposed disposition are as follows:

Scattered Sites, CA003000109				
DOFA: 10/27/1970				
Bedroom Size	2-BR	3-BR	4+BR	Total
Existing Units	18	255	3	276
Proposed Units	18	255	3	276
Existing Land			10.56 Acres	
Proposed Land			10.56 Acres	
Number of Dwelling Buildings Existing				61
Number of Dwelling Buildings Proposed				61
Number of Non-Dwelling Buildings Existing				0
Number of Non-Dwelling Buildings Proposed				0
Number of (Dwelling and Non-Dwelling) ACC Units in				3559
PHA's Total Housing Inventory for All Developments				

Scattered Sites, CA003000110				
DOFA: 10/27/1970				
Bedroom Size	2-BR	3-BR	4+BR	Total
Existing Units	59	216	17	292
Proposed Units	59	216	17	292
Existing Land			10.54 Acres	
Proposed Land			10.54 Acres	
Number of Dwelling Buildings Existing				62
Number of Dwelling Buildings Proposed				62
Number of Non-Dwelling Buildings Existing				0
Number of Non-Dwelling Buildings Proposed				0
Number of (Dwelling and Non-Dwelling) ACC Units in				3559
PHA's Total Housing Inventory for All developments				

Scattered Sites, CA003000111				
DOFA: 08/20/1970				
Bedroom Size	2-BR	3-BR	4+BR	Total
Existing Units	20	233	18	271
Proposed Units	20	233	18	271
Existing Land			9.13 Acres	
Proposed Land			9.13 Acres	
Number of Dwelling Buildings Existing				56
Number of Dwelling Buildings Proposed				56
Number of Non-Dwelling Buildings Existing				0
Number of Non-Dwelling Buildings Proposed				0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All developments				3559

Scattered Sites, CA003000112				
DOFA: 09/13/1970				
Bedroom Size	2-BR	3-BR	4+BR	Total
Existing Units	30	226	19	275
Proposed Units	30	226	19	275
Existing Land			9.35 Acres	
Proposed Land			9.35 Acres	
Number of Dwelling Buildings Existing				58
Number of Dwelling Buildings Proposed				58
Number of Non-Dwelling Buildings Existing				0
Number of Non-Dwelling Buildings Proposed				0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments				3559

Scattered Sites, CA003000113				
DOFA: 06/07/1971				
Bedroom Size	2-BR	3-BR	4+BR	Total
Existing Units	45	173	13	231
Proposed Units	45	173	13	231
Existing Land			6.97 Acres	
Proposed Land			6.97 Acres	
Number of Dwelling Buildings Existing				48
Number of Dwelling Buildings Proposed				48
Number of Non-Dwelling Buildings Existing				0
Number of Non-Dwelling Buildings Proposed				0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments				3559

Scattered Sites, CA003000114				
DOFA: 10/29/1971				
Bedroom Size	2-BR	3-BR	4+BR	Total
Existing Units	23	216	11	250
Proposed Units	23	216	11	250
Existing Land			8.99 Acres	
Proposed Land			8.99 Acres	
Number of Dwelling Buildings Existing				48

Number of Dwelling Buildings Proposed	48
Number of Non-Dwelling Buildings Existing	0
Number of Non-Dwelling Buildings Proposed	0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments	3559

Scattered Site, CA003000119 DOFA:07/27/2004					
Bedroom Size	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	43	95	112	31	281
Proposed Units	0	0	20	0	20
Existing Land				6.97 Acres	
Proposed Land				0.72 Acres	
Number of Dwelling Buildings Existing					48
Number of Dwelling Buildings Proposed					48
Number of Non-Dwelling Buildings Existing					3
Number of Non-Dwelling Buildings Proposed					0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments					3559
7000 Lacey Avenue 3330 72 nd Avenue 3350 72 nd Avenue					

History of the Developments

The OHA has received approval from HUD for the following removal actions at the developments:

Development Number	Removal Type	Number of Units Approved	Number of Acres Approved	Date of Approval
CA003008B.011	HOPE VI REV Demo	178		July 26, 2000
CA003008B.011	Disposition	Vacant Land	9.38	July 21, 2003
CA003060	DEMO	83		August 4, 2000

Reason(s) for Action (Justification)

The OHA proposed the disposition based on 24 CFR Part 970.17, which requires the PHA to certify that the retention of the property is not in the best interests of the residents or the PHA because the PHA has otherwise determined the disposition to be appropriate for reasons that are consistent with the goals of the PHA and the PHA Plan and that are otherwise consistent with the Act.

