

# Consolidated Plan for Housing and Community Development

Annual Action Plan for  
July 1, 2004 – June 30, 2005



June 2004

City of Oakland  
Community and Economic Development Agency

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# **Executive Summary**

## ***A. Summary of Priorities***

The City's Consolidated Plan for Housing and Community Development for Fiscal Years 2000-2005 describes the City's needs, priorities and a variety of strategies and actions that will be undertaken to address those identified needs and priorities that will be funded from a variety of sources. This Action Plan for FY 2004-05 describes the planned uses for \$17,641,406 in Federal grant funds and \$1,800,000 in anticipated program income. The priorities and strategies contained in the Five Year Consolidated Plan include:

### ***1. Housing***

- Preserve and expand the supply of affordable housing
- Provide assistance to first time homebuyers
- Encourage housing rehabilitation and neighborhood improvement
- Provide rental assistance for extremely low income families
- Expand housing opportunities for seniors and other non-homeless persons with special needs.
- Reduce and eliminate impediments to fair housing

### ***2. Homelessness***

- Provide outreach and information/referrals to both sheltered and unsheltered homeless persons, enabling them to access the full range of services of the Continuum of Care.
- Expand programs aimed at Homeless Prevention.
- Maintain and expand, where possible, the existing inventory of emergency shelter beds and hotel/motel vouchers, and implement a winter shelter program.
- Maintain and expand, where possible, the current number of transitional housing units.
- Maintain and expand, where possible, the current inventory of permanent supported housing.

### ***3. Economic Development***

- Attract, retain, and expand job opportunities
- Stimulate private investment to foster Oakland's business growth
- Revitalize neighborhood commercial areas
- Link economic development job opportunities with local job training and placement resources for Oakland's low to moderate income residents
- Redevelop Oakland's vacant and underutilized industrial and commercial areas
- Create sustainable development projects.

#### **4. *Public Services and Infrastructure***

- Provide social services for seniors, youth, childcare, battered and abused spouses, and other low and moderate income residents
- Hunger Relief
- Employment, Education and Job Training Programs
- Infrastructure/Neighborhood Improvements including acquisition and rehabilitation of facilities serving low and moderate income persons
- Substance Abuse Intervention and Prevention Programs.

## ***B. FY 2004/05 Grant Funds and Uses***

The City expects to receive funds under five formula grant programs, and will allocate them as follows:

<b><i>Community Development Block Grant (CDBG)</i></b>	<b><i>\$9,961,000</i></b>
<b><i>CDBG Program Income</i></b>	<b><i>\$1,800,000</i></b>

Housing	5,200,904
Economic Development	2,824,597
Public Services/ Infrastructure (Neighborhood Improvements)	2,240,671
Program Planning & Coordination	1,494,828

<b><i>HOME Investment Partnership Program</i></b>	<b><i>\$4,866,500</i></b>
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Housing Development	4,136,525
Program Administration/Monitoring	486,650
Grants to Community Housing Development Organizations for Organizational Operating Expenses	243,325

<b><i>American Dream Downpayment Initiative</i></b>	<b><i>\$438,234</i></b>
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Downpayment Assistance to First-Time Homebuyers	\$438,234
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<b><i>Emergency Shelter Grant (ESG)</i></b>	<b><i>\$369,672</i></b>
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Emergency Shelter Program	
Essential Services	up to 110,902
Homeless Prevention	up to 110,902
Operations/Technical Assistance	at least 129,384
Planning/Administration	18,484

<b><i>Housing Opportunities for Persons With AIDS (HOPWA)</i></b>	<b><i>\$2,006,000</i></b>
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Alameda County	\$1,507,657
Contra Costa County	478,283
Planning/Administration	20,060

Specific uses of HOPWA funds will be based on previously adopted AIDS Housing Plans in each county.

### ***C. Planned Actions to Address Identified Needs and Priorities***

The Consolidated Plan identified a number of priorities to address the City's needs for housing and community development. This Annual Action Plan for July 1, 2004 – June 30, 2005 describes the City's plan of action for the fourth year covered by the Consolidated Plan for July 1, 2000 through June 30, 2005. The goals of this Plan are consistent with the Five Year Strategy and reflect the goals of the City Council.

#### ***1. Housing***

- Preservation and expansion of the supply of affordable housing: housing development and housing rehabilitation using local, State and Federal funding sources.
- Assistance to first time homebuyers: mortgage assistance, housing counseling and mortgage credit certificates to first time homebuyers.
- Encouragement of housing rehabilitation and neighborhood revitalization: owner occupied housing rehabilitation programs, rental housing rehabilitation programs, paint programs for owner occupied housing, and minor and emergency home repair programs.
- Provision of Rental Assistance for Extremely low-income families: tenant based rental assistance.
- Prevention and reduction of homelessness: homeless outreach programs, health care programs, information and referral programs, shelter and voucher programs, transitional housing programs, rental assistance, legal assistance, eviction prevention, housing counseling, and tenant education programs.
- Expansion of housing opportunities of seniors and persons with special needs: access improvement program and development programs using local, State and Federal funding sources.
- Eliminate discrimination and expand opportunities for broader access to housing for minorities, families with children, persons with disabilities, seniors, and other protected classes.

#### ***2. Homelessness***

- Continue to provide funding for the Homeless Mobile Outreach Program to perform outreach to unsheltered homeless encampments residents. Continue to coordinate with Alameda County Health Care for the Homeless to provide medical outreach to the sheltered homeless. Maintain existing outreach and information/referral programs.
- Provide funding to emergency shelter providers for shelter operating costs. Acquire, lease and/or rehabilitate emergency shelter facilities. Provide emergency shelter in the form of hotel/motel vouchers. Coordinate with Alameda County and the City of Berkeley to provide winter shelter.
- Provide technical assistance to service providers to develop new funding avenues for transitional and supported permanent housing units. Support and coordinate the establishment of a new residential transitional "jobs campus" to train homeless persons in employment and pre-employment skills.



- Provide funding for programs that provide rental assistance, eviction prevention, legal assistance, housing counseling and tenant education, to prevent incidents of homelessness from occurring.

### **3. *Economic Development***

- Provide business financing, technical assistance, and entrepreneurial skill development
- Provide Commercial Façade Improvement Loans, site/project development assistance, public improvements, merchant association assistance, and technical assistance for twenty-five neighborhood commercial districts,
- Implement programs to achieve the goals of the Enhanced Enterprise Community Program.
- Conduct job fairs and coordinate with local job training agencies to insure that Oakland residents are trained and ready to take advantage of economic development job opportunities
- Provide environmental information, and technical assistance to assist in the cleanup and reuse of toxic sites.

### **4. *Public Services and Infrastructure (Neighborhood Improvements)***

- The City will work with the Community Development District Boards to allocate funding to organizations that provide services that address the highest need.
- The City will also coordinate with other agencies such as Alameda County, etc., that also provide services to the populations identified as having the highest need.

### **5. *Other CDBG-Funded Activities***

- Training for boards of directors of community based nonprofits
- Program administration and monitoring
- Funding to support fair housing agencies

## ***D. Description and Organization of the Annual Action Plan***

The introductory section of the Action Plan consists of the Executive Summary and five Standard Forms 424 - Applications for Federal Assistance (one for each of the five formula grant programs covered by this Plan).

Section I, "Resources," describes Federal and non-Federal resources that are reasonably expected to be made available during the program year to address the needs identified in the Plan. This discussion includes only funds newly available, and does not include any funds carried over from prior years. Also included here is a discussion of how Federal funds will leverage other resources, and a description of how matching requirements of the HUD programs will be satisfied.

Section II, "Strategy Implementation," is the principal component of the City's Action Plan for FY 2004-05, and is divided into seven subsections.

*Subsection A* provides a cross-reference to locations of information both within Section II and elsewhere in the Action Plan where information about proposed Federally-funded activities may be found.

*Subsection B* is a narrative discussion that details the types of actions to be undertaken to address the City's priorities for non-housing community development activities. These activities include economic development and neighborhood improvement/public service services programs. Economic Development programs are intended to retain and create jobs. Neighborhood Improvement/Public Service programs provide direct services to residents in Oakland's low-and moderate-income neighborhoods. Public Services include: child care, tutorial services, hunger services, drug abuse prevention for youth, legal services, among others. Most of these services are funded under the Community Development Block Grant (CDBG) Program, although other grants and private dollars also complement these funds.

*Subsections C through E* describe the actions that will be undertaken to address the housing priorities identified in the Strategic Plan, including Fair Housing, Affordable Housing, and Continuum of Care activities to address emergency shelter and transitional housing needs of homeless persons, assist the homeless in making the transition to permanent housing and independent living, and prevent at-risk households from becoming homeless. This subsection also includes activities to assist non-homeless persons with special needs. The tables in section C (Affordable Housing) are organized according to the priorities established in the Five Year Strategy. For each priority, there is a table which describes the category of residents to be assisted, the types of activities to be carried out, the programs and resources that will be used, and specific goals for the year.

It should be noted that many of the activities described here are continuing activities that were first funded in previous years, and that many of these activities are being carried out

with funds other than the five formula grants (CDBG, HOME, ADDI, HOPWA, ESG) covered by the Consolidated Plan. However, they are included in the Action Plan because their inclusion provides a fuller picture of the entire scope of the City's efforts to address its housing and homeless needs.

*Subsection F* is a description of the geographic areas served. Included here are maps showing the locations of activities proposed for Federal grant funding in FY 2004-05. Also provided is a list of the various entities responsible for the delivery and management of housing and community development programs in the City.

*Subsection G* entitled "Other Actions," details (1) a variety of activities intended to address public policies that constitute barriers to affordable housing, (2) steps to improve the institutional delivery structure for affordable housing, (3) proposed actions to improve the management, operation and living environment of public housing, (4) actions to foster greater resident participation in public housing management and opportunities for homeownership, (5) efforts to enhance coordination between public and private housing and social service agencies, (6) plans to evaluate and reduce lead-based paint hazards in housing, (7) proposed efforts to reduce the number of poverty level families, and (8) how activities are monitored for compliance with all applicable requirements.

*Subsection H* describes the citizen participation process and includes a summary of all public comments received during the required 30-day public comment period.

Section III includes program-specific information required by HUD for the CDBG, HOME, ADDI, HOPWA and ESG Programs.

Section IV consists of summary tables and detailed information on the proposed uses of Federal grant funds. This section replaces and expands on the former Final Statement of Objectives for the CDBG program, and encompasses all four formula grants. Specific recipients, funding amounts and performance objectives are all outlined here.

Section V contains the certifications required by HUD as part of the grant application process.



***E. Applications for Federal Assistance (HUD Form 424)***

# Application for Federal Assistance

## U.S. Department of Housing and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission



Application



Preapplication

2. Date Submitted

**June 30, 2004**

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

B02MC0013

7. Applicant's Legal Name

**City of Oakland, CA**

**DUNS #137137977**

8. Organizational Unit

Community and Economic Development Agency

9. Address (give city, county, State, and zip code)

A. Address: **250 Frank H Ogawa Plaza, Ste 5313**

B. City: **Oakland**

C. County: **Alameda**

D. State: **CA**

E. Zip Code: **94612**

10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name: **Roy L. Schweyer**

B. Title: **Director of Housing & Community Dev.**

C. Phone: **510-238-3501**

D. Fax: **510-238-3691**

E. E-mail:

11. Employer Identification Number (EIN) or SSN

**94-60000384**

12. Type of Applicant (enter appropriate letter in box)

**C**

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

13. Type of Application

☒ New ☐ Continuation ☐ Renewal ☐ Revision

If Revision, enter appropriate letters in box(es)



A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency

**U.S. Department of Housing and Urban Development**

15. Catalog of Federal Domestic Assistance (CFDA) Number

**14 --- 218**

Title: **Community Development Block Grant**

Component Title:

16. Descriptive Title of Applicant's Program

**Community Development Block Grant in Oakland**

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

18a. Proposed Program start date

7/1/2004

18b. Proposed Program end date

6/30/2005

19a. Congressional Districts of Applicant

9th and 13th

19b. Congressional Districts of

Program 9th and 13th

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes ☐ This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date \_\_\_\_\_

B. No ☒ Program is not covered by E.O. 12372

☐ Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt?



No

☐ Yes If "Yes," explain below or attach an explanation.

# Application for Federal Assistance

U.S. Department of Housing  
and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission



Application



Preapplication

2. Date Submitted

June 30, 2004

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

MC060208

7. Applicant's Legal Name

City of Oakland, CA

DUNS #137137977

8. Organizational Unit

Community and Economic Development Agency

9. Address (give city, county, State, and zip code)

A. Address: 250 Frank H Ogawa Plaza, Ste 5313

B. City: Oakland

C. County: Alameda

D. State: CA

E. Zip Code: 94612

10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name: Roy L. Schweyer

B. Title: Director of Housing & Community Dev.

C. Phone: 510-238-3501

D. Fax: 510-238-3691

E. E-mail:

11. Employer Identification Number (EIN) or SSN

94-60000384

12. Type of Applicant (enter appropriate letter in box)

C

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

13. Type of Application

☒ New ☐ Continuation ☐ Renewal ☐ Revision

If Revision, enter appropriate letters in box(es)



A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 --- 239

Title: HOME Investment Partnership

Component Title:

16. Descriptive Title of Applicant's Program

City of Oakland HOME Program

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

18a. Proposed Program start date

7/1/2004

18b. Proposed Program end date

6/30/2009

19a. Congressional Districts of Applicant

9th and 13th

19b. Congressional Districts of

Program 9th and 13th

20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes ☐ This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date \_\_\_\_\_

B. No ☒ Program is not covered by E.O. 12372

☐ Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt? ☒ No

☐ Yes If "Yes," explain below or attach an explanation.





# Application for Federal Assistance

U.S. Department of Housing  
and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission



Application



Preapplication

2. Date Submitted

June 30, 2004

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

CA39H04F047

7. Applicant's Legal Name

City of Oakland, CA

DUNS #137137977

8. Organizational Unit

Community and Economic Development Agency

9. Address (give city, county, State, and zip code)

A. Address: 250 Frank H Ogawa Plaza, Ste 5313

B. City: Oakland

C. County: Alameda

D. State: CA

E. Zip Code: 94612

10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name: Roy L. Schweyer

B. Title: Director of Housing & Community Dev.

C. Phone: 510-238-3501

D. Fax: 510-238-3691

E. E-mail:

11. Employer Identification Number (EIN) or SSN

94-60000384

12. Type of Applicant (enter appropriate letter in box)

C

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

13. Type of Application

☒ New ☐ Continuation ☐ Renewal ☐ Revision

If Revision, enter appropriate letters in box(es)



A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 --- 241

Title: Housing Opportunities for People with AIDS

Component Title:

16. Descriptive Title of Applicant's Program

HOPWA Program for Alameda and Contra Costa Counties

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

18a. Proposed Program start date

7/1/2004

18b. Proposed Program end date

6/30/2009

19a. Congressional Districts of Applicant

9th and 13th

19b. Congressional Districts of Program

9,10, 11, 13

20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes ☐ This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date \_\_\_\_\_

B. No ☒ Program is not covered by E.O. 12372

☐ Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt? ☒ No

☐ Yes If "Yes," explain below or attach an explanation.

# Application for Federal Assistance

## U.S. Department of Housing and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission

☐

Application

☐

Preapplication

2. Date Submitted

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

7. Applicant's Legal Name

8. Organizational Unit

9. Address (give city, county, State, and zip code)

A. Address:

B. City:

C. County:

D. State:

E. Zip Code:

10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name:

B. Title:

C. Phone:

D. Fax:

E. E-mail:

11. Employer Identification Number (EIN) or SSN

12. Type of Applicant (enter appropriate letter in box)

13. Type of Application

☐

New

☐

Continuation

☐

Renewal

☐

Revision

If Revision, enter appropriate letters in box(es)

☐
☐

A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

14. Name of Federal Agency

**U.S. Department of Housing and Urban Development**

15. Catalog of Federal Domestic Assistance (CFDA) Number

**14 ---**

Title:

Component Title:

16. Descriptive Title of Applicant's Program

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

18a. Proposed Program start date

18b. Proposed Program end date

19a. Congressional Districts of Applicant

19b. Congressional Districts of Program

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes

This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date \_\_\_\_\_

B. No

Program is not covered by E.O. 12372

Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt?

☐

No

☐

Yes If "Yes," explain below or attach an explanation.

## Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
<b>Grand Totals</b>									

\* For FHIPs, show both initiative and component

## Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official

Name (printed)

Title

Date (mm/dd/yyyy)

# I. Resources Anticipated to be Made Available

## A. Federal Resources

PROGRAM	ANTICIPATED
<b>Community Development Block Grant (CDBG)</b>	<b>\$11,761,000</b> (grant and program income)
The City has received Community Development Block Grant Funds allocation in the amount of \$9,961,000 for FY 2004-05, and also anticipates receiving program income (loan repayments) of \$1,800,000.	
<b><u>Housing</u></b>	<b>\$5,200,904</b>
Housing Rehabilitation Loan Programs (including program delivery costs)	\$2,919,837
Emergency Home Repair Program	\$393,750
Lead Safe Housing Paint Program	\$221,550
Vacant Housing/Housing Development Programs	\$221,550
Minor Home Repair	\$250,000
Access Improvement Program (AIP) Grants	\$213,717
Fair Housing and Tenant Counseling:	\$390,072
Sentinel Fair Housing: Landlord/Tenant Issues & Discrimination	\$147,848
CIL: Assistance to the Disabled	\$98,319
East Bay Community Law Center	\$65,053
Eden Information and Referral	\$78,852
ECHO: Home Equity Conversion Program	\$21,684
ECHO: Rental Assistance Program (first and last months rent)	\$85,752
Acorn Housing Homeownership Counseling	39,426
Lao Family: Multilingual Homeownership Center	49,283
Homeless Winter Relief	\$225,000
East Oakland Community Project Shelter Rent	\$120,000
Rebuilding Together/Christmas in April	\$49,283
<b><u>Economic Development</u></b>	<b>\$2,824,597</b>
Neighborhood Commercial Revitalization (NCR) Program	\$1,693,145
Business Development Program	\$269,919
Commercial Lending	\$252,319
National Development Council	\$10,000
Oakland Small Business Growth Center	\$127,991
Oakland Business Development Corporation (OBDC)	\$389,333
<b><u>Public Services and Neighborhood Improvements (Infrastructure)</u></b>	<b>\$2,240,671</b>
<b><u>Program Planning and Coordination</u></b>	<b>\$1,494,828</b>
Additional details on the proposed uses of CDBG funds are in Section IV.	

PROGRAM	ANTICIPATED
<b>HOME</b>  These funds are expected to be allocated as follows:  Housing Development (rental and ownership) \$2,246,050 Program Administration/Monitoring 411,300 Grants to Community Housing Development Organizations for Organizational Operating Expenses 205,650  An unknown amount of program income will be received in FY 2004-05, generated by repayment of first-time homebuyer loans. These funds will be allocated to support rehabilitation of owner-occupied single-family homes and development of affordable rental and ownership housing. On a cash basis, program income will be spent prior to drawing down any additional grant funds.  At least 15 percent of the grant will be reserved for projects that are owned, sponsored or developed by Community Housing Development Organizations (CHDOs).	<b>\$4,866,500</b>  

PROGRAM	ANTICIPATED
<p><b>Housing Opportunities for Persons With AIDS (HOPWA)</b></p> <p>The City of Oakland receives funding under the Housing Opportunities for Persons With AIDS (HOPWA) Program for the Oakland Eligible Metropolitan Area, which includes both Alameda and Contra Costa Counties. The City awards funds to each county, which in turn make awards to housing and service providers. The City retains 1% of the grant to cover costs of grant administration and reporting.</p> <p><u>Alameda County</u> For Alameda County, in FY 2004-05, funds will be allocated pursuant to the priorities in the Multi-Year AIDS Housing Plan. These priorities will include service enriched emergency shelter for homeless people with AIDS; increased development of permanent, supportive housing for persons with multiple diagnoses; increased supply of independent housing units; technical assistance to housing developers; centralizing AIDS housing information, referral and access information; and other programs designed to increase housing and service options for people living with HIV/AIDS.</p> <p><u>Contra Costa County</u> In Contra Costa County, in FY 2004-05, HOPWA funds will be allocated pursuant to the priorities in the Contra Costa County HIV/AIDS Housing Plan. These priorities include housing advocacy; providing short-term housing assistance, linked to case management; further development of permanent supportive housing for low-income persons living with HIV/AIDS who are also multiply-diagnosed; and increasing access to mainstream affordable housing</p> <p><u>Grant Administration/Reporting</u></p>	<p><b>2,006,000</b></p> <p>\$1,507,657</p> <p>\$478,283</p> <p>\$20,060</p>
<p><b>Supportive Housing Program</b></p> <p>The City has been awarded funds from the Supportive Housing Program to provide housing and services for the homeless.</p> <p><u>Matilda Cleveland Transitional Housing Program</u> Continuation of provision of transitional housing and services to families.</p> <p><u>Families In Transition/Scattered Sites Transitional Housing Program</u> Transitional housing and services to families.</p> <p><u>Homeless Families Support Network/Supportive Housing Program</u> Provides long-term housing (up to 24 months) and supportive services to the homeless. The program is designed to provide a continuum or network of services ranging from shelter, supportive services and transitional housing to assistance in obtaining permanent housing.</p>	<p><b>\$2,329,732</b></p> <p>\$259,432</p> <p>\$245,146</p> <p>\$1,825,154</p>
<p><b>Public Housing Drug Elimination Program</b></p> <p>No funds are anticipated.</p>	<p><b>\$0</b></p>
<p><b>Section 8 Rental Assistance</b></p> <p>OHA does not anticipate receiving new funding from HUD for new rental assistance vouchers for low income households.</p>	<p><b>\$0</b></p>

**B. Local Resources**

PROGRAM	ANTICIPATED
<p>(a) <u>City of Oakland General Funds</u></p> <p>City of Oakland General Funds will be used to provide matching funds for the Emergency Shelter Grant Program to provide emergency shelter and services for homeless families and individuals, and to fund other homeless activities.</p>	\$423,000
<p>(b) <u>Mortgage Credit Certificates</u></p> <p>Oakland was awarded over \$3,644,627 in November 2003 for Mortgage Credit Certificates (MCCs) administered by Alameda County. MCCs provide assistance to first time homebuyers by providing a direct tax credit that effectively increases the amount of mortgage a household can borrow.</p> <p>The remaining balance from that allocation is over \$2.0 million.</p>	\$2,000,000+
<p>(c) <u>Oakland Redevelopment Agency</u></p> <p>The Oakland Redevelopment Agency will have available approximately \$6,195,173 in tax increment funds in its Low and Moderate Income Housing Fund.</p> <p>\$2,500,000 will be used for the First Time Homebuyer Program, and approximately \$3,695,173 will be available for competitive funding allocations for affordable housing development.</p>	\$6,195,173
<p>Rental Rehabilitation</p> <p>The City expects to receive approximately \$600,000 in program income (loan repayments) from the discontinued Rental Rehabilitation Program. These funds plus any additional funds received from this source are expected to be used to increase the amount of funds available for the City's Access Improvement Program, Lead Safe Homes Program, and the Minor Home Repair Program. Specific funding amounts for each program have not yet been determined, but it is estimated that each program will receive approximately \$200,000 in addition to CDBG funds that have been reserved for these programs. Final approval by the Oakland City Council for this action is anticipated to take place by August 2003.</p>	\$600,000

### ***C. Leveraging of Non-Federal Resources and Support for Other Applications***

The City has a strong record of leveraging non-Federal funds through the use of Federal housing funds. In particular, by providing reservations of funds to specific projects during the predevelopment and preconstruction phases, the City assists developers in obtaining commitments from State and private sources. The City also actively supports efforts by developers to secure other funding by providing letters of support and encouraging other funding sources to invest in Oakland-based projects. In allocating its housing funds, including Federal funds such as CDBG and HOME funds, the City gives preference to projects which leverage greater amounts of outside funding.

The Oakland Redevelopment Agency will invest tax increment and bond funds from its Low and Moderate Income Housing Fund to support affordable housing development and first-time homebuyer assistance.

Although each City project and program leverages funds differently, in general the City has been able to leverage \$2 to \$3 of non-Federal funds for every \$1 of Federal funds invested in housing.

The City will support applications by nonprofit developers and other entities for any and all sources of funding consistent with the objectives of the Consolidated Plan, including but not limited to:

#### ***Federal Programs***

- Fair Housing Programs
- Federal Low Income Housing Tax Credits
- Funding for Lead Based Paint Testing and Abatement
- HOPE VI
- HOPWA Competitive Funds
- Housing Counseling
- Section 202 Supportive Housing for the Elderly
- Section 8 Rental Assistance Program
- Section 811 Supportive Housing for Persons with Special Needs
- Supportive Housing and Other Programs for the Homeless
- Youthbuild

#### ***State Programs***

- California Housing Finance Agency programs
- State of California Low Income Housing Tax Credits
- State of California Multifamily Housing Program
- State of California Predevelopment Loans and Grants
- State of California Supportive Housing Program



***Private Sources***

- Construction and Permanent Financing from Private Lenders
- Equity Investments from the Sale of Low Income Housing Tax Credits
- Federal Home Loan Bank Affordable Housing Program
- Foundation Grants

#### ***D. Matching Funds for Federal Programs***

Several Federal housing programs require that matching funds be provided. The City will meet these requirements as follows:

##### ***HOME Program***

Funds made available to City under the HOME Program must be matched at a 25% rate with funds "permanently contributed" to the HOME Program or to HOME-assisted projects. This requirement applies to the program as a whole, not to individual projects; matching funds provided on one or more projects are used to meet the program requirement, and could result in other projects or activities not needing to supply their own matching funds. The liability for matching funds occurs when the City actually draws down HOME funds from HUD, and the matching funds must be invested in qualifying projects in the same year that the liability is incurred.

The City qualifies for a partial waiver of this requirement because it meets certain definitions of "fiscal distress"; as a result, the matching requirement is reduced to 12.5%. Although the City already has sufficient "excess match" from prior years to cover current match liabilities, the City anticipates that additional matching funds may be provided in the coming year from a variety of sources, including deferred, low-interest loans provided by the Redevelopment Agency's Low and Moderate Income Housing Funds, waivers of property taxes provided to qualifying low income rental projects, grants from foundations and other sources, and the provision of California Low Income Housing Tax Credits to qualifying low income rental projects.

##### ***Emergency Shelter Grant***

This Federal program, which provides funding for the acquisition, development and operation of emergency and transitional housing for the homeless, requires the City to provide 100% matching funds from non-Federal sources. The City intends to meet this match requirement of non-Federal sources with the following allocations from the City's General Purpose Fund, lease value of the facility to be utilized in the operation of the Oakland Army Base Temporary Winter Shelter (OABTWS), and the lease cost of the East Oakland Shelter.

PURPOSE	MATCH AMOUNT
Emergency Housing Program	\$115,000
Oakland Army Base Temporary Winter Shelter	\$100,000
East Oakland Shelter Lease Cost	\$102,000
Lease Value of Army Base Temporary Winter Shelter (in-kind donation)	\$61,225
TOTAL MATCH	\$378,225

##### ***Families In Transition/Scattered Sites Transitional Housing Program***

For the 2004/05 fiscal year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City anticipates an award of

\$245,146. The total match requirement of \$50,735 (\$38,163 for Support Services and \$20,203 for Operations) for this program will be exceeded with following fund sources:

PURPOSE	MATCH AMOUNT
General Purpose Fund	\$133,000
THP/FIT Tenant Rents	\$21,000
TOTAL MATCH	\$154,000

***Homeless Families Support Network/Supportive Housing Program***

The City is administering the ninth year (2004/05) of this program. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City anticipates an award of \$1,825,154. The total match requirement for this grant will be \$351,579 (\$220,329-Support Services and \$131,250 Operations). Match requirements will be met and exceeded as follows:

PURPOSE	MATCH AMOUNT
Funds Awarded to the City by Alameda County	\$250,000
Excess Cash Value of Monthly Lease	\$122,558
TOTAL MATCH	\$372,558

***Matilda Cleveland Transitional Housing Program***

For the 2004/05 program year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City anticipates an award of \$259,432. Match requirements (total of \$53,642.90) will be met and exceeded through the following:

PURPOSE	MATCH AMOUNT
General Purpose Fund-Maintenance & Rehabilitation	\$25,000
Community Promotions Program for Service Organizations (General Purpose Funds)	\$50,000
MCTHP Tenant Rents	\$25,250
Contractor Match Dollars	\$20,000
TOTAL MATCH	\$120,250

***Other Federal Programs***

To the extent that other Federal programs require that Federal funds be matched in some proportion by contributions from the City, the City has met this requirement by providing local funding, particularly from the Redevelopment Agency. It is anticipated that this practice will continue during the period covered by this Annual Plan.

## II. Strategy Implementation

### ***A. Programs and Activities to be funded with CDBG, HOME, ADDI, ESG and HOPWA funds***

This section discusses the housing, homeless and community development programs to be funded with Federal grant funds and with local funds. Tables are provided that describe, for each activity, its name, location, description, resources to be used, and one-year goals. Also included here is information about other actions, including removal of institutional barriers to affordable housing, public housing activities, programs to abate hazards from lead-based paint, efforts to reduce the number of people living in poverty, and more.

To identify the specific locations of grant-funded activities, maps are provided in Section II.F. The maps are preceded by a listing of activities sorted by ID Numbers, which are used to identify activities on the maps. Because the specific location of activities to be funded under the HOME, HOPWA and ESG programs will not be known until the City issues a Request for Proposals, reviews submissions, and makes funding determinations, locations for activities funded under these programs are indicated only by showing the address of the City agencies responsible for their administration. The Consolidated Annual Performance and Evaluation Report (CAPER), which the City prepares at the end of each program year provides a detailed listing of all funded housing and homelessness activities and accomplishments, and maps showing their locations.

Section IV of this Action Plan contains information on activities to be carried out using Federal grants received in FY 2004-2006 for the CDBG, HOME, ADDI, HOPWA and ESG programs.

Included in Section IV are a list of funding sources, and summary listings of proposed projects sorted by both project title, sponsoring agencies and type of activity (HUD matrix code).

Section IV also contains a detailed listing of projects and activities for which new Federal funding is proposed, sorted by ID Number. For each project or program, the table includes a brief description, location, objectives, and goals. Where prior year funding is indicated, the reference is to unallocated funding from the City's prior year CDBG grant, rather than whether or not the sub-recipient agency received funds in the previous year.

Section IV provides information only on activities funded from the four Federal formula grants. The tables and narratives that follow in the remainder of Section III provide a more complete discussion of the entire range of activities that will be initiated, continuing, or completed in the coming year in order to meet the goals and priorities described in the Consolidated Plan Five Year Strategy. Particularly for housing activities, the tables in this section describe all planned activities, regardless of whether they are funded from Federal or non-Federal sources

## **B. Economic Development, Public Services and Infrastructure (Neighborhood Improvements)**

### **1. Economic Development Activities**

#### **Economic Development**

<b>PROJECT/ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>PROGRAMS &amp; RESOURCES</b>	<b>ONE YEAR GOALS</b>
<b>Business Development</b>  <i>Citywide</i>	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	CDBG \$269,919	Assist 100 businesses to remain in Oakland; attract 13 new businesses and create and/or retain 1000 jobs.
<b>Business Loan Program (Program Delivery Costs)</b>  <i>Citywide</i>	Oakland Business Development Corporation will serve Commercial Loan Program clients requesting loans of less than \$100,000. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans.	CDBG \$389,333  CDBG and EEC Section 108 loan guaranty authority as authorized agent of the City.	12 NEDF loans and 6 EEC Section 108 loans. Technical and referral assistance to eligible clients.
<b>Micro Loan Program</b>  <i>Citywide</i>	OBDC operates a micro-loan program (max. \$20,000) on behalf of the City. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.		10 micro loans. Technical and referral assistance to eligible clients

## Economic Development

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
<b>Commercial Lending Program (CLP)</b>  <i>Citywide</i>	CLP provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The CLP also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs.	CDBG \$252,319	Intake assessment and technical assistance to approximately 1,200 clients; workshop classes to over 600 individuals; fund approximately \$3 mm of loans; increase employment opportunities and newly create approximately 72 jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation, Small Business and Growth Center, and Ultimate Staffing Services
<b>National Development Council</b>  <i>Citywide</i>	The National Development Council (NDC) is a national consulting firm that provides technical assistance to eligible neighborhood and small business clients of the Community and Economic Agency. NDC is an integral advisory resource to CEDA's CLP when considering complex financing structures for HUD-108 finances projects. NDC will be an important advisor to CLP when developing financing structures for projects involving multiple lenders assuming various security positions.	CDBG \$10,000	Assist CLP staff with approximately 6 to 8 projects when considering complex financing structures.

## Economic Development

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
<b>Neighborhood Commercial Revitalization (NCR)</b>  <i>Citywide in selected areas</i>	NCR staff works with businesses, property owners, community groups in 15 NCR areas to improve the physical and economic condition of the commercial district. This is accomplished through the collection and analysis of baseline economic data; organizing and assisting merchant associations; implementing the Commercial Property Façade Improvement Program; designing and constructing streetscape improvement projects; assisting with the establishment of Business Improvement Districts (BIDs); developing business directories and other materials to promote shopping and to market NCR areas as locations for new businesses and investors.	CDBG \$1,693,145	Complete 40 façade improvement projects; provide assistance to 15 neighborhood merchant associations; assist in the establishment of 1 new BID; assist in the renewal and reauthorization of the 4 existing BIDs; monitor the implementation of 4 streetscape improvement projects and maintain baseline economic data for 10 NCR areas.
<b>Oakland Small Business Growth Center</b>  <i>Citywide</i>	Development and operation of a small-business attraction and retention program.	CDBG \$127,991	Provide management of the operation of the City's supported small business incubator project.