The OHA proposes to dispose of 254 scattered site properties, made up of 336 buildings, with a total of 1,615 units, on a combined 56.26 acres of underlying land. The 254 scattered site properties, located in nearly every part of the entire 56 square miles of the City of Oakland, represent a critical affordable housing resource for the San Francisco Bay Area. The proposed disposition plan includes two components. The first component is the transfer of 249 properties, made up of 329 buildings, and 1,554 units, on a combined 54.56 acres of land, to a non-profit

corporation affiliated with OHA. The second component is the sale at Fair Market Value of five properties, consisting of 7 buildings, and 61 units, on 1.7 acres of land.

The 249 scattered site properties to be transferred to the affiliate include: 58 dwelling buildings containing 254 units and 9.9 acres of underlying land at CA003000109; 61 dwelling buildings containing 284 units and 10.26 acres of underlying land at CA003000110; 56 dwelling buildings containing 271 units and 9.13 acres of underlying land at CA003000111; 55 dwelling buildings containing 244 units and 8.59 acres of underlying land at CA003000112; 48 dwelling buildings containing 231 units and 6.97 acres of underlying land at CA003000113; 48 dwelling buildings containing 250 units and 8.99 acres of underlying land at CA003000114; and, 3 dwelling buildings containing 20 units and 0.72 acres of underlying land at CA003000119. These 249 properties are proposed for disposition to the Oakland Affordable Housing Preservation Initiatives (OAHPI), a nonprofit corporation affiliated with the OHA, via a long-term lease, for 30 years, for a nominal fee of \$1.00 per year.

The disposition of the remaining five scattered site properties, containing 7 dwelling buildings, will involve sale at FMV, via public bid. These five properties include: 3 buildings containing 22 units and 0.66 acres of underlying land at CA003000109; 1 building containing 8 units and 0.28 acres of underlying land at CA003000110; and, 3 buildings containing 31 units and 0.76 acres of underlying land at CA003000112. The properties include a mixture of single-family, duplex, 3 plexes, 4 plexes and other larger buildings that were constructed in or around 1970. The 61 units are currently vacant and uninhabitable, with estimated repair costs far in excess of the value of the properties. Sale proceeds would be used to improve the living conditions for families in the remaining 1,554 or public housing units, or for replacement housing.

The properties are scattered over many miles and have posed a significant challenge with regard to leasing and maintenance. Many lack access to public transportation and all are isolated from resident services. All have experienced the cumulative effect of many years of deferred maintenance. Because of this, many have proved an unattractive option for residents and applicants. They have become increasingly difficult to manage in a cost effective manner. The OHA states the scattered site properties cost at least twenty to twenty-five percent more to operate than the Authority's other units at its larger public housing properties, because of staff transportation costs, unproductive staff time related to travel to sites, and lack of standardization of building and unit components.

The impact of the funding shortfall within the public housing program has left the OHA unable to address physical and management conditions adequately at the properties. The high per unit costs of scattered site operations has reduced the OHA's that ability to serve its clientele effectively. Repairs in the scattered site units are delayed given the under-funded capital program. Out of the last fourteen years, the operating subsidy has been fully funded only two times, with funding as low as 83% of the formula amount. A physical needs assessment was conducted, and while most units are considered habitable, many are close to the end of their useful life, with estimates of the current need at approximately \$100 million to address the capital backlog at the scattered site units, or nearly \$62,000 per unit, an amount that compares to an \$8 million annual budget in capital grants for the entire OHA.

Through this application, the OHA will commit and maintain the affordability of the scattered sites units to yield no less than an equal number of units approved for disposition (i.e. one-for-one replacement). The OHA will seek to obtain Section 8 tenant protection vouchers for all families occupying the scattered site units, and will not proceed with disposition until an adequate number of vouchers have been awarded. The transition generally will not result in an increase in rent to families and no families will be required to move as the result of this disposition. The replacement units will be restricted to and affordable to families with incomes at or below 60% of area median income (AMI) for a period of no less than 55 years, and will continue to serve substantially the same income populations; as units become vacant, the OAHPI will utilize the Authority's waitlist, or an equivalent site-based waitlist, to occupy the units. OAHPI may convey its interest in the properties further, subject to these restrictions and OHA approval. Additionally, the OHA or OAHPI will utilize the rental income to repair, manage and maintain the scattered site units. The disposition will permit the OHA to attract additional resources, such as tax credit investment, to preserve or replace these units.

We concur with the OHA's determination that the disposition is in the best interests of the residents and the PHA, because the disposition will help to preserve the existing scattered-site housing as an affordable housing resource and will enable the development of much-needed replacement housing.

Appraisal

The OHA submitted an appraisal with the application. The Firm of Yovino-Young an independent appraiser determined the Fair Market Value (FMV) of, \$4,272,000.00, for five properties at CA003000109, CA003000110 and CA003000112 Scattered Sites and the FMV of \$207,538,000.00 were estimated for the remaining 249 properties, with 329 buildings, identified below. As required by 24 CFR Part 970.19(d), we have determined that this method of valuation is acceptable to establish an estimate of the FMV for the subject properties, as of December 13, 2007.

Development	Buildings	Appraised Value
CA003000109	2500-2509 76 th Avenue	FMV \$1,610,000.00
CA003000110	4118 Lyon Avenue	FMV \$ 607,000.00
CA003000112	2530 9 th Avenue	FMV \$ 800,000.00
CA003000112	2011 7 th Avenue	FMV \$ 730,000.00
CA003000112	1236 E. 17 th Street	FMV \$ 525,000.00
Total	7 (5-properties)	\$4,272,000.00

Development	Total Buildings	Appraised Value
CA003000109	58	FMV \$27,148,000.00
CA003000110	61	FMV \$32,606,000.00
CA003000111	56	FMV \$46,458,000.00
CA003000112	55	FMV \$34,941,000.00
CA003000113	48	FMV \$29,870,000.00
CA003000114	48	FMV \$35,525,000.00
CA003000119	3	FMV \$ 1,799,000.00
Total	329 (249 properties)	\$207,538.00

Method of Sale

The OHA proposed the disposition of 3 dwelling buildings at CA003000109, 1 dwelling building at CA003000110 and 3 dwelling buildings at CA003000112, via a public bid at FMV or higher.

Negotiated Sale

The OHA proposed the disposition of 58 dwelling buildings at Scattered Site, CA003000109, 61 dwelling buildings units at Scattered Site, CA003000110, 56 dwelling buildings at Scattered Site, CA003000111, 55 at Scattered Site, CA003000112, 48 dwelling buildings at Scattered Site, CA003000113, 48 dwelling buildings at Scattered Site, CA003000114 and 3 dwelling buildings at Scattered Site, CA003000119, via a negotiated sale at less than FMV to the Oakland Affordable Housing Preservation Initiatives, via 30-year lease for a nominal fee of \$ 1.00 per year.

Commensurate Public Benefits

The current public housing properties will continue to be an affordable housing resource and will be economically viable. The OHA will convey 1,554 units in 249 properties, made up of 329 buildings to the affiliate to operate the units utilizing project-based Section 8 resources. The application states none of the affected residents need to be displaced; all families occupy the scattered sites units will be offered tenant-based or project-based vouchers; the units will be restricted to and affordable to families with incomes at or below 60% of (AMI) for a period of no less than 55 years. Any future disposition of the scattered properties by the affiliate will require approval of the Authority; thereby ensuring one-for-one replacement of the affordable units will be achieved. The results clearly will benefit the residents, the OHA and the Oakland community. Therefore, although the negotiated sale price is less than FMV, because of the benefits arising from the negotiated sale, it is in the best interest of the public housing residents and the PHA, and will result in a commensurate public benefit, as required in 24 CFR Part 970.19.