## **2. Public Services**

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland has allocated FY04-05 funding for public service activities to be carried out through 27 subrecipient agreements with 24 private, nonprofit agencies and 1 public agency that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 3 City-administered programs will be funded. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2000 to June 30, 2005. The number of programs by category are as follows:

Anti-Crime	1
Employment Education and Job Training	1
Hunger Relief	3
Social Services	1
Senior Services	5
Youth Services	18
Substance Abuse Intervention and Prevention	1

## **3. Infrastructure (Neighborhood Improvements)**

Consistent with the Five-year Strategy to meet the needs of low- and moderate-income Oakland residents, funds from the FY04-05 grant are being allocated for 1 private, nonprofit agency to assist with the acquisition and renovation of an emergency shelter that serves homeless mentally ill adults.



**Public Services and Neighborhood Improvements**

<b>ACTIVITY NAME</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Hunger Relief Alameda County Community Food Bank Health &amp; Human Services Supplemental Hunger Program Elmhurst Food Pantry</b>	Food purchase & distribution	Homeless Seniors Adults Youth	\$ 303,607 CDBG	264,808 individuals
<b>Anti-Crime Family Violence Law Center</b>	Domestic violence prevention Legal assistance Crisis counseling	Women Children and Youth Adults	\$ 44,354 CDBG	300 individuals
<b>Employment Education and Job Training Jobs for Homeless Consortium</b>	Employment training and counseling Job referral and placement	Homeless Adults	\$ 39,426 CDBG	38 individuals
<b>Seniors Bay Area Community Services Dept. of Human Services Legal Assistance for Seniors Life Long Medical Care-Over 60 Health Center Seton Senior Care</b>	In-home support Companion services Legal services Day care Medical care Social services Hot meals	Seniors Frail Elderly	\$ 279,002 CDBG	1,066 individuals
<b>Substance Abuse Healthy Babies Project</b>	Residential and day treatment Support services Referrals	Chemically dependent women & their children	\$ 79,838 CDBG	57 individuals
<b>Neighborhood Facilities Building Opportunities for Self Sufficiency</b>	Homeless shelter renovation	Individuals	\$ 36,171 CDBG	1 Facility

**Public Services and Neighborhood Improvements**

<b>ACTIVITY NAME</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Youth</b> <b>Alameda County Health Care Foundation</b> <b>Alameda County Health Care Services</b> <b>Boys and Girls Clubs</b> <b>Camp Fire Boys &amp; Girls</b> <b>Dept. of Human Services</b> <b>Eastside Arts Alliance</b> <b>Girls, Inc. of Alameda County</b> <b>La Clinica de la Raza-Fruitvale Health Project</b> <b>Marcus A. Foster Educational Institute</b> <b>Oakland Asian Students Educational Services</b> <b>Oakland Citizens Committee for Urban Renewal</b> <b>Precision Drill Ministries</b> <b>Project Re-Connect</b> <b>Project SEED</b> <b>The First Place Fund for Youth</b> <b>Volunteers of America</b>	Work experience and career preparation Case management Tutoring and instruction Academic assistance Cultural and life enrichment Computer instruction Health care and education Counseling and support services Leadership development Mentor support Life skills training Community service Cultural diversity education Safety monitoring	Children Youth Juvenile Offenders Families	\$ 977,395 CDBG	67 Families 11,723 individuals
<b>Social Services</b> <b>East Bay Central American Refugee Committee</b>	Family support and assistance Youth development Information and referral	Families Youth	\$ 39,426 CDBG	1,700 individuals

### C. Fair Housing

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>Center for Independent Living</b> <i>Citywide</i>	Provide housing services and housing-rights counseling to persons with physical and mental disabilities	Persons with disabilities and incomes at 30-50% AMI	CDBG: \$98,319	Provide housing search counseling for 230 individuals and discrimination counseling for 36 individuals  Facilitate access to housing for low-income persons with disabilities
<b>East Bay Community Law Center</b> <i>Citywide</i>	Provide free legal services and counseling for housing related problems	Residents with incomes < 80% AMI, but primarily < 30% AMI	CDBG: \$65,053	Provide legal representation for 72 individuals and counseling for 644 Individuals.
<b>Eden Information and Referral</b> <i>Citywide</i>	Increase access to housing information for Oakland residents; and managing a housing database with emergency, transitional, subsidized, and permanent housing information.	Individuals and families with incomes < 80%	CDBG: \$78,852	Expand the current housing database by adding 450 new Oakland housing units. Increase the number residents accessing the Community Housing And Information Network (CHAIN) phone line by 250.
<b>Sentinel Fair Housing</b> <i>Citywide</i>	Investigate, mediate and refer in cases of housing discrimination	Individuals and families with incomes < 80%	CDBG: \$147,848	Test 10 discrimination cases, conduct 12 workshops, distribute 1,200 information and referrals, investigate 48 fair housing cases, and counsel 160 clients  (A portion of the funding for this organization is supporting eviction prevention activities)

Other fair housing actions to be pursued include:

- Efforts to increase private lending activity in minority areas through community reinvestment efforts.
- The Oakland City Council adopted anti-predatory lending legislation in October 2001. This has been challenged in the courts. Implementation has been delayed pending the outcome of the appeal. The City implemented the Don't Borrow Trouble anti-predatory lending education and outreach campaign June 2001 with seed money provided by Freddie Mac. These efforts will continue and expand in the coming year.
- Efforts to improve housing conditions and housing opportunities within areas of minority concentration through the use of targeted investment of Federal resources.
- Increased outreach to ensure that persons with disability have access to affordable housing programs and developments.
- Continued compliance with the terms of a 2000 fair housing settlement between the City and HUD.

## D. Affordable Housing

### Preservation and Expansion of the Supply of Affordable Housing

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>10211 Byron</b> <i>Elmhurst</i>	Site acquisition of a lot for 50 future rental housing units and a church	Households with incomes < 80% AMI	Redevelopment Agency: \$386,550	Begin predevelopment
<b>10900 Edes Ave.</b> <i>Elmhurst</i>	Remediation of contamination on the site. Construction of infrastructure and new construction of 26 homeownership units	Homebuyers with incomes < 80% AMI.	Red. Agency Site Acq.: \$375,000 Redevelopment Agency: \$1,700,000	Complete Remediation of contamination. Commence infrastructure construction.
<b>1574 – 1590 7th St.</b> <i>Western Oakland</i>	Site acquisition of a lot for future rental housing.	Households with incomes < 80% AMI.	Redevelopment Agency: \$136,846	Begin predevelopment
<b>2001 Linden St.</b> <i>Western Oakland</i>	Site acquisition of a lot for new construction of 8 townhomes	2 households with incomes < 80% AMI, 6 households with income <120% AMI.	Redevelopment Agency: \$148,500	Begin predevelopment
<b>3701 Martin Luther King Jr. Way</b> <i>Western Oakland</i>	Site acquisition of a lot for future rental housing.	Households with incomes < 80% AMI.	Redevelopment Agency: \$109,510	Begin predevelopment
<b>5825 Foothill</b> <i>Central East Oakland</i>	Site acquisition of a vacant bowling alley and 3 lots for 30 future townhouses	Homebuyers with incomes < 80% AMI	Redevelopment Agency: \$701,000	Complete financing

**Preservation and Expansion of the Supply of Affordable Housing (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Calaveras Townhomes</b> 4862-4868 Calaveras  <i>Outside of Community Development Districts</i>	New construction of 28 affordable for-sale townhomes	Households with incomes <100%	Redevelopment Loan (Site Acq): \$1,310,000 Redevelopment Dev. Loan: \$2,548,424 Anticipated Funding: CalHome:\$500,000 AHP: \$340,000 A construction loan: \$4,280,179	Begin construction of 28 townhomes. Begin marketing the homes.
<b>Coliseum Gardens HOPE VI – Rental, Phase I</b> Corner of 69th Street and Hawley Streets  <i>Central East Oakland</i>	New construction – 115 units. Includes replacement of 35 units of public housing and new construction 80 tax- credit rental units	Public Housing units with incomes < 30% AMI All other units for households with incomes < 60% AMI	TCAC equity \$11,309,723 HOPE VI \$4,175,042 HOME: \$1,500,000 Redevelopment Agency: \$1,500,000 CHFA FAF \$575,000 Deferred developer fee: \$474,102 GP Equity \$1,025,898 MHP. \$7,965,000 Permanent loan\$3,420,000	Complete entitlement process Apply for/obtain tax credits and all financing Complete architectural Drawings Obtain building permit Begin construction
<b>Coliseum Gardens HOPE VI – Rental, Phase II</b> Corner of 69 <sup>th</sup> Street and Snell Streets  <i>Central East Oakland</i>	New construction— 129 units Includes replacement of 39 units of public housing and new construction 90 tax- credit rental units	Public Housing units with incomes < 30% AMI All other units for households with incomes < 60% AMI	Projected: TCAC equity \$19,861,262 HOPE VI \$4,851,109 OHA Local funds \$2,337,699 CHFA FAF \$645,000 AHP Funds \$645,000 Permanent loan \$3,300,000	Complete entitlement process Apply for tax credits and all financing Complete architectural drawings Obtain building permit Begin construction

**Preservation and Expansion of the Supply of Affordable Housing (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Coliseum Gardens HOPE VI – Rental, Phase III</b> 66 <sup>th</sup> Street crossing over Leona Creek Drive and Lion Way  <i>Central East Oakland</i>	New construction— 106 units. Includes replacement of 32 units of public housing and new construction 74 tax- credit rental units	Public Housing units with incomes < 30% AMI All other units for households with incomes < 60% AMI	TBD	Begin entitlement process Apply for some financing Begin architectural drawings
<b>Coliseum Gardens HOPE VI – Ownership</b> Lion Way  <i>Central East Oakland</i>	Development of 32 for-sale homes	Households with incomes < 100% AMI	TBD	Begin entitlement process Apply for some financing Begin Architectural drawings
<b>Faith Housing</b> Corner of 7 <sup>th</sup> St. and Campbell St.  <i>Western Oakland</i>	Land assembly for 70 affordable housing units	To be determined Maximum: 80% AMI	Redevelopment Agency: \$689,598	Obtain development funding
<b>Golf Links Infill Project</b> 2824 82nd Ave/8207 Golf Links Rd., 8251-8329, 8379, 8395, 8177 Golf Links Rd.  <i>Elmhurst</i>	New construction of 10 homeownership units	5 are set at 30% of 100% AMI, 5 are 30% of 120%.	Land subsidy, and internal subsidy generated by profit from market-rate sales.	Begin construction of first two units by June 2005.
<b>Horizon Townhouses</b> 9800, 9809-15 MacArthur Blvd.  <i>Elmhurst</i>	14 new, affordable 3- bdrm homeownership townhouse units for families	Households with incomes < 100% AMI	Redevelopment Agency: \$1,767,000	Start construction
<b>Leola Terrace, Phase II</b> 90 <sup>th</sup> Ave. at MacArthur Blvd.  <i>Elmhurst</i>	-Rehabilitation of the 8 existing units will proceed.	Homebuyers with incomes < 80% AMI	Redevelopment Agency: \$200,000	Begin rehabilitation of Part B by December 2005 Complete rehabilitation of Part B by December 2005

**Preservation and Expansion of the Supply of Affordable Housing (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Madison Lofts</b> 160 14th St.  <i>Eastlake/San Antonio/Chinatown</i>	Site acquisition of a lot for 71 future live/work loft rental units and ground floor retail space	Households with incomes < 80% AMI	Redevelopment Agency: \$1,498,000	Begin predevelopment Pursue full funding
<b>Mandela Gateway Ownership Housing</b> 8 <sup>th</sup> St. between Mandela Parkway and Center Sts.  <i>Western Oakland</i>	New construction of 14 for-sale townhomes and flats	Public housing, Section 8 and households with incomes < 100% AMI	Oakland Hsg Authority - HOPE VI (Land):\$700,000 HOME: \$771,300 Redevelopment Agency: \$1,146,100 Mechanics Bank (const. loan): \$2,900,000 AHP: \$700,000 BRIDGE: \$25,000	Negotiate loan documents, Begin and substantially complete construction.
<b>Mandela Gateway –Rental</b> 1364 and 1420 7 <sup>th</sup> St.  <i>Western Oakland</i>	168 total units: 122 units of new low-income family housing 46 units to replace 46 dilapidated public housing units at Westwood Gardens.  Some units will be built on nearby sites in the neighborhood  36 1-bedroom units 80 2-bedroom units 42 3-bedroom units 10 4-bedroom units  Project also includes commercial space	120 of the units will be affordable to households with incomes < 60% AMI.  46 units will be affordable to households with incomes < 35% AMI as replacement units for the original public housing units.  2 units are for resident managers.	HOME: \$1,000,000 Redevelopment Agency: \$2,500,000 HOPE VI: \$3,260,000 AHP: \$1,000,000 TCAC Equity: \$5,956,800 Housing Authority local funds: \$550,000 Wells Fargo Bank loan for construction: \$27,235,021	Complete construction by December 2005.



**Preservation and Expansion of the Supply of Affordable Housing (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Oak Park Apartments</b> 2616 E16th St.  <i>Fruitvale/San Antonio</i>	Rehabilitation of an existing 56-unit apartment complex to reconfigure the building into 35 rental units	34 households with incomes below 60% AMI	Redevelopment Agency: \$3,419,000	Complete rehabilitation.
<b>Palm Court</b> 10 <sup>th</sup> St. at Union St.  <i>Western Oakland</i>	12 for-sale single-family detached housing units	12 households with incomes < 60% AMI	Redevelopment Agency: \$855,400	Complete construction of 8 homes and start construction on remaining four homes.
<b>Palm Villa (formerly MacArthur Park)</b> MacArthur Blvd. between 90 <sup>th</sup> and 94 <sup>th</sup> Ave.  <i>Elmhurst</i>	New construction of 78 single-family detached homes 4 4-bdrm units 74 3-bdrm units	Homebuyers with incomes ≤ 120% AMI)	Redevelopment Agency: \$4,253,000 Bank of America Const. Loan: \$10,600,000 Anticipated additional Redevelopment Agency funding: \$1,100,000	Complete construction and close on the remaining units by Sept 2004
<b>Paul Wang Infill Program</b> Various locations	New construction of 13 homeownership units	7 units have prices set per 30% of 70% of AMI. Six are unrestricted.	Land subsidy, and internal subsidy generated by profit from market-rate sales.	Begin construction of first four units by July 2004.
<b>Pukatch Infill Project</b> 1728 14th Street, 1430 8th Street, 816 Center Street  <i>Western Oakland</i>	Sale of land for construction of 9 units of market rate for sale housing.	All market rate		Sites originally purchased with CDBG funds will be sold at fair market value and the sales proceeds will be allocated as program income for other CDBG-eligible activities.
<b>Seven Directions (Native American Health Center)</b> 2946 International Blvd  <i>Fruitvale/San Antonio</i>	New construction of 38 rental housing units and Native American Health Center	Households with incomes < 80% AMI	Redevelopment Agency: \$3,289,000 HOME: \$1,216,600	Complete financing and start construction

**Preservation and Expansion of the Supply of Affordable Housing (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Toler Heights New Housing Development (Black Phoenix Housing)</b> 2475 and 2515 98 <sup>th</sup> Ave. 98 <sup>th</sup> Ave. at Stearns Ave.  Elmhurst	New construction of 6 homeownership units	Households with incomes ≤ 120% AMI	Land subsidy	Construction to have begun by July 2004. Completion of construction by June 2005.
<b>UniDev – Workforce Housing</b>  <i>Citywide</i>	Predevelopment loan funding to facilitate development of 250+ units of workforce housing on institution owned land and raise revenue stream for institutional partners	250+ households, at least 50% of whom have incomes < 80% AMI for a family of four. Exact unit configuration to be determined.	Redevelopment Agency: \$25,000	Negotiate partnership institutional landowner(s), begin feasibility study

### Assistance to First-Time Homebuyers

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>ACORN Housing Corporation</b>  <i>Citywide</i>	Assist families obtaining home purchase, refinance, home equity and home improvement loans, correcting mortgage delinquencies and defaults, and overcoming predatory lending problems	Low and Moderate income homebuyers and home owners.	CDBG \$39,426	Counsel 100 people or families about buying a home. Conduct 8 series of educational workshops. Counsel 55 homeowners who are victims or potential victims of predatory lending.
<b>American Dream Downpayment Initiative</b>  <i>Citywide</i>	Assist low income families to become first-time homebuyers. Funds will be used to supplement funding under the MAP program described below.	Low Income first-time homebuyers.	ADDI \$438,234	Provide assistance to 40 low income first-time homebuyers.
<b>Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers</b>  <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$10,000	Public safety officers and OUSD teachers with incomes $\leq$ 120% of AMI	No new funding. Program will use unspent funds from prior years	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes

### Assistance to First-Time Homebuyers (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>First-Time Homebuyers CalHOME Program</b>  <i>Citywide</i>	Operated by State Dept of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$50,000	First-time homebuyers with incomes $\leq$ 80% of AMI	State of California \$1,000,000	Offer financial assistance to 20 first-time homebuyers.
<b>First-Time Homebuyers Mortgage Assistance Program (MAP)</b>  <i>Citywide</i>	Assist first-time homebuyers with deferred loans of up to \$50,000	First-time homebuyers with incomes $\leq$ 80% of AMI	Redevelopment Agency: \$2,500,000 Additional funds maybe be available from program income (loan repayments)	Offer financial assistance to 50 first-time homebuyers.
<b>Homeownership Education Program</b>  <i>Citywide</i>	Assist potential first- time homebuyers by offering certificated homeownership classes, which aid in qualifying for special loan programs offered by program lender partners	Potential first-time homebuyers	CDBG	Continue to offer monthly homebuyer-education classes to 600-800 potential first-time homebuyers
<b>Lao Family community Development Multilingual Homeownership Center</b>  <i>Eastlake/San Antonio/Chinatown and Fruitvale</i>	Provide homebuyer and savings counseling for first time homebuyers	Low and Moderate income limited English speaking homebuyers	CDBG \$49,283	20 residents will open individual development accounts and 10 will receive long term savings goal, workshop participation of 350 residents with 80 receiving on going bilingual counseling, 2,400 residents will receive outreach material.

### Housing Rehabilitation and Neighborhood Improvement

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>Home Maintenance and Improvement Program</b>  <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred and amortized loans) of up to \$40,000 for rehabilitation of 1- to 4-unit owner-occupied properties	Homeowners with incomes < 50% AMI (for deferred loans) and < 80% AMI (for amortized loans)	CDBG: \$1,290,000 HOME \$500,000	35 units will be rehabilitated and 50 loan applications will be originated
<b>Emergency Home Repair Program</b>  <i>7 Community Development Districts</i>	Emergency repair and rehabilitation financing (minimum loan of \$2,500 and maximum of \$7,500)	Homeowners with incomes < 50%	CDBG: \$400,000	50 units will be assisted and 50 loan applications will be originated
<b>Lead Safe Housing Program</b>  <i>7 Community Development Districts</i>	Exterior house-painting and Lead hazard remediation grants for homeowners	Homeowners with incomes < 50%	CDBG: \$221,550	20 single-family detached units will be repainted and/or have lead hazards removed or contained
<b>Minor Home Repair Program</b>  <i>Citywide</i>	Grants to seniors or disabled for minor home repairs. Administered by Alameda County.	Senior or disabled homeowners with incomes < 50% AMI	CDBG: \$250,000	Repair 150 housing units
<b>Rebuilding Together Oakland Christmas in April Program</b>  <i>Citywide</i>	Renovation of homes and community facilities	Low income seniors and/or disabled homeowners	CDBG: \$49,283	Renovate 35 homes and community facilities.

### Rental Assistance for Extremely Low Income Families

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>Family Unification Section 8 Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals	Households that are involved with Child Protective Services and have incomes < 80% AMI	0 new Section 8 vouchers	The Oakland Housing Authority has instituted a program with CFPS to “graduate” families who have successfully reunified. This will allow more families to be served by freeing up Family Unification vouchers from the Authority’s allocation. 5 new families will be served this year because of this policy
<b>Project-Based Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals	Households with incomes at 30- 50% AMI	0 new Section 8 vouchers	Project-based vouchers are funded from the Authority’s existing tenant-based allocation. The Authority is working with the City and local nonprofits to receive a waiver from HUD to allow the Authority to utilize project-based assistance in Oakland
<b>Section 8 Mainstream Program</b>  <i>Citywide</i>	Rental assistance for disabled individuals and families	Disabled renters with incomes at 30-50% AMI	0 new Section 8 vouchers	No new funding is anticipated
<b>Section 8 Rental Assistance Program</b>  <i>Citywide</i>	Rental assistance to families and individuals	Renters with incomes at 30-50%	0 new Section 8 vouchers	No new funding is anticipated.
<b>Shelter Plus Care Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals	Formerly homeless renters with disabilities and incomes at 30-50% AMI	0 new Section 8 vouchers	The Oakland Housing Authority will work with Alameda County to apply for new vouchers if available for Shelter Plus Care. No new funding is anticipated

### Housing for Seniors and Other Persons with Special Needs

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>Access Improvement Program</b>  <i>7 Community Development Districts</i>	Grants for accessibility modifications to 1-to-4-unit properties where owners or tenants have disabilities.	12 property owners with special needs whose incomes are < 50% AMI	CDBG: \$217,000	Originate grant applications for 12 units. Complete rehabilitation work on 10 units.
<b>Altenheim Senior Housing – Phase I</b> 1720 MacArthur Blvd.  <i>Glenview/Diamond</i>	Conversion of former assisted living facility to 67 low income rental units for seniors, meeting and community space (Phase I)	8 senior households with incomes < 25% AMI; 8 senior households < 30% AMI; 14 senior households < 35% AMI; 36 senior households < 50% AMI; 1 manager's unit	Redevelopment Agency: \$1,778,560  HOME: \$1,901,740	Secure funding remainder of funding
<b>Eastmont Court</b> 6850 Foothill Blvd.  <i>Central East Oakland</i>	New construction of 19 units of rental housing. 9 – 1BR units 10 – 2BR units	Households with persons with disabilities, with incomes < 20% AMI; 1 manager's unit	Redevelopment Agency: \$1,427,000 HOME: \$460,600	Complete construction by Spring 2005
<b>ECHO Home Equity Conversion Program</b>  <i>Citywide</i>	Counseling and advocacy for City of Oakland senior homeowners regarding all home-equity plans	Seniors with incomes < 80% AMI	CDBG: \$21,684	Provide information and referrals, conduct group presentations to seniors citywide and counseling to 35 seniors interested in home equity conversions

**Housing for Seniors and Other Persons with Special Needs (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Housing Opportunities for Persons With AIDS (HOPWA)</b>  <i>Alameda County &amp; Contra Costa County</i>	Housing and continued services for individuals and families of individuals living with HIV/AIDS Acquisitions of housing units New construction of permanent housing for persons with HIV/AIDS  Additional units to be announced	Persons with HIV/AIDS and incomes at 30-50% AMI, and their families	HOPWA \$2,006,000  Alameda County: Approximately \$1,507,657  Contra Costa County: approximately 478,283  City Administration: \$20,006  Actual allocations are based on number of reported AIDS cases as confirmed by the Centers for Disease Control	Assist approximately 1,600 persons and/or families with HIV/AIDS shelter, transitional housing, permanent housing, and housing information services. Maintain capacity of existing housing and support services, including the acquisition of existing licensed service-enriched emergency housing facilities for persons with AIDS Continue development of additional set-aside of 35 HIV/AIDS living units in non- HIV/AIDS situations Begin construction June 2004 Reserve funds for technical assistance and address emerging issues Continue Project Independence (shallow rent subsidy program)
<b>Lincoln Court Senior Housing</b> 2400 MacArthur Blvd.  <i>Outside CD Districts</i>	New construction of 80 units of one bedroom, low income senior housing.	55 units will be affordable to senior households with incomes < 60% AMI. 8 units will be affordable to senior households with incomes < 50% AMI. 16 units will be affordable to senior households with incomes < 35% AMI. 1 unit is for resident manager	Redevelopment Agency: \$2,000,000 HOME: \$1,500,000 TCAC equity: \$5,580,815 First mortgage: \$3,912,000 Developer equity: \$1,066,385 Deferred developer fee: \$950,000	Obtain final financing commitments. Negotiate and execute loan documents. Begin construction by November 2004.



**Housing for Seniors and Other Persons with Special Needs (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>MLK/BART Senior Homes</b> 3829 Martin Luther King Jr. Way  <i>Western Oakland</i>	Site acquisition of a lot for 33 future senior rental housing units with ground floor community space.	Seniors with incomes <35% AMI.	Red. Agency Predev. Loan: \$52,000 Redevelopment Agency: \$2.1 million development loan HUD 202 request will be approx. \$4 million City will provide half the project site at no cost: a 15,000 sf lot valued at \$110,000	Begin predevelopment. Re-apply for HUD 202.
<b>Oak Street Terrace Senior Housing</b> 1109 Oak Street  <i>Downtown</i>	New construction of a senior housing development. 39 studio units.	38 units will be affordable to seniors <60% AMI. One unit will be an unrestricted manager's unit	Redevelopment Agency: \$2,072,000 Tax Credit Equity: \$4,152,566 AHP: \$155,000 Silicon Valley Bank (const loan): \$4,380,000 Develop. Equity: \$282,005 G.P. Equity: \$126,000 CCRC (perm loan): \$895,000	Begin construction by October 2003 Complete construction by Dec. 2004
<b>Percy Abram Jr. Senior Apartments (Sister Thea Bowman Manor II)</b> 1070 Alcatraz Ave.  <i>North Oakland</i>	New construction of 44 units 44 1-bdrm senior units  Adjacent to existing Sister Thea Bowman Manor; includes community space, social services, staff services coordinator and entry plaza between the buildings	Seniors with incomes <50% AMI Most likely residents will have incomes <30% AMI	Redevelopment Agency: \$1,000,000 HOME: \$1,045,800 HUD 202: \$5,472,200	Close of City/Agency loan expected by June '04. In FY'04-'05: complete plans-specs and other predevelopment; complete all reviews-approvals needed to obtain HUD 202 Firm Commitment. Begin construction by Dec. 31, 2004.

### Housing for Seniors and Other Persons with Special Needs (cont'd)

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Southlake Tower Apartments</b> 1501 Alice St.  <i>Western Oakland</i>	Project preserves 130 units of very affordable Section 8 senior housing at risk for conversion to market-rate.	Seniors with incomes < 50% AMI (97% of current tenants earn <30% AMI, all earn < 50% AMI)	HOME: \$1,000,000 Redevelopment Agency: \$445,300 CHFA bond funds: \$7,320,000	Start of work has been delayed, but is expected to begin in Spring of '04 and be substantially complete by the end of calendar '04.

## E. Continuum of Care

### Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>ECHO Home Equity Conversion</b>  <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Home owners at least 62 years old	CBDG: \$21,684	Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach
<b>ECHO Rental Assistance Program</b>  <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Households with incomes at 30-50% AMI	CDBG: \$85,752	Prescreen 1500 clients, place and do follow-up for 150 households, provide support counseling, information, referrals, and other forms of outreach

**Prevention and Reduction of Homelessness (cont'd)**

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>Emergency Shelter Grant Program</b>  <i>Citywide</i>	1) Shelter and other forms of temporary housing and support services to be provided to the City's homeless population 2) Homelessness prevention (rental assistance, legal assistance and eviction prevention) 3) Assistance to battered women and their children 4) Housing advocacy for seniors 5) Technical assistance	Homeless families, individuals and seniors with incomes at 30-50% AMI	ESG: \$369,672 (Homeless Prevention: up to \$110,902, Essential Services: up to \$110,902, Operations: at least \$129,384, City Administration: \$18,484)  General Fund: \$115,000 (Emergency Housing Program ) Lease Value: \$61,225 (Oakland Army Base Temporary Winter Shelter) Lease Value: \$102,000 (East Oakland Shelter Lease) General Fund: \$100,000 (Oakland Army Base Temporary Winter Shelter)	Assist at least 15,000 persons with shelter, services, rental assistance, eviction prevention and/or other support services to the homeless and near-homeless population. This includes services provided with match funding.
<b>Matilda Cleveland Transitional Housing Program (MCTHP)</b> 8314 MacArthur Blvd.  <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 3 SROs 2 1-bdrm units 3 2-bdrm units 4 3-bdrm units 2 4-bdrm units	Homeless families with incomes at 30-50% AMI	Supportive Housing Program \$259,432 [MCTHP \$252,079] [City Admin. \$7,353]  Rehabilitation & Maintenance (City of Oakland) \$25,000 CPPSO \$50,000 Contractor Match \$20,000 Tenant Rents \$25,250	Assist 14 families

**Prevention and Reduction of Homelessness (cont'd)**

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b>Sentinel Fair Housing</b>  <i>Citywide</i>	Landlord-tenant mediation services to prevent evictions	Renters with incomes < 80% AMI	CDBG: \$139,188	Provide dispute resolution for 360 households  (A portion of the funding for this organization is supporting fair housing counseling services)
<b>Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN)</b> 1) Henry Robinson MSC 559 16th St. 2) Travelers Aid Society 520 16th St. 3) Oakland Homeless Families Project 1900 Fruitvale, Suite 3E  <i>Downtown and Fruitvale</i>	Provide a continuum of services, shelter and transitional housing to homeless families through a network of agencies 54 units of transitional housing	Families with incomes at 30-50% AMI	SHP \$1,825,154 [HSFN \$1,770,242] [City Admin. \$54,912]  Alameda County: \$250,000 Excess Cash Value of Monthly Lease: \$122,558	Assist 348 families (approximately 950 individuals)
<b>Transitional Housing Program (THP)</b> 1) 173 Hunter Ave. 2) 1936 84th Ave. 3) 5239-A 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St.	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing  3 1-bdrm units 4 2- bdrm units 2 3-bdrm units	Homeless families with incomes at 30-50% AMI	THP \$245,146 [THP/FIT \$238,473] [City Admin. \$6,673]  General Fund \$133,000 Tenant Rents \$21,000	Assist 29 families (approximately 82 individuals)
<b>Winter Relief Program</b>  <i>Citywide</i>	Emergency food and temporary shelter during winter months	Persons with incomes at 30-50% AMI	CDBG \$225,000	Assist 2,000 persons

## ***F. Geographic Distribution and Service Delivery and Management***

### ***1. Geographic Distribution***

#### ***a. Target Areas for CDBG Funds***

Community Development Block Grant funds allocated for economic development include funds allocated to designated Neighborhood Commercial Revitalization areas.

To better achieve the City Council's policy objective of promoting safe, affordable and healthy neighborhoods, the focus of the City's housing programs – particularly those involving rehabilitation of the existing housing stock – is primarily within the Community Development Districts. Efforts are made to use housing funds in specific designated areas within those districts, including Neighborhood Commercial Revitalization areas, certain Redevelopment project areas, blighted properties identified by Building Services and the Service Delivery System teams, and certain Strategic Planning areas. This will allow for a more coordinated targeting effort, and a more visible, sustainable revitalization of those areas, that will in turn stimulate more private revitalization activities.

#### ***b. Target Areas for Housing Development and Homeless Programs***

Funding for development of ownership and rental housing is allocated on a citywide basis. New rental projects that are outside areas of low income concentration are given preference points in order to promote a wider range of housing opportunities. New homeownership projects are given preference if they are located in areas that have a homeownership rate significantly lower than the citywide average, in order to increase ownership rates and contribute to neighborhood revitalization. Efforts are made to locate housing development projects in proximity to other major focus areas, such as Neighborhood Commercial Revitalization areas. The City has a general policy of encouraging higher density multi-family housing along major arterial streets, in the downtown, at the waterfront, and near mass transit stations.

Funds to assist the homeless are allocated throughout the City.

#### ***c. Location of Specific Activities Funded with Federal Grant Funds***

The maps on the following pages show the location of activities to be funded with CDBG, HOME, ESG and HOPWA funds. Activities are identified by their Project ID Numbers, and the maps are preceded by a table showing these numbers for each activity.

Further details about these activities and their locations may be found in Section IV.

## 2. Service Delivery and Management

The Community and Economic Development Agency (CEDA) is the lead agency for implementation of the housing and community development actions described in the Consolidated Plan. The Continuum of Care program and the AIDS housing program are managed by the Community Housing Services unit in the Department of Human Services.

Responsibility for specific components of the action plan is shown in the following table.

Program/activity	Responsible party	Phone
Comprehensive land use planning	CEDA – Planning and Zoning	238-3941
Emergency shelter, transitional housing, supportive services for homeless persons	Department of Human Services - Community Housing Services	986-2721
Fair housing - support for counseling and advocacy agencies	CEDA - Housing Policy	238-3501
Fair housing planning	CEDA - Housing Policy	238-3501
First time homebuyer programs	CEDA - Residential Lending	238-3909
Housing and supportive services for persons with HIV/AIDS	Department of Human Services - Community Housing Services	986-2721
Housing code enforcement	CEDA - Code Enforcement	238-3381
Housing development for families, seniors and persons with special needs (new construction and rehabilitation)	CEDA - Housing Development	238-3502
Housing rehabilitation (owner-occupied and small rental properties)	CEDA - Residential Lending	238-3909
Housing services contracts (housing counseling and search services)	CEDA – Housing Policy	238-3501
Monitoring of City-assisted community development activities	CEDA - CDBG Programs	238-3716
Monitoring of City-assisted housing developments.	CEDA - Housing Development	238-3502
Neighborhood commercial revitalization	CEDA – Economic Development	238-3695
Neighborhood revitalization – technical and financial assistance for public services and infrastructure (neighborhood improvements)	CEDA - CDBG Program	238-3716
Preservation of existing assisted housing	CEDA - Housing Development	238-3502
Public housing	Oakland Housing Authority - Housing Management Division	874-1500
Section 8 Rental Assistance	Oakland Housing Authority - Leased Housing Department	874-1500
Small businesses – technical and financial assistance	CEDA - Commercial Lending Program	238-3992
Zoning	CEDA – Planning & Zoning	238-3911

### **3. *Maps Showing Locations Of FY 04-05 Projects***

The maps on the following pages indicate the locations of activities to be funded with Federal grant funds in FY 2004-05. For many activities that are delivered Citywide or over a large area, the location indicated is the administrative office of the service provider, not the service locations.

The projects are identified by their “Project ID Number.” Preceding the maps is a table indicating the “Project ID Number” for each project.