Use of Proceeds

According to the Office of the Chief Financial Officer, there is no outstanding debt for Scattered Site, CA003000109, Scattered Site, CA003000110, and Scattered Site, CA003000112. The OHA will realize net proceeds from this disposition. In the application, the OHA proposes to use the proceeds of sale for the repair, management, maintenance and acquisition/construction of replacement public housing units. We determined that use of proceeds meets the requirements of the statute.

Development Number	Development Name	Description of Work	Estimated Cost
CA003000109 CA003000110 CA003000112	109 Scattered 110 Scattered 112 Scattered	Broker Fees	\$ 212,520.00

CA003000109	109 Scattered	Repairs to the existing units or public housing units, development and acquisition of replacement units	\$4,059,480.00
CA003000110	110 Scattered		
CA003000112	112 Scattered		
Total			\$4,272,000.00

Relocation

When the application was developed and transmitted to the Department, 227 units proposed for disposition were vacant. Sixty-one units are in a state of disrepair. The application states that all residents were relocated with methods consistent with the OHA's relocation guidelines. The housing resources offered were other public housing units.

When the application was developed and transmitted to the Department, 1385 units proposed for disposition were occupied. The OHA has submitted a certification regarding relocation as required by 24 CFR Section 970.21 (e) and (f). The housing resources offered will be project-based vouchers. The OHA has indicated that the residents may use the project-based assistance that it offers: (i) at their existing homes (they will not need to move), or (ii) at another scattered site unit. They may also receive tenant-based assistance to be offered on a one-time basis and used at a unit in the private market. Additionally, in lieu of using the project-based or tenant-based assistance, the residents may elect to be transferred to a public housing unit. The PHA will make housing choice vouchers available to give the residents a one-time opportunity to move. The OHA estimated the relocation cost for the residents who will choose to move from their current homes to be \$1,036,000.00, which includes moving expenses and counseling/advisory services. The funds for relocation may be funded from utilizing its MTW sources, or, from the sales proceeds. Additionally, the Relocation Plan was available for a 30-day comment period.

Resident Consultation

1. Project(s) Specific Resident Organization(s): Resident Council
2. PHA-wide Resident Organization: None
3. Resident Advisory Board (RAB) in accordance with 24 CFR Part 903.13: RAB

24 CFR Part 970.9 requires that an application for disposition be developed in consultation with the tenants of the project involved, any tenant organization at the project involved and any PHA-wide organizations that will be affected by the activity. The resident consultation was achieved through a series of meetings as identified below:

Consultation with Residents of the Affected Developments

The OHA has facilitated an extensive resident consultation process; six meetings with affected residents to discuss the disposition application and relocation plan. Meetings were held on June 17, June 18, July 9, August 19, August 21 and August 27, 2008. The application was posted on

the OHA website, available at two OHA properties and copies were available at all resident meetings beginning with the meeting on July 9, 2008. The application was made available for public comment period for 60-days, ending September 2, 2008. In addition, OHA prepared a list of responses to frequently asked questions about the disposition application. These were translated into six non-English languages, available at the public meetings and posted on the OHA website. In preparation for the resident meetings held, the OHA sent certified mail a Notice of Non-Displacement/General Information Notice to all scattered sites residents. All documents were translated into six non-English languages, with translation provided to all residents.

Consultation with Resident Advisory Board (RAB)

Meetings with the RAB were held on March 27, 2007, April 1, 2008 and August 20, 2008 to discuss MTW Plan and the planned disposition of the scattered sites. Many of the RAB members are elderly public housing residents and/or Section 8 participants who will not be directly affected; the response was neutral, of the seventeen respondents, 43.8% supported it, 25% did not support it and 31.1% were unsure. The following table outlines the additional public meetings.

March 27, 2007	Discussed the 2008, MTW Plan, Disposition of scattered sites with the Resident Advisory Board (RAB)
March 28, 2007	2008 MTW Plan Public Hearing
April 11, 2007	Briefing/ OHA Board of Commissioners, Public Session, 2008, MTW Plan and the Disposition of the scattered sites
April 23, 2007	Vote by the OHA Board of Commissioners authorize the submission of the 2008 MTW Plan to the HUD
March 26, 2008	Public Hearing on 2009 MTW Plan
April 1, 2008	Meeting with the RAB to discuss the 2009 MTW Plan, and disposition of the scattered sites
April 28, 2008	Vote by the OHA Board of Commissioners authorize the submission of the 2008 MTW Plan to the HUD

The OHA provided public comment cards, which asked whether or not the resident supported the OHA's decision to submit the Disposition application. For those who completed the public comments cards at the time of the meetings for the scattered site residents, the Authority states nearly 89% supported the disposition application, 4% did not support it, and 7% did not respond or were not sure. Follow-up calls were made to over 200 residents to answer their questions. Additionally, a hotline was established, approximately 100 people called the hotline.