## List of Consolidated Plan Projects, FY 2004-05, by Project ID Number

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
1	High-Risk Youth Counseling	Project Re-Connect	209,179				209,179
2	Model Neighborhood Program (H66880)	Alameda County Health Care Foundation	22,177				22,177
4	Legal Services for Seniors	Legal Assistance for Seniors	57,168				57,168
5	Supplemental Math Instruction Program	Project SEED	48,153				48,153
6	Shared Maintenance & Delivery Scholarships	Alameda County Community Food Bank	218,447				218,447
7	Commercial Lending	Community & Economic Development Agency	252,319				252,319
8	Domestic Violence Prevention Project	Family Violence Law Center	44,354				44,354
9	Lead Safe Housing Paint Program	Community & Economic Development Agency	221,550				221,550
10	Youth and Family Enrichment Project	East Bay Central American Refugee Committee	39,426				39,426
11	Access Improvement Program	Community & Economic Development Agency	213,717				213,717
12	Fair Housing and Landlord/Tenant Counseling Program	Sentinel Fair Housing	147,848				147,848
14	Homeless Winter Relief Program	Department of Human Services	225,000				225,000
15	Housing Development	Community & Economic Development Agency		4,136,525			4,136,525
16	Oakland Small Business Incubator Project	Oakland Small Business Growth Center	127,991				127,991
18	AIDS Housing, Alameda County	Alameda County Housing and Community Development				1,507,657	1,507,657
19	Emergency Shelter Program	Department of Human Services			369,672		369,672
20	Minor Home Repair Program	Alameda County Housing and Community Development	250,000				250,000
22	Senior Companion Information Referral Program	Life Enrichment Agency	56,274				56,274
23	Rental Assistance Program	Eden Council for Hope and Opportunity	85,752				85,752

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
24	AIDS Housing, City Monitoring and Administration/DHS	Community & Economic Development Agency				20,060	<b>20,060</b>
27	Prescott Clown Troupe	Marcus A. Foster Educational Institute	51,254				<b>51,254</b>
29	CHDO Operating Support	Community and Economic Development Agency		243,325			<b>243,325</b>
30	HOME Program Monitoring and Administration	Community & Economic Development Agency		486,650			<b>486,650</b>
31	CDBG Program Monitoring/Administration	Community and Economic Development Agency	1,494,828				<b>1,494,828</b>
32	Kids with Dreams Project	Camp Fire Boys & Girls, Oakland East Bay Council	61,603				<b>61,603</b>
33	Housing Search & Counseling for the Disabled	Center for Independent Living	98,319				<b>98,319</b>
34	National Development Council	Community & Economic Development Agency	10,000				<b>10,000</b>
36	Meals on Wheels	Bay Area Community Services	107,062				<b>107,062</b>
37	Healthy Families Program	Healthy Babies Project	79,838				<b>79,838</b>
38	AIDS Housing, Contra Costa County	Contra Costa County Dept of Housing and Community Development				478,283	<b>478,283</b>
40	Youth Program	Oakland Asian Students Educational Services	29,570				<b>29,570</b>
41	Housing Information and Referral Service	Eden Information & Referral Services	78,852				<b>78,852</b>
42	Christmas In April	Rebuilding Together Oakland	49,283				<b>49,283</b>
44	Supplemental Hunger Program	Department of Human Services	40,412				<b>40,412</b>
45	Safe Walk to School	Life Enrichment Agency	146,862				<b>146,862</b>
46	East Oakland Community Project – Shelter Rent	Department of Human Services	120,000				<b>120,000</b>
47	Housing Advocacy Project	East Bay Community Law Center	65,053				<b>65,053</b>
48	East Oakland Community Connector Project	Oakland Citizens' Committee for Urban Renewal-Eastmont Computing Center	93,144				<b>93,144</b>
49	H.E.L.P. Program	Jobs for Homeless Consortium	39,426				<b>39,426</b>

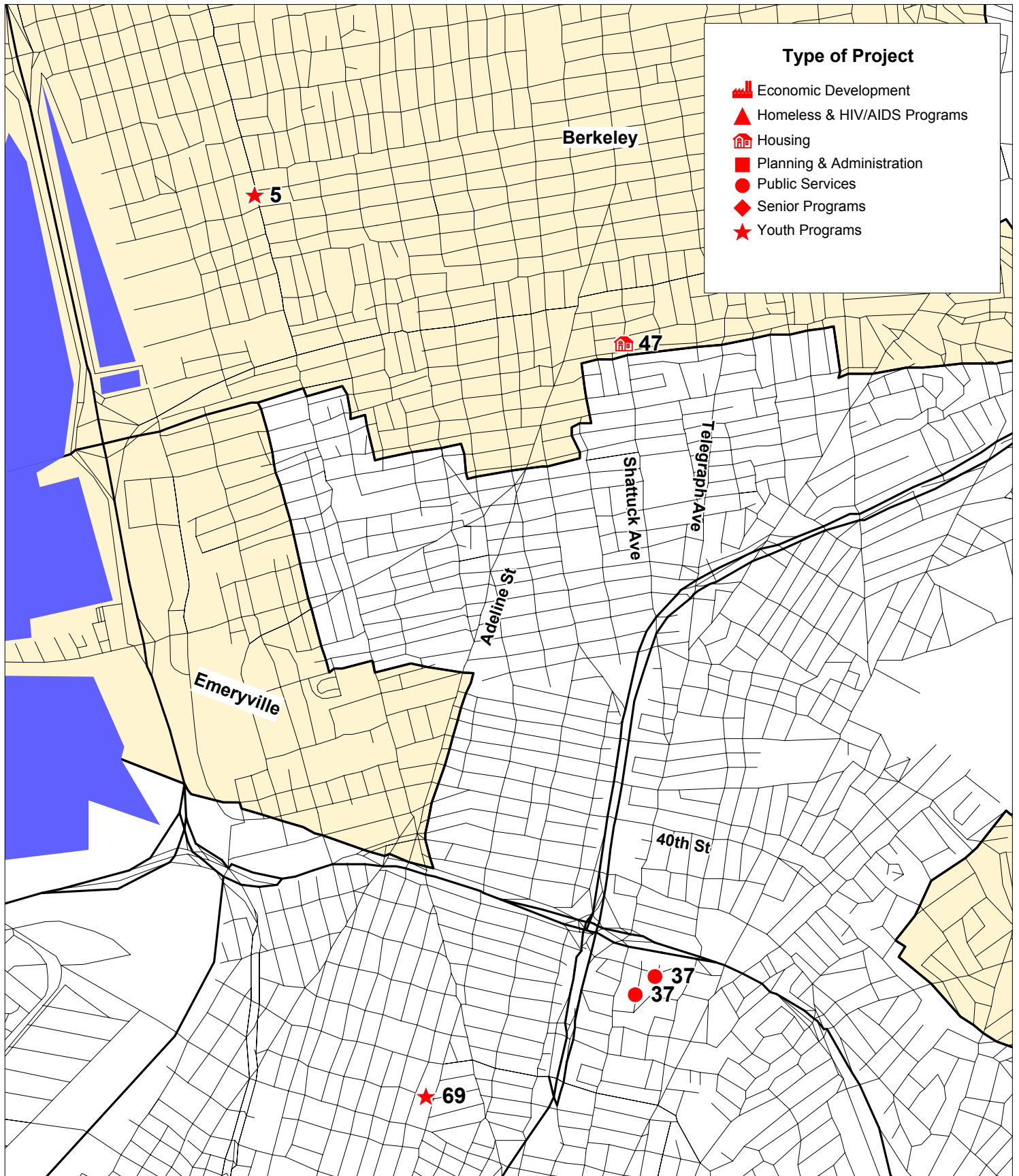
ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
51	Business Loan Program	Oakland Business Development Corporation	389,333				<b>389,333</b>
54	Smart Moves Program	Boys & Girls Clubs of Oakland	11,828				<b>11,828</b>
55	East Oakland Clinic	Life Long Medical Care-Over 60 Health Center	48,790				<b>48,790</b>
56	Emergency Food Brown Bag Program	Elmhurst Food Pantry	43,862				<b>43,862</b>
57	Emergency Home Repair	Community & Economic Development Agency	393,750				<b>393,750</b>
59	Emancipation Training Center	The First Place Fund for Youth	69,804				<b>69,804</b>
61	Business Development Program	Community & Economic Development Agency	269,919				<b>269,919</b>
62	Home Equity Conversion Counseling	Eden Council for Hope and Opportunity	21,684				<b>21,684</b>
64	Neighborhood Commercial Revitalization Program	Community & Economic Development Agency	1,693,145				<b>1,693,145</b>
65	Home Maintenance & Improvement Program	Community & Economic Development Agency	2,919,837				<b>2,919,837</b>
66	Vacant Housing Program	Community & Economic Development Agency	221,550				<b>221,550</b>
67	Hawthorne Elementary School-Based Clinic	La Clinica de la Raza-Fruitvale Health Project, Inc.	44,354				<b>44,354</b>
68	Multilingual Homeownership Center	Lao Family Community Development, Inc.	49,283				<b>49,283</b>
69	Educational Enhancement Program	Boys & Girls Clubs of Oakland	29,570				<b>29,570</b>
70	After School Program	Volunteers of America Bay Area	29,570				<b>29,570</b>
71	YMCA Teen Center Program	Volunteers of America	58,172				<b>58,172</b>
72	Oakland Homeless Project Renovation	BOSS	36,171				<b>36,171</b>
73	Youth Performance Workshop	Eastside Arts Alliance	24,641				<b>24,641</b>
74	Hip Hop Multimedia	Eastside Arts Alliance	49,283				<b>49,283</b>
75	Positive Role Models-Mentor Program	Precision Drill Ministries	11,083				<b>11,083</b>
76	Active Living for Refugee Immigrant Seniors	Seton Senior Center	9,857				<b>9,857</b>
77	GIRLStart	Girls Inc. of Alameda County	48,603				<b>48,603</b>

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
78	Creating Economic Opportunities for Low Income Women	Women's Initiative for Self Employment	142,287				<b>142,287</b>
79	Façade Improvement	Oakland Citizens' Committee for Urban Renewal	98,565				<b>98,565</b>
80	Fruitvale Commercial District Revitalization Project	Spanish Speaking Unity Council	98,565				<b>98,565</b>
81	Micro Enterprise Assistance	Southeast Asian Community Center	73,924				<b>73,924</b>
82	Project YES	Alameda County Health Care Services	49,283				<b>49,283</b>
83	Homeownership Education, Counseling and Support	Acorn Housing	39,426				<b>39,426</b>
84	American Dream Downpayment Initiative (ADDI)	Community and Economic Development Agency		438,234			<b>438,234</b>
	<b>TOTAL</b>		<b>\$11,761,000</b>	<b>\$5,304,734</b>	<b>\$369,672</b>	<b>\$2,006,000</b>	<b>\$19,441,406</b>

# Consolidated Plan Projects, FY 2004-05

## North Oakland

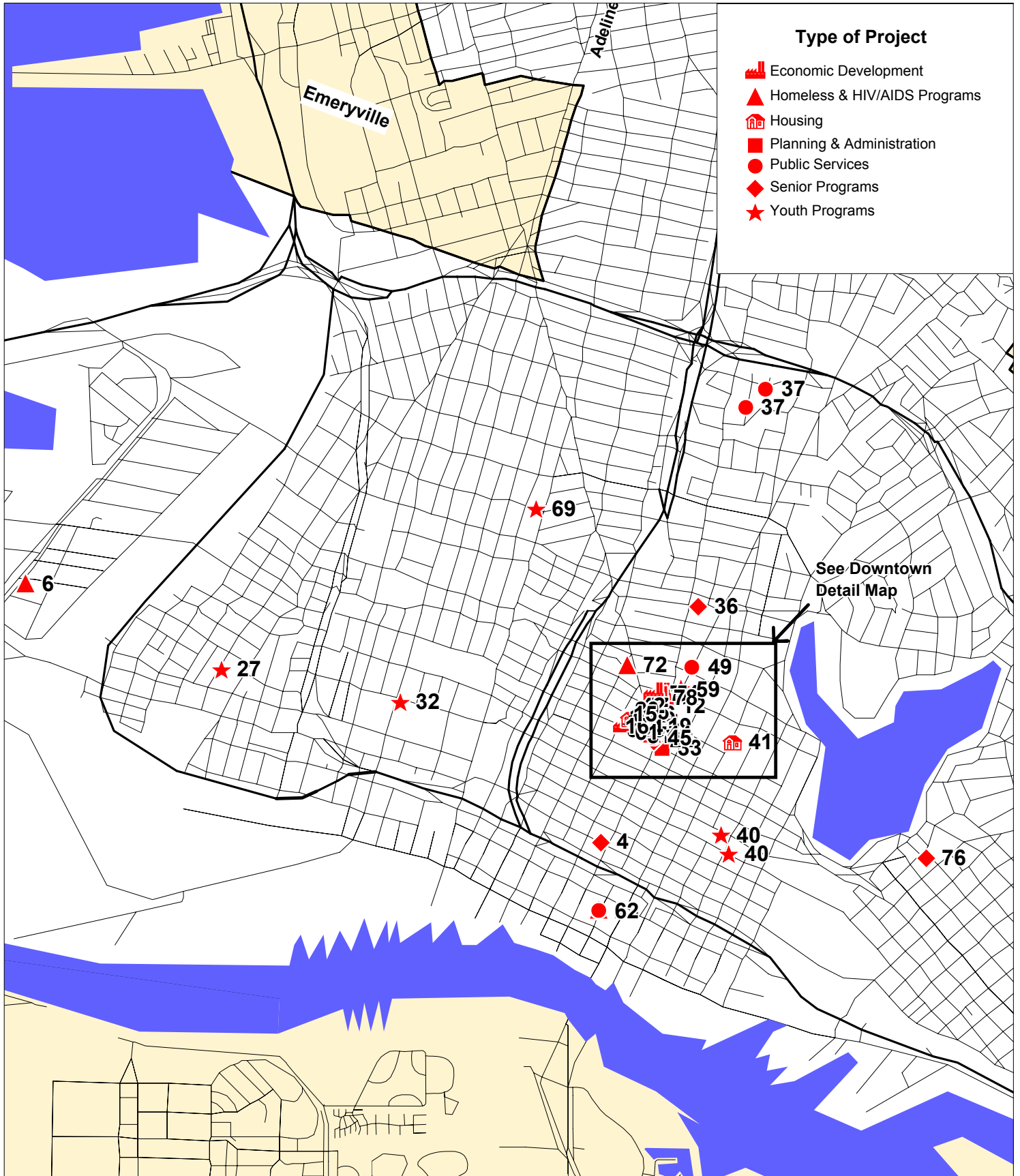
NOTE: For many activities that are delivered Citywide or over a large area, the location indicated is the administrative office of the service provider, not the actual service area or location.



# Consolidated Plan Projects, FY 2004-05

## Western Oakland

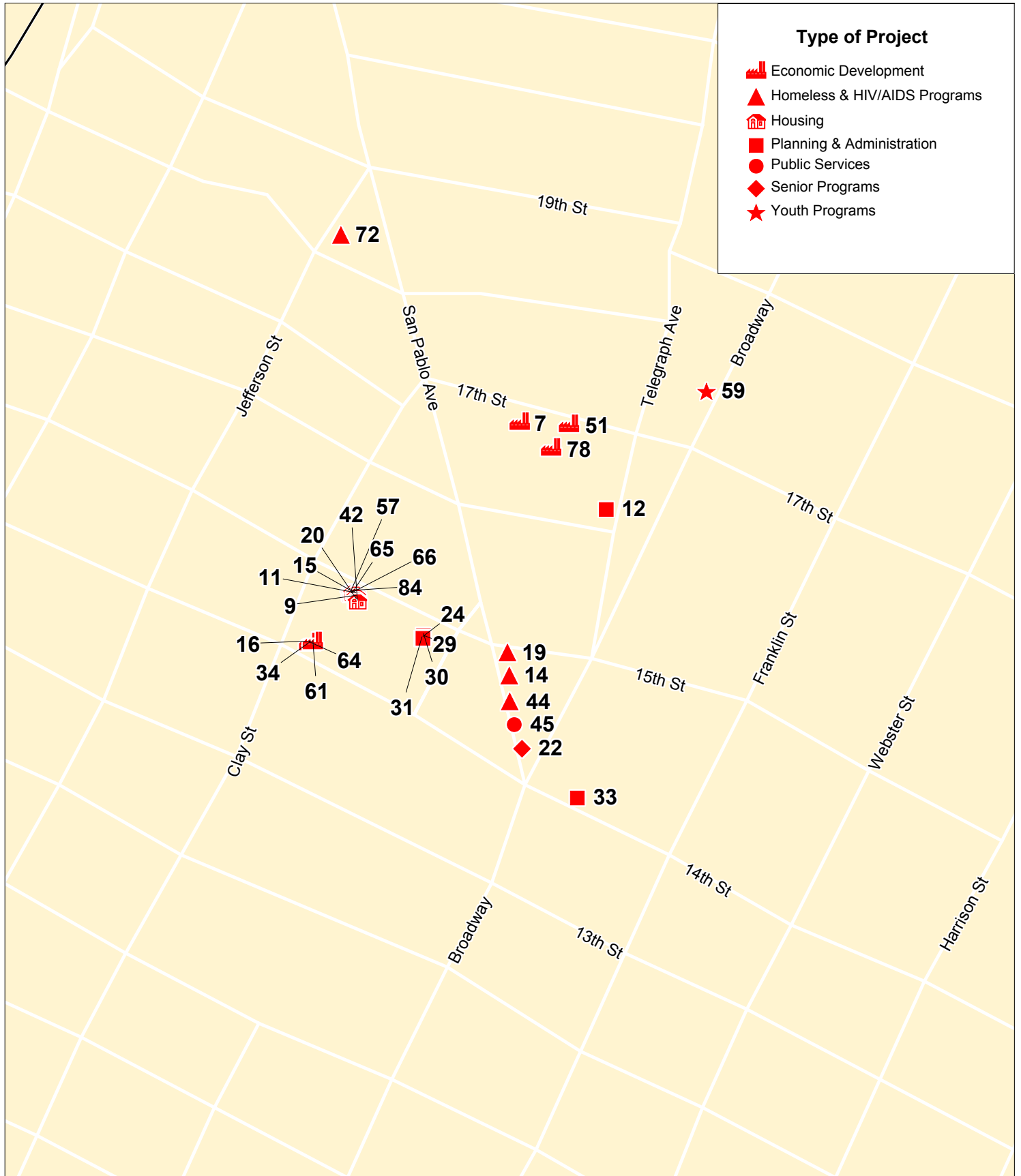
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# Consolidated Plan Projects, FY 2004-05

## Downtown Detail

NOTE: For many activities that are delivered Citywide or over a large area, the location indicated is the administrative office of the service provider, not the actual service area or location.

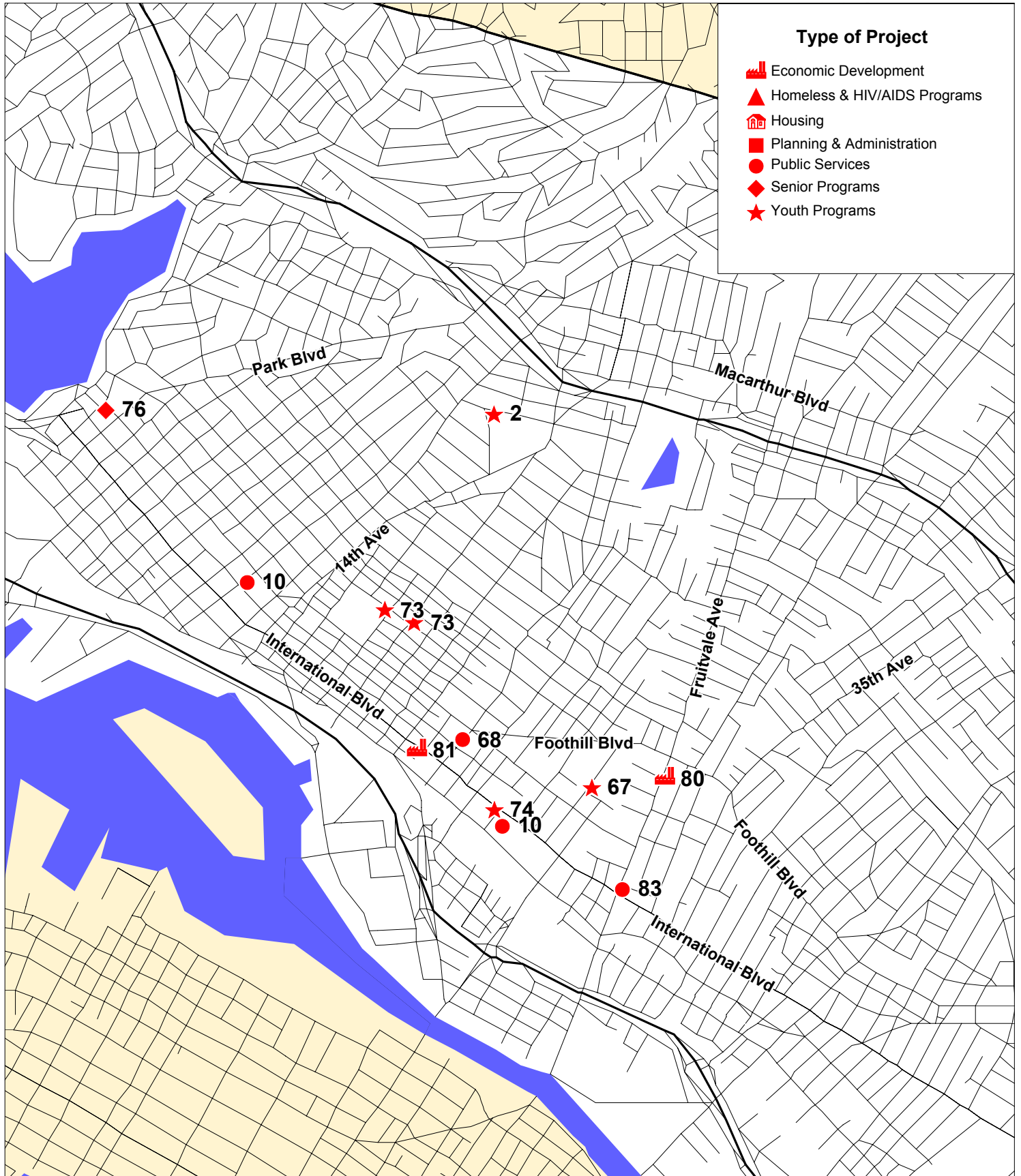




# Consolidated Plan Projects, FY 2004-05

## San Antonio/Fruitvale

NOTE: For many activities that are delivered Citywide or over a large area, the location indicated is the administrative office of the service provider, not the actual service area or location.

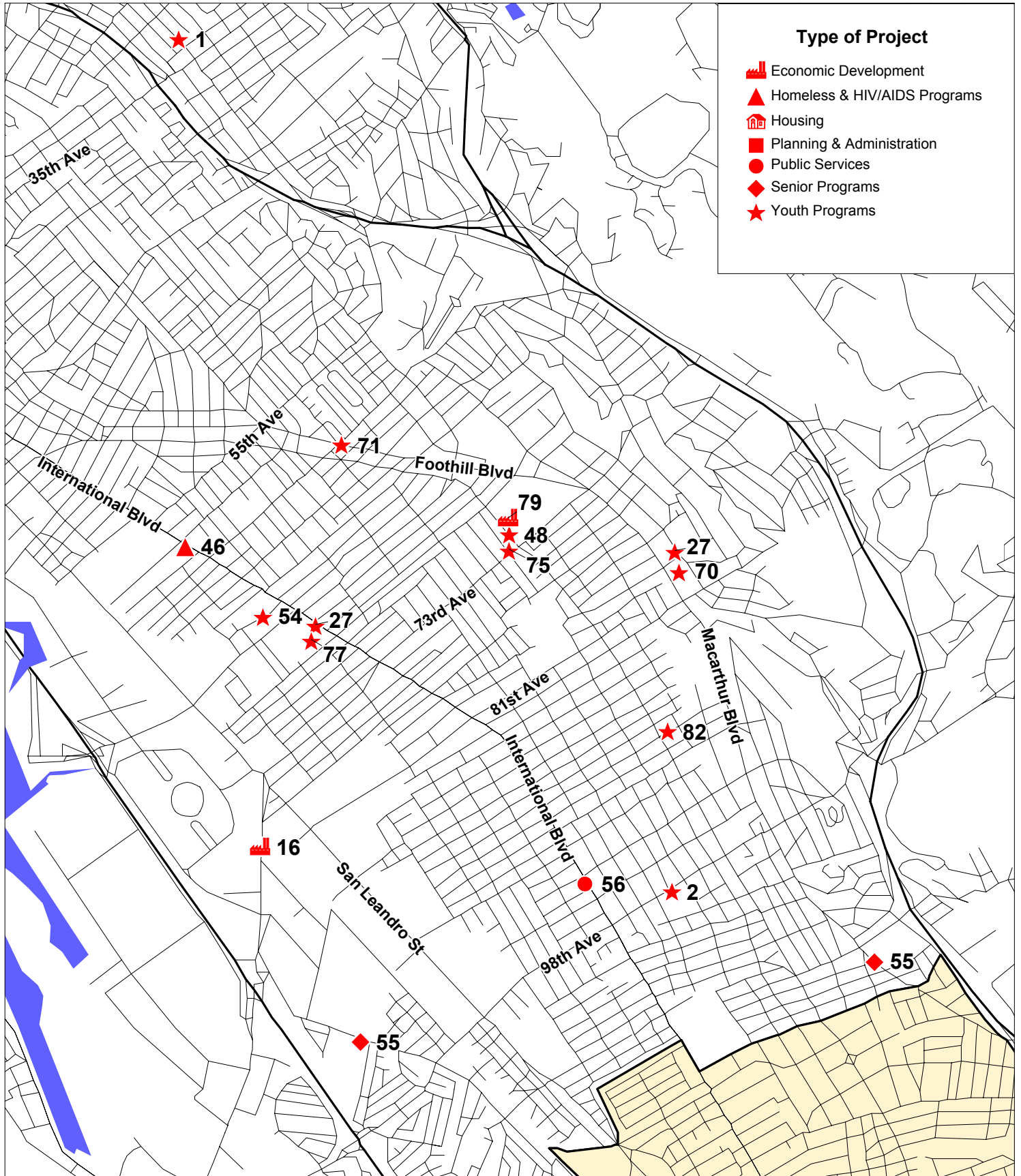




# Consolidated Plan Projects, FY 2004-05

## East Oakland

NOTE: For many activities that are delivered Citywide or over a large area, the location indicated is the administrative office of the service provider, not the actual service area or location.



## **G. Other Actions**

In addition to the investment plan described above, the City and other entities operating within the City intend to undertake a number of other actions to address housing needs and problems in the City. These include efforts to modify or mitigate the impact of any public policies which act as barriers to public housing, improvements to the institutional delivery structure to address any gaps or weaknesses identified in the Five-Year Strategy, efforts to improve the physical condition and management of public housing and promote greater resident involvement in public housing management and create opportunities for homeownership by public housing residents, and efforts to reduce the hazards of lead-based paint in housing.

### **1. Public Policies**

The following actions will be undertaken to address some of the public policy barriers to affordable housing that were identified in the Five Year Strategy:

- Work will continue on development of specific rezoning actions consistent with the recently revised Comprehensive Land Use and Transportation Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs.
- The City will continue to work to develop a broader community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work with the Non-Profit Housing Association of Northern California and the East Bay Housing Organizations.
- The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including development of new automated systems and internet-based information and application systems.

### **2. Institutional Structure**

During the next year covered by the Annual Plan, the City will continuously monitor the housing delivery system and work with local associations of housing organizations, private institutions, and other local public agencies to improve housing delivery. Specific activities that the City intends to carry out to improve this system are listed below.

#### *a. Increasing Available Resources*

- Continue attempts to expand the amount of resources available. In particular, the City will actively lobby for increases in State and Federal funding for housing.
- Encourage and support the attempts of local non-profit developers and service organizations to secure funds for service delivery and organizational operations from governmental and non-governmental sources.

*b. Coordinating Resources*

- Improve coordination required to match accessible housing units available for the disabled with those in need of such units through better referral mechanisms.
- Improve processes within the Community and Economic Development Agency (CEDA) to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency.
- The City will continue to work with the Oakland Housing Authority to implement a program to “project base” Section 8 assistance (commitments would be tied to specific housing units) to facilitate preservation and rehabilitation of existing housing, including SRO hotels.
- Mayor Brown and the City Administrator will continue efforts to coordinate effectively with all cities in the County to increase the supply of affordable housing.

*c. Capacity and Character of Non-profit Housing Organizations*

- Develop mechanisms to increase the capacity of non-profit affordable housing developers and actively encourage non-profit developers to take advantage of local programs such as the Local Initiatives Support Corporation (LISC) training program for non-profit developers.
- Use HOME funding (CHDO Operating Support) to support non-profit capacity building.
- Encourage developers to increase the representation of low and moderate income persons in their decision making processes and thereby to become eligible for receipt of HOME funds targeted to CHDO organizations.
- Provide training and technical assistance to homeless service providers in shelter and transitional housing.

*d. Participation of For-Profit Organizations*

- Explore programs to encourage corporate participation in the provision of affordable housing, such as employer participation in first-time homebuyer programs.
- Develop programs which expand private sector investment in the general provision of affordable housing. The Oakland Homeownership Assistance Alliance (OHAA) is a collaborative effort of public agencies, lenders, non-profit organizations and other key players in the housing development community, whose objective is to revitalize Oakland neighborhoods by increasing homeownership opportunities for low and moderate-income households. The goal for this fiscal year is to increase the number of homeowners in Oakland by 2000, through OHAA programs and services and by increasing the number of

participating lenders. This will be accomplished by providing new, creative financing tools, one-stop homebuyer assistance centers, debt management counseling, new and innovative mortgage products, and an aggressive marketing and outreach campaign in this challenging housing market.

- Attempt to overcome housing discrimination by encouraging financial institution participation in mortgage lending to low and moderate income individuals and in low and moderate income communities, largely through joint City, Freddie Mac and Fannie Mae efforts to promote existing lending programs and create new programs.
- Continue to implement community reinvestment programs. The City will encourage private, for-profit lending and investment practices that meet the needs of all Oakland households and neighborhoods and discourage discrimination in lending and in the provision of insurance. One program is the City's Linked Banking Services Ordinance, which requires the City to deposit its funds only with banks that are meeting their "fair share" of the City's community credit needs, as determined by an annual estimate of the citywide community credit demand. The City also has legislation in place to prohibit predatory lending practices.
- In order to overcome housing discrimination by landlords, the City will continue during the coming year to fund fair housing counseling and education agencies which counsel individuals and train landlords and tenants regarding their rights and responsibilities under the law.

### **3. Public Housing Improvements**

#### *a. Management Improvements for Public Housing*

Specific plans for improving the management and operation of public housing are set forth each year in the Oakland Housing Authority's Annual Plan. Some of the improvements stated in the plan and others that are currently being implemented include the following:

**Community Relations** – The Authority will develop productive and cooperative working relationships with other partner agencies and community groups throughout the city. By working with organizations such as, the Unity Council, Asian Resource Center, Neighborhood Crime Prevention Councils (NCPC), Neighborhood Associations and the Service Delivery System (SDS) teams, the Authority will become more proactive in their property management efforts through stronger lines of communication.

**Curb Appeal** – The Authority will improve property curb appeal through proactive site monitoring by the Oakland Housing Authority and their Responsible Persons (compensated residents). The Responsible Person's scope of work will be modified to require daily policing of the grounds. Arrangements will be made to supply the Responsible Persons exterior paint to keep the Authorities properties graffiti free.

**Customer Service** – The Authority will provide improved customer service for our clients, consistent throughout all offices by modifying practices and training staff as

needed. A customer service survey will be conducted and the results analyzed .

*b. Improvement of the Living Environment*

*i. Public Housing Capital Fund Activities*

Utilizing the Capital Fund, the Oakland Housing Authority will continue its efforts to address the many physical and social problems that exist in and around public housing sites through a strategy that includes comprehensive modernization of the Authority's oldest developments, and immediate repairs, and renovations to address the most pressing needs at individual housing developments.

Among the most significant of the renovation activities that will occur within the next fiscal year are:

Comprehensive modernization of the 3rd phase of Lockwood Gardens  
(the final 142 of the 372 total units).

2202 Mitchell St. (7 units) will undergo dramatic rehabilitation:

Additionally, a new West District Administration Building is being constructed to replace the former Oakland Housing Authority building at Peralta Villa, including office space for administration and community space for meetings and programs offered by the Authority.

The Housing Authority's Capital Fund Annual Plan for FY 04/05 will be finalized as soon as we are notified by HUD of the exact amount of funding to be received. OHA anticipates a grant of approximately \$7.9 million for the fiscal year.

*ii. HOPE VI Activities*

The Housing Authority has received several grants under the HOPE VI program to renovate and redevelop some of its larger public housing developments. The Housing Authority and the City are working in partnership to improve these developments and the surrounding neighborhoods. Both the Westwood Gardens (Mandela Gateway) and Coliseum Gardens developments are receiving financial assistance from the City and the Redevelopment Agency, including the investment of Federal HOME funds.

**Lockwood Gardens and Lower Fruitvale**

In 1994, the Authority received a \$25.5 million HOPE VI grant to fund a comprehensive community and social service program and renovation of Lockwood Gardens. The final construction phase of the HOPE VI program should be completed by March 2005. The Capital Fund program will be used to complete the modernization of the units in Phase III at Lockwood Gardens. The community and supportive services portion of the grant has been completed.

### **Westwood Gardens (Mandela Gateway)**

In 1999, the Authority received a \$10 million HOPE VI grant to fund a comprehensive redevelopment of the 46-unit Westwood Gardens public housing site. Located adjacent to the last Bay Area Rapid Transit (BART) station in the East Bay before San Francisco, the project (Mandela Gateway) is considered an anchor to the revitalization of the neighborhood surrounding the West Oakland station. BRIDGE Housing Corporation is the Authority's development partner for both the rental and ownership components.