Written Comments from Other Interested Parties

The OHA met with local housing advocate organizations to solicit their input and feedback on the proposed disposition plan. The OHA received comments and questions from the groups identified below:

- East Bay Housing Organization

- Public Interest Law Project
- Bay Area legal Aid
- National Housing Law Project

The OHA has incorporated many of the suggestions into the final application. Written comments from these organizations were included with the OHA application.

In addition, the SAC received a copy of the "Request for Public Comment" survey conducted by the OHA regarding the preference of scattered site residents with respect to support for the Disposition Application and Relocation Plan. In the application, the OHA states, in total, over 1,100 individuals attended the meetings, representing over 650 households.

Offer for Sale to the Resident Organization

24 CFR Part 970.9(b)(1) of the regulations requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR Part 964, or to a nonprofit organization acting on behalf of the residents, if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. Since the OHA is not aware of any resident entity that has expressed an interest in purchasing the property, we determined that the OHA has complied with the requirements of 24 CFR Part 970.9(b)(1). We concur with the OHA's determination that it has complied with the requirements of 24 CFR Part 970.9.

Board Resolution

As required by the 24 CFR Part 970.7(13), the OHA's Board of Commissioners approved the submission of the application for disposition of the proposed property on September 22, 2008, via Resolution Number 4047. The last resident consultation was on August 27, 2008. The consultation with the local government took place on September 11, 2008.

Mayor Consultation

The OHA's Executive Director and the Chairman of the Board of Commissioners met with the Mayor of the City of Oakland, to discuss the Authority's proposed disposition application. The Mayor and the City's representatives raised some concerns regarding the subject application, requiring the OHA to provide responses to 9 questions that were submitted from the May 29, 2008 and September 11, 2008 meetings. The application package includes the list of questions from the Oakland City representatives and the OHA's responses.

As required by 24 CFR Part 970.7(14), the application package includes a letter of support from the Honorable Ronald V. Dellums, Mayor of the City of Oakland, dated September 11, 2008.

Replacement Housing

24 CFR Part 970.31 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the OHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Approval

We have reviewed the application and find it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR Part 970, including requirements related to resident consultation, relocation and opportunity to purchase the property by the resident organization. Based upon our review, and finding that the requirements of 24 CFR Part 970 and Section 18 of the Act have been met, the disposition of five properties, with 7 dwelling buildings, containing 61 units at CA003000109, 110 and 112, at the FMV of \$4,272,000.00, or higher, via a public bid, and the disposition of 249 properties, with 329 dwelling buildings, containing 1,554 units at CA003000109, 110, 111, 112, 113, 114 and 119, via a negotiated sale, as previously identified and described in the application, is hereby approved. The use of proceeds to improve the remaining scattered site units or public housing units, and/or to produce replacement-housing units is also approved. This approval does not imply approval of a request for additional funding, which OHA must make separately under the program that makes available funding for this purpose.

Scattered Site, CA003000109			
Buildings: 58, Units: 254, Acres: 9.9			
Total Units to be Redeveloped:	Low-Income Less than 60% of Area Median Income		
254	ACC	Non-ACC	Market Rate
Rental	0	254	0
Acquiring Entity	Oakland Affordable Housing Preservation Initiatives,		
Method of Sale	Lease for 30 years		
Lease Price	\$1.00 Nominal		
Purpose	Preservation of low-income housing		

Scattered Site, CA003000110			
Buildings: 61, Units: 284, Acres: 10.26			
Total Units to be Redeveloped:	Low-Income Less than 60% of Area Median Income		
284	ACC	Non-ACC	Market Rate
Rental	0	284	0
Acquiring Entity	Oakland Affordable Housing Preservation Initiatives,		
Method of Sale	Lease for 30 years		
Lease Price	\$1.00 Nominal		
Purpose	Preservation of low-income housing		