All 46 units were demolished and are being replaced in the new development, which will add 122 additional tax credit units on the original site and nearby acquired off-sites. This development will also include about 20,000 square feet of community retail space. Construction of the rental development commenced in February 2003 and will be completed by fall 2004. Additionally, 14 for-sale units will be built on a portion of the original site for first-time homebuyers. These units will be under construction during the summer of 2004 and completed and sold by fall 2005.

The community and supportive services component of the grant is designed to help residents overcome barriers to becoming self-sufficient. Included are items such as job training, transportation, day-care, substance-abuse intervention, and supervised activities for youth.

The project is the result of collaboration between the Oakland Housing Authority and BRIDGE Housing Corporation. Financing for the project includes:

- Department of Housing and Urban Development (HUD) HOPE VI grant (administered by the Oakland Housing Authority)
- Oakland Housing Authority Local Funds
- Cal HFA Loan funds (three separate loans)
- City of Oakland HOME funds
- Oakland Redevelopment Agency affordable housing bond funds
- Equity investment from the sale of 9% Federal low income housing tax credits
- Affordable Housing Program Funds from the Federal Home Loan Bank
- Construction financing from Wells Fargo Bank

The Authority and BRIDGE used \$12.7 million in HOPE VI funds to leverage a total of \$28 million in other funds. The Authority and BRIDGE have leveraged \$40 million for the rental component from the \$10 million HOPE VI grant, and an additional \$2.5 million has been raised for the homeownership component, totaling 42.5 million in leveraged funds.

### **Coliseum Gardens**

In 2000, the Authority received \$34.5 million to revitalize its 178 unit public housing project known as Coliseum Gardens. All 178 existing units will be demolished and

replaced on a one-for-one basis. Because of the concentration of public housing units in the Coliseum area, 81 of the 178 public housing units will be replaced in developments scattered “off site” throughout the City of Oakland. The original or “primary site” will be developed as a mix of housing types by the Authority and a developer partnership consisting of EBALDC, the Related Companies and Chambers General Construction, and will include 97 public housing units, 261 additional tax credit units, 32 affordable for-sale units, and 90 senior units. Because of the size of the development, the rental component will be divided into three rental phases, and the ownership component will be timed to coincide with the second or third rental phase. The first phase will consist of 115 rental units, including 30 public housing units. The Authority and its development partners expect to leverage an additional \$100 million in other funds to build out the development as planned.

The following table summarizes planned actions for HOPE VI projects.

1999 HOPE VI – Westwood Gardens			
Westwood Gardens West Block	1420 7th St.	46 units	All 46 units were demolished. 15 public housing, 40 tax credit are under construction on 7th street and 14 for-sale units will be built on the site along 8th St.
CalTrans “Park & Ride” and J&A Truck Repair site or the East Block	7th & Mandela	0 units	31 public housing, 82 tax credits are under construction at the site.
8th & Center	8th & Center	0 units	The OHA may acquire land from the City of Oakland & a private owner at the corner of 8th & Center to build a second phase of 5 for-sale units
1999 HOPE VI -- Total Units to be Developed			<div>Westwood</div> <div>Park &amp; Ride</div> <div>Total</div> <div>15 public housing, 40 tax credits &amp; 14 for-sale</div> <div>31 public housing, 82 tax credits units</div> <div>46 public housing, 122 tax credits, &amp; 19 for-sale</div>

2000 HOPE VI – Coliseum Gardens				
Coliseum Gardens	6722 Olmstead St.	178 units	Demolish all 178 public housing units. 81 public housing units will be replaced in privately owned developments being built throughout the City of Oakland. The remaining 97 will be rebuilt on and off-site in a mix of housing types by a private developer.	
2000 HOPE VI -- Total Units to be Developed			Existing site	97 public housing, 351 tax credit & 32 affordable for-sale
			Off-site	81 public housing, 160 tax credits
			Total	178 public housing, 551 tax credits and 32 affordable for-sale

*iii. Public Housing Drug Elimination*

The Oakland Housing Authority officially closed its final Public Housing Drug Elimination Program (PHDEP) grant in December 2002. While the loss of this funding resulted in reduced staffing for the Oakland Housing Authority's Police Department and Resident and Community Services Department, the Authority will continue to offer drug prevention education activities. The activities include an annual resident survey, on-site education activities, access to community involvement activities, and support of the National Night Out. Supportive services continue to be provided by community service partners at four of the six largest sites. However, the Authority no longer hosts the Boys and Girls Clubs, as these clubs were forced to closed due to a loss of funding for the Oakland Boys and Girls Club, Inc. The Authority is working with other community-based organizations to compensate for this major loss in positive youth activity.



### Grant Programs for Social Services and Economic Development in Public Housing

Name of Grant Program and Description	Partners	Units or Families Served
<b>HOPE VI (Chestnut)</b> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.	Asian Neighborhood Design, Prescott Family Support Center, West Oakland Health Center, Museum of Children's Art, DeFremery Recreation Center, Youth Employment Partnership/Youthbuild, Alameda County Community Food Bank, Alameda County Social Service Agency, Asian Community Mental Health Services, ICRI Support Network, City of Oakland Life Enrichment Agency, East Bay Asian Local Development Corporation, Oakland Child Health & Safety Initiative, Oakland Unified School District, YMCA, Weed and Seed, Homebuyers Assistance Center, Alameda County Medical Center Highland Hospital Collaborative, Unity Council/Circle, U.C. Berkeley YPLAN, McClymonds High School.	83
<b>HOPE VI (Westwood)</b> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.	Youth Employment Partnership/Youthbuild, Alameda County Community Food Bank, Alameda County Social Services Agency, Asian Community Mental Health Services, Asian Neighborhood Design, International Child Resource Institute, City of Oakland Life Enrichment Agency, City of Oakland Office of Parks and Recreation, East Bay Asian Local Development Corporation, Museum of Children's Art, Oakland Child Health & Safety Initiative, Oakland Unified School District, Oakland Private Industry Council, Port of Oakland, YMCA, Weed and Seed Program, Homebuyers Assistance Center, Alameda County Medical Center Highland Hospital Collaborative, Unity Council/Circle, U.C. Berkeley YPLAN, McClymonds High School.	46
<b>HOPE VI (Coliseum)</b> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.	Oakland Citizens Committee for Urban Renewal, Youth Employment Partnership, Corporation for Supportive Housing, Oakland private Industry Council, East Oakland Youth Development Center, Girls Inc., Asian Community Mental Health Services, International Child Resource Institute, Eastmont Mall Computer Center, San Francisco Bay Girl Scout Council, Center for Family Counseling Homebuyers Assistance Center, Alameda County Medical Center Highland Hospital Collaborative, Unity Council/Circle, U.C. Berkeley School of Education.	178

#### 4. Public Housing Resident Initiatives

##### a. Resident Participation in Management

The Oakland Housing Authority is pursuing several courses of action for increasing resident participation in the management of public housing. First, the Authority is seeking to strengthen the existing Resident Councils located at large family and selected

small public housing developments, including one senior site. Second, the Authority will continue to solicit resident input into the Authority's Annual Plan, which includes the Capital Fund Program. Resident input into the plan is largely acquired through the Resident Advisory Board (RAB), which includes 40 residents appointed to the RAB by the Authority's Board of Commissioners. Third, the Authority will continue to expand programs that will provide public housing residents with job training and employment opportunities through a variety of initiatives and funding sources.

*b. Resident Opportunities for Home Ownership*

Through the HOPE VI program, the Authority is developing approximately 64 to 69 affordable homeownership units, which will be available to public housing residents, Section 8 participants and other low-income residents in the City of Oakland. Additionally, the Oakland Housing Authority is currently developing a Homeownership Program in consultation with community groups, Fannie Mae, local lenders and the Resident Advisory Board that will enable eligible families to utilize their Section 8 assistance towards their monthly mortgage and housing costs.

The Oakland Housing Authority will also continue to explore opportunities for homeownership for residents of the Authority and will continue to collaborate with the City of Oakland, non-profit agencies and others to encourage residents to become homeowners. Additionally, residents will be referred to the City's First-time Homebuyer Program and to homeownership counseling programs. The Authority will encourage residents to participate in Individual Development Account (IDA) Program, which will match family savings on a 2:1 basis.

## **5. Lead-based Paint Hazard Reduction**

Since 1992, the City's residential rehabilitation loan programs have included lead-based paint hazard education within the initial phase of the loan application process. During the financial interview, homeowners are given a copy of the booklet "Protect Your Family From Lead in Your Home". As a part of the disclosure process, homeowners must complete and sign a written acknowledgement of the receipt of this booklet. In addition, the loan application includes the age of the property and the age of children living or frequently visiting at the property.

The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours training in identification, testing and available remediation methodologies for lead paint hazards. Since 1992, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices.

In compliance with Federal regulatory changes implemented in 2000, all Home Maintenance Improvement Program properties must be referred for a lead hazard risk assessment and rehabilitation work must include full abatement resulting in passing lead hazard clearance testing. During FY2003 over 200 property owners were provided lead hazard risk assessments.

For the period July 1, 2003 through July 31, 2005, there is a partnership agreement with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for funding assistance with lead hazard reduction and abatement. Residential Lending and Rehabilitation staff identify properties where there are children under age six (6) or expectant mothers. Properties are referred for lead hazard risk assessment by Alameda County staff. Work descriptions include detailed specifications for lead hazard reduction and upon completion of all rehabilitation work including lead abatement, costs are billed to ACLPPP for reimbursement at an average of \$6,000 per property.

Most of the City's residential rehabilitation loans average \$35,000-\$40,000, with up to \$10,000 in painting materials and labor costs. Because most of these homes were built prior to 1978, it can be concluded that lead paint hazards will exist and require abatement. The cost of abatement often averages \$8,000 per unit. Utilizing current funding allocations, the number of units impacted would be reduced by almost 25%. These reductions would counteract the City's current goals for providing safe and healthy environments for the citizens of Oakland. With a similar ACLPPP partnership agreement during FY2001-2003, the City's rehabilitation program received reimbursements in excess of \$124,000 to reduce the impact of the reduced funding allocations and assist with future lead hazard abatement projects.

<b>ACTION</b>	<b>GOAL</b>
Distribution of Lead Safe Painting Prep Kits to homeowners	1,320
Distribution of additional lead hazard literature to homeowners where children aged 6 or younger spend a significant amount of time in the home and encourage rehab loan applicants to have children tested for “elevated blood” condition	1,000
Provide risk assessment referrals to the County program where hazards appear significant	330
Coordination of homeowner awareness events	33
Coordination of lead-safe painting instruction and home renovation classes	15
Provide information and referral services to information line callers	660
Provide information and referral services to Website visitors	12,000
Provide training and certification referrals to Alameda County Lead Poisoning and Prevention Program for local contractors and their employees	65
Provide Rapid Response consultations to homeowners	10

## **6. Coordination**

### *a. Coordination Efforts*

Several actions will be pursued to facilitate greater coordination among:

Public agencies providing housing resources  
Assisted housing providers  
Private and governmental health, mental health and social service agencies

These actions will include:

- The City and the Oakland Housing Authority will work to coordinate project-based rental assistance provided by the Housing Authority with housing development projects sponsored by the City. The City has reviewed and commented on the guidelines used by the Housing Authority in allocating such funds, and the Housing Authority has included consistency with the Consolidated Plan among its criteria.
- The City will continue to attend and participate in meetings of East Bay Housing Organizations, an umbrella organization comprised of nonprofit housing developers, housing advocacy organizations, fair housing providers, and service organizations. These meetings are also attended by representatives of the Oakland Housing Authority and other local governmental housing and social service agencies.
- The City will continue to work closely with the Alameda County-wide Continuum of Care Planning Committee in the further development and implementation of a newly developed method of data collection that will more accurately profile the Oakland Homeless population. The City's participation in the Alameda County-wide Continuum of Care Planning Committee (COCPC) and the Homeless Management Information Systems (HMIS) planning committee of the COCPC assisted in the pilot of a data collection/intake form among several service providers within Alameda County, some of which receive HUD funding. The successful completion of the pilot resulted in a final Standardized Intake form adopted by the City, requiring each agency contracted with the City under its Hunger and Homeless Programs Unit to participate in the collection of data through the use of the Standardized Intake Form. The City as part of the COCPC is participating in the further development of the HMIS. There is a Congressional mandate to implement and operate an HMIS by October 2004 for all communities receiving Federal funds for homeless services and housing. The HMIS planning committee will develop an HMIS that fully supports case management and enhances the Continuum of Care by helping clients receive more integrated services while protecting clients' confidentiality. In addition to improving the flow and efficiency of client services, it is also a goal that the HMIS will provide non-identifiable aggregate data which will be utilized to identify trends and inform homelessness resources and policy directions. The Alameda County-wide HMIS will share information to enhance case management. In beginning phase of the HMIS basic client identifiers will be shared among participating agencies to allow for de-duplicated count of services. It is the intent to build an HMIS that will share

assessment data and case plans once the appropriate policies and procedures are implemented, and to the extent that clients' confidentiality and needs are the center of the decision to share information.

- The Oakland Housing Authority and the City will continue to work with nonprofit and for profit housing providers and an array of government and nonprofit service providers as part of the implementation of the Shelter Plus Care and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH) programs.
- The Oakland Housing Authority will continue to collaborate with the Alameda County Department of Social Services/Children and Family Services to implement the Family Unification Program.
- Oakland Housing Authority will continue to collaborate with the Alameda County Social Services Agency (ACSSA) to assist public housing residents and Section 8 participants who are recipients of TANF enroll in CalWORKS activities. The focus is on TANF recipients who have been identified by ACSSA as unwilling or unable to comply with State and County requirements to attend a CalWORKS orientation, engage in work activities and secure gainful employment.
- The City's Department of Human Services-Community Housing Services Division will continue to work closely with the Alameda County Department of Housing (ACHCD) and Community Development, Contra Costa County Community Development Department (CCCCDD), housing providers, and service providers to further the implementation of the multi-year AIDS Housing Plans for both counties. The City, along with these agencies and the Contra Costa County Department of Health Services and Ryan White Consortium, will administer the Housing Opportunities for People With AIDS (HOPWA) program throughout the Oakland Eligible Metropolitan Statistical Area (EMSA).
- Alameda County HCD, the City of Berkeley, and the City of Oakland will ensure the continued implementation of the Alameda County-Wide Continuum of Care Plan developed and adopted in 1997. The mission of this plan is to coordinate homeless planning efforts throughout Alameda County to better develop a more comprehensive and coordinated homeless service delivery system. A "continuum of care" plan defines services from prevention of homelessness, through a person's first contact with the "system" of emergency assistance and shelter, transitional housing and services, and permanent housing and jobs. A structure is established for inter-jurisdictional and community cooperation, detailing specific goals for achieving improvement in count-wide service delivery.
- A county-wide working group including representatives from the City of Oakland, ten other cities, the County, homeless providers, consumers, and advocates will oversee the execution and administration of activities defined in the current Plan. Further, the Committee will take steps to revise the current Plan to better serve the homeless population and direct resources where the greatest needs are. Results from a county-

wide effort to count and survey recipients of homeless services and housing in Alameda County will be analyzed to find out from the consumer of such services and housing, which services are being accessed and which needs are getting met or not. The homeless count and survey is the first phase of a three-phase process in developing a revised plan. Following phase one, is the community process (phase two), and ultimately, the drafting of a revised Continuum of Care Plan. This plan will be more data driven, with expectations of meeting the greatest needs of our homeless population in Oakland and the surrounding cities of Alameda County.

- The Department of Human Services – Community Housing Services Division will continue to maintain directories of assisted housing developments, emergency and transitional housing facilities, housing finance programs, and nonprofit housing development and homeless assistance organizations.
- The Eden Information and Referral Service (Eden I & R) maintains a comprehensive listing of housing and services available to homeless people throughout Alameda County. The annual directory will be produced for all of Alameda County, referred to as The Blue Book - Directory of Human Services for Alameda County.
- The City's Department of Human Services – Community Housing Services Division will continue to work with Alameda County, the City of Berkeley, and a non-profit agency to obtain funds and staffing to operate a temporary winter shelter at the Oakland Army Base. Shelter and transportation services to the shelter will be available to the homeless population who are unable to access the existing inventory of shelters within Oakland during the cold and rainy season.
- As a member of the Alameda County Lead Based Paint Prevention Program, the City of Oakland will work with governmental agencies and health agencies to address the problem of lead-based paint hazards.
- In September 1999, the City initiated a 5-Year Oakland Homeownership Assistance Alliance (OHAA) with Freddie Mac, Bank of America, the Low Income Housing Fund, Oakland Association of Realtors (OAR), the Local Initiative Support Corporation, Consumer Credit Counseling Services of the East Bay and the Homebuyer Assistance Center. Wells Fargo Home Mortgage, Inc. joined at the beginning of 2001; ACORN Housing Corporation, the Unity Council, Neighborhood Assistance Corporation of America (NACA), Lao Multilingual Homeownership Center, and CHASE Home Mortgage have also joined. The goal of the Alliance is to increase the number of homeowners by 10,000 over five (5) years.
- The City works with a number of organizations to expand the supply of financing for all types of housing. The City is a member of the Community Reinvestment Coalition that works with lenders, housing advocates and others to create additional sources of capital for affordable housing. A revised Lease Home Ownership Purchase Program was announced in June 2003. The program serves most California cities. The Lease Purchaser shops and selects a home that is purchased by California

Mortgage Assistance Corporation (Cal MAC), a nonprofit government corporation created by ABAG Finance Authority for Nonprofit Corporations. Cal MAC leases the property to the Lease-Purchaser for a 39-month lease term.