Scattered Site, CA003000111			
-----------------------------	--	--	--

Buildings: 56, Units: 271, Acres: 9.13			
Total Units to be Redeveloped: 271	Low-Income Less than 60% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	0	271	0
Acquiring Entity	Oakland Affordable Housing Preservation Initiatives,		
Method of Sale	Lease for 30 years		
Lease Price	\$1.00 Nominal		
Purpose	Preservation of low-income housing		

Scattered Site, CA003000112 Buildings: 55, Units: 244, Acres: 8.59			
Total Units to be Redeveloped: 244	Low-Income Less than 60% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	0	244	0
Acquiring Entity	Oakland Affordable Housing Preservation Initiatives,		
Method of Sale	Lease for 30 years		
Lease Price	\$1.00 Nominal		
Purpose	Preservation of low-income housing		

Scattered Site, CA003000113 Buildings: 48, Units: 231, Acres: 6.97			
Total Units to be Redeveloped: 231	Low-Income Less than 60% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	0	231	0
Acquiring Entity	Oakland Affordable Housing Preservation Initiatives,		
Method of Sale	Lease for 30 years		
Lease Price	\$1.00 Nominal		
Purpose	Preservation of low-income housing		

Scattered Site, CA003000114 Buildings: 48, Units: 250, Acres: 8.99			
Total Units: 250	Low-Income Less than 60% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	0	250	0
Acquiring Entity	Oakland Affordable Housing Preservation Initiatives,		
Method of Sale	Lease for 30 years		
Lease Price	\$1.00 Nominal		
Purpose	Preservation of low-income housing		

Scattered Site, CA003000119			
-----------------------------	--	--	--

Buildings: 3, Units: 20, Acres: 0.72			
Total Units: 20	Low-Income Less than 60% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	0	20	0
Acquiring Entity	Oakland Affordable Housing Preservation Initiatives		
Method of Sale	Lease for 30 years		
Lease Price	\$1.00 Nominal		
Purpose	Preservation of low-income housing		

Scattered Site, CA003000109, 110,112 Buildings: 7, Units: 61, Acres: 1.7			
Total Units: 20	Low-Income Less than 80% of Area Median Income		
	ACC	Non-ACC	Market Rate
For-Sale	0	61	0
Acquiring Entity (For Sale Units)	Public Bid		
Method of Sale	FMV		
Sale Price	\$4,272,000.00		
Purpose	Preservation of low-income housing		

The approval requires that the disposition documents include a clause stipulating that if the Oakland Affordable Housing Preservation Initiatives fails to develop the property as outlined in the application, the lease will terminate.

Operating Subsidy

The disposition of these units will affect the OHA's operating subsidy eligibility significantly. The OHA was advised to contact the HUD financial analyst in the HUD San Francisco HUB Office for additional information.

Housing Choice Vouchers

If the OHA is interested in applying for housing choice vouchers for relocation in connection with the units approved for demolition, it will need to submit an application to the HUD San Francisco HUB Office. The OHA should submit its application in response to HUD's current Notice outlining the application procedures.

PIC and Monitoring

The OHA must enter the "actual" dates of demolition and/or disposition directly into the Inventory Removals sub-module in PIC for the HUD San Francisco HUB Office approval so that the status of the units in PIC is changed to "removed from inventory." This applies to the disposition of vacant land as well as to land with public housing units.

It is the HUD San Francisco HUB Office's responsibility to monitor this activity based on its latest risk assessment. The HUD San Francisco HUB Office must verify that the actual data is being entered by the OHA, as the actions occur to ensure the Department is not over paying in operating subsidy, and the Capital Fund formula data is correct. Since this action expects to generate net proceeds of \$4,274,000.00, it is the HUD San Francisco HUB Office's responsibility to verify the funds were used as approved, and the HA's records are adequately clear to support this assertion.

Upon completion of disposition, the HUD San Francisco HUB Office has the responsibility to amend the Annual Contributions Contract and/or to release the parcel from the Declaration of Trust, as applicable, and update PIC to reflect the approved action as appropriate.