- The City applied for and received \$1 million from the State of California Department of Housing and Community Development to provide additional mortgage assistance to first-time homebuyers through our Mortgage Assistance Program.
- The City will receive funding from the American Dream Downpayment Initiative (ADDI) for first-time homebuyers. Program funds will be used in combination to reach a lower income population. Preference will be given to buyers through the Oakland Housing Authority Section 8 Homeownership Program

*b. EEC Program*

- The City of Oakland was designated in 1994 as a Federally funded Enterprise Community through the Federal Empowerment Zone/Enterprise Community Program. As part of the Enhanced Enterprise Community (EEC) program, the City received funds to support economic development and community revitalization in three EEC areas: West Oakland, Fruitvale/San Antonio, and East Oakland. The funds were disbursed in the form of loans and other support to enterprises and projects in those areas that met EEC goals.
- Funding for the EEC Program was provided through a \$3 million grant from the U.S. Department of Health and Human Service's Social Service Block Grant funds (Title XX funds). In addition, \$22 million in Housing and Urban Development (HUD) Economic Development Initiative funds (EDI) and \$22 million in HUD Section 108 loan authority were granted.
- One of the other significant EEC program activities revolved around the "sustainable economic development" strategy. The resources for this strategy included \$22 million in EDI grant funds, and \$22 million of EEC HUD Section 108-loan authority. Half of these funds have been appropriated to economic development projects (flagship projects) to promote economic growth and provide jobs in the targeted EEC areas. The remainder of funds is provided to EEC area businesses through a revolving loan fund. These programs, as well as entrepreneurial training programs, workshops, and business information and referrals continued to be expanded and implemented through the Commercial Lending Program (CLP) of CEDA. The CLP staff continues to make semi-annual status reports to the City Council regarding the overall EEC Revolving Loan Fund portfolio.
- It is predicted that the country's and region's economic growth will not increase dramatically for several quarters to follow. The CLP staff intend to meet lending goals through outreach efforts focused on specific Oakland businesses that fit into the City's targeted industries, businesses that have the capacity to create jobs for low-moderate income residents of Oakland's EEC areas, and those businesses that are



poised for future growth.

*i. EEC Loan Review Policy*

- While resources for supporting the EEC Policy Board activities have diminished, CEDA will continue to implement its programs and activities designed to benefit the EEC areas and its residents. Those programs include Neighborhood Commercial Revitalization (NCR) activities, Community Block Grant funded programs, business loans and technical assistance.
- The role of the EEC Policy Board is separate and distinct from the role of the Loan Review Committee in the loan review process. The Loan Review has been created as an advisory committee to provide recommendations to the Council on commercial Loans. The City Council authorized Resolution Number 74098 to establish the Loan Review Committee to provide recommendations to the Council ensuring the following:
  - that consistent and fair underwriting practices are adhered to;
  - that the project is financially feasible and,
  - that public funds are leveraged to the greatest extent possible with private funds.
- The Committee is composed of five (5) members, one (1) appointed from the Enhanced Enterprise Community and four (4) members to be from the private financial community.

*ii. Use of Resources*

The CLP provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The CLP also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs. Oakland Small Business Growth Center, Inc. will provide management of the operations of the City's small business incubator project.

## **7. *Anti-Poverty Actions***

According to the 2000 Census, over 19 percent of Oakland's residents are living in households with incomes below the poverty line. The City is engaged in a variety of efforts to address this problem, including in particular a variety of initiatives aimed at reducing the level of unemployment in the City. The City has designated significant parts of the City as a State Enterprise Zone as part of a strategy to attract new businesses and expand employment opportunities for Oakland residents. The City has also been designated by HUD as an Enhanced Enterprise Community.

*a. Local Hiring Goals on City-funded Projects*

*i. Local Employment Program*

On February 25, 1993, the City of Oakland established a revised Local Employment Program (LEP) for the City of Oakland and Redevelopment Agency construction projects. The LEP (revised June 2003) establishes an employment goal of 50% of the total project workforce hours on a craft-by-craft basis be performed by Oakland residents and minimum of 50% of all new hires to be performed by Oakland residents on a craft-by-craft basis. The first new hire must be an Oakland resident and every other new hire thereafter. To implement the goals for the LEP, the City created the Local Construction Employment Referral Program (LCERP).

The LCERP partners with 35 Community Based Organizations, (CBO) who refer a continuous pool of construction workers to the City. This pool of workers is maintained in a referral data bank. With a 3-day notice, the City may refer Oakland workers in response to a request.

Because CBOs serve a variety of clients, the employer has access to qualified individuals of all races, languages, skill levels and physical abilities.

*ii. 15% Apprenticeship Program*

On January 26, 1999, the City Established a 15% Apprenticeship Program in order to increase Oakland resident participation as apprentices, the policy provides for a 15% apprenticeship hire goal that is based on total hours worked and on a craft-by-craft basis. The hours worked may be performed on City of Oakland projects, or 7.5% of the 15% hours worked may be performed by residents apprentices on a non -City of Oakland or Oakland Redevelopment Agency projects.

*b. Living Wage Ordinance*

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” (effective July 1, 2004, \$9.66 per hour with health benefits or \$11.11 per hour without benefits) to employees of business under a City contract or receive financial assistance from the City. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

*c. Provision of Supportive Services in Assisted Housing for the Homeless*

Many City-sponsored housing projects, particularly in Single Room Occupancy housing and in housing targeted to the homeless, include a planned service component that aims,

in part, at assisting very low-income persons to develop the necessary employment and job search skills required to allow such persons to enter or return to paid employment and an ability to live independently. Various innovative activities within the City's homeless service program contracts will target assisting homeless persons in need of job assistance and employment search skills.

d. *Laney College, City of Oakland, Oakland Rotary Endowment Partnership for Construction Training*

Through a partnership with the Oakland Rotary Club and Laney Community College, the City makes available vacant lots, or assists in the acquisition of vacant houses to be rehabilitated by Laney's construction training programs. The program provides students with "hands-on" training to develop and refine the skills necessary to enter the construction trades.

The program enrolls approximately 40 students per semester in a combination classroom and hands-on construction project program. The students and instructors provide the labor for the project and the end product is a one or two unit residential dwelling, made available for occupancy by low to moderate-income families. Upon completion of a project, the property is sold for cost and all proceeds are used to fund subsequent projects.

e. *Business Opportunities for Public Housing Residents*

The Oakland Housing Authority will continue to expand opportunities to assist public housing residents establish small businesses. The resident owned and operated businesses will have preferential status as allowed by Federal procurement procedures and Section 3 of the Housing Act of 1968, as amended.

f. *Job Training and Employment Programs in Public Housing*

Additionally, the Authority will continue to partner with programs that provide public housing residents with job training and employment opportunities. Additionally, as part of the Capital Fund Program, the Authority sets public housing resident hiring goals for all companies who contract with the Authority and will continue to monitor contract compliance with these goals.

g. *Section 8 Family Self-Sufficiency Program*

The Authority's Family Self-Sufficiency Program (FSS) assists residents with becoming self-sufficient and saving for the future. Over 320 Section 8 households currently participate in the program and the Authority will continue to encourage additional families to participate. Residents graduating from the program may use their saving accounts for educational expenses or can participate in a first-time homebuyers program. The Authority is attempting to increase its FSS program to over 350 participants in the next year.

*h. Youthbuild (Training and Employment)*

The City may apply and/or will support applications by other entities for assistance under HUD's Youthbuild Program (if funds are still made available), which provides low income youth with education and job skills in conjunction with housing activities.

*i. Workforce Development Program*

Oakland's Workforce Development Unit will continue to align its efforts with the City's Economic and Business Development initiatives, including the compilation of Job Training Program Inventories for each of the City's targeted industry clusters. Workforce will also continue working closely with Business Development and Redevelopment to support local business development and expansion. Specific to its FY 2004-05 budget, the Workforce Development Unit plans to accomplish the following goals: 1) improve the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promote business development and growth through excellent staffing, worker training, and hiring tax credit services for more than 100 businesses; 3) save Oakland business millions of dollars by doubling the number of tax credit vouchers administered in Oakland from 2,500 to 5,000; 4) expand and improve job training services for hundreds of youth offenders and parolees; and 5) redesign Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board.

*j. Department of Human Services Programs*

Since 1971, the City of Oakland has been designated as a Community Action Agency, established under the Economic Opportunity Act of 1964 charged with developing and implementing antipoverty programs for the city. The newly reinvented agency, now known as the Community Action Partnership (CAP), has as its overarching purpose to focus on leveraging local, State, private and Federal resources toward enabling low-income families and individuals to attain the skills, knowledge, motivation, and secure the opportunities needed to become fully self-sufficient. The Oakland Community Action Partnership has been actively "fighting the war on poverty" for over 30 plus years. The unique structure of the Oakland CAP is that the process involves local citizens in its effort to address specific barriers to achieving self-sufficiency. Through the annual community needs assessment and the biennial community action plan, the Oakland CAP is able to identify the best opportunities to assist all members of the community in becoming self-sufficient and productive members of society.

**Anti-Poverty Actions to be Carried Out by City of Oakland Department of Human Services, FY 2004-2005 (cont'd)**

**Anti-Poverty Actions to be Carried Out by City of Oakland Department of Human Services, FY 2004-2005**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Assets Senior Employment Program</b> 150 Frank Ogawa Plaza Oakland, CA  <i>Citywide</i>	Increase skills, self confidence, and employability using classroom training, work experience, and personalized guidance in job seeking efforts.	Residents of Oakland, Berkeley, Albany and Emeryville, age 55 and older meeting the Department of Labor low income guidelines	USDOL      \$1,043,593 CAP            \$ 60,000 City GF        \$ 126,000 WIB            \$ 60,000	Serve a minimum of 269 low-income adults; enroll 179 into program, place 66 into unsubsidized jobs with an average wage at placement of \$ 7.25 hourly
<b>Multipurpose Senior Services Program</b> 150 Frank Ogawa Plaza Oakland, CA  <i>Citywide</i>	Case management for frail, elderly persons who are certified for Skilled Nursing Home placement. Care Management allows them to remain in their own homes, avoiding early institutionalization.	Age 65 and older, Medi-Cal recipients, at risk for nursing home placement and reside in Oakland, Emeryville, and 2 zip codes in Berkeley (94704 and 94705)	CADO Aging \$ 1,352,467 (Medicaid)	Will provide case management services to as many as 368 frail elderly persons.
<b>Linkages</b> 150 Frank Ogawa Plaza Oakland, CA  <i>Citywide</i>	Case management information assistance and consultation services for adults with disabilities and frail elderly persons that enables them to live independently in the community and avoid unnecessary institutionalization	Frail elderly persons and adults age 18 and older with disabilities, living in Oakland and willing and able to participate in the case management process.	Cnty AO Aging \$ 229,000 City GF            \$150,000 Cnty Target Case Mgt \$240,000 City Handipark Revenue \$50,000	Will provide case management services to 320 individuals; will provide information, assistance and consultation services to 1,200 individuals

**Anti-Poverty Actions to be Carried Out by City of Oakland Department of Human Services, FY 2004-2005 (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Community Action Partnership</b> 150 Frank Ogawa Plaza Oakland, CA  <i>Citywide</i>	Provide support services in the area of family self- sufficiency, job training/employment, advocacy, homeless/hunger and child care	Low income individuals, families, and seniors	CSBG      \$685,944	Hunger Relief – provide 40,000 brown bag meals for families  Senior Support – provide training and employment services to 25 low income seniors  Advocacy – Host, sponsor and facilitate community forums on a range of issues such as parenting, literacy, EITC, etc...  Project Choice – Provide case management to 40 Dept. of Correction and 20 CA youth authority offenders

**Anti-Poverty Actions to be Carried Out by City of Oakland Department of Human Services, FY 2004-2005 (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Multipurpose Senior Centers</b> 150 Frank Ogawa Plaza Oakland, CA  <i>Citywide</i>	A network of six senior centers gives seniors access to a variety of recreational, social, nutritional and educational programs. Center staff assists seniors and their families in accessing medical and social services. Special events and regional travel give seniors opportunities for social interaction. The senior centers serve as venues for programs and services that meet the needs of approximately 4000 local seniors.	Oakland residents over the age of 55.	City of GF - \$1,085,396	Will increase paid membership by 10% from 2,750 to 3,000. Will support the programs and activities at the new Center at the Fruitvale Transit Village.
<b>Head Start</b> 150 Frank Ogawa Plaza Oakland, CA  <i>Citywide</i>	Provide comprehensive early childhood development services to 1,408 low-income Oakland children ages 3-5 and their families	Low income families; at least 10% of the children enrolled must have special needs and up to 10% of the families may have income above the income guidelines.	US Dept of HHS \$11,498,138 (est.)	Provide comprehensive child development education, and early identification and prevention services to 1,408 children in accordance with Federal guidelines.

**Anti-Poverty Actions to be Carried Out by City of Oakland Department of Human Services, FY 2004-2005 (cont'd)**

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Early Head Start</b> 150 Frank Ogawa Plaza Oakland, CA  <i>Citywide</i>	Provide comprehensive parenting and early childhood development services to 200 low-income children ages 0-3, their families, and pregnant women.	Low income families. Up to 10% of the families may have incomes above the Federal income guidelines.	US Dept of HHS \$2,155,057(est.)	Provide comprehensive child development education, and early identification and prevention services to 1,408 children in accordance with Federal guidelines.



## **8. Monitoring**

Monitoring procedures, construction contracting requirements, environmental review procedures and post-occupancy monitoring are addressed in the Five-Year Strategy Section of the Consolidated Plan for 2000 – 2005.

Monitoring continues to be an element of the City's overall program management. The City regularly monitors its housing and community development programs, and its assisted affordable housing developments, in order to assess program effectiveness and ensure compliance with City, State, and Federal regulations.

### *a. General Monitoring Procedures*

All housing and community development activities which are funded through CEDA are governed by loan or grant agreements, regulatory agreements, and/or other enforceable agreements which require the recipients to comply with variety of Federal, State and local requirement, including affirmative action and equal employment efforts, nondiscrimination, affirmative marketing efforts, prohibition on the use of lead-based paint, compliance with environmental protection requirements and procedures, tenant lease protection, payment of prevailing wages, insurance, bonding, financial standards and audit requirements, prohibition on conflict of interest, etc.

Recipients are monitored throughout the life of the project to ensure that requirements are being met on a continuous basis. The City's monitoring policies, programs and procedures are regularly reviewed by HUD to ensure that the City is carrying out its responsibilities in the use of Federal funds.

City staff are Project Administrators for all CDBG-funded projects and they conduct project monitoring to ensure compliance with the contractual goals established between the City and the Service Providers. The Project Administrators also receive monthly reports from the Service Providers that include units of service provided, the cost of providing the service, who the service was provided to, and any problems encountered during the month.

The City's Financial Services Agency also provides fiscal and on site monitoring of CDBG-funded projects that receive \$25,000 or more. The purpose of having the City's Finance Agency staff do this monitoring is that these staff persons have the appropriate fiscal background to ensure that the service providers are properly and appropriately documenting and recording expenses, as well as complying with contract goals.

### *b. Construction Requirements*

Construction projects are monitored, with the assistance of the Contract Compliance Unit in the Office of Public Works, to ensure that all affirmative action, equal employment opportunity, and prevailing wage ("Davis-Bacon") requirements are met. These requirements are included in City loan and grant agreements with developers, along with provisions that the requirements be passed through to construction contractors and subcontractors at every tier. Notices to proceed with construction work are not issued until the Contract Compliance Unit indicates that a project has met the requirements. In

addition, the Contract Compliance Unit monitors projects during construction, including regular on-site visits, to ensure that requirements are actually being met.

*c. Environmental Requirements*

All development and public service projects throughout the City of Oakland that receive any Federal funds (U.S. Department of Housing and Urban Development) are subject to the provisions of the National Environmental Policy Act (NEPA) to ensure that the projects do not have an adverse impact on the natural and human environment.

The Executive Director's Office of the Community and Economic Development Agency, upon request from all government and local non-profit agencies, reviews proposed projects to determine if they are exempt, categorically excluded or in need of an Environmental Assessment. All projects resulting in an Environmental Assessment with the Finding of No Significant Impact (FONSI) require public notification as well as formal permission from HUD to release grant funds.

*d. Marketing Requirements*

For all assisted housing developments, the City monitors marketing plans to ensure that project marketing solicits participation from all sectors of Oakland's diverse low and moderate-income community. Housing developers who receive funding from the City or Redevelopment Agency must comply with the City's Affirmative Fair Housing Marketing Plan, which has been reviewed and approved by HUD. A copy of the Affirmative Fair Housing Marketing requirements is included in Section III of this Consolidated Plan, in the portion of the subsection entitled "Specific Submission Requirements for Individual Programs" where requirements for the HOME program are delineated.

Because conventional marketing plans often fail to reach all minority communities, CEDA reviews project marketing plans before their implementation. The Office currently meets with each project developer and the developer's management agent prior to unit lease-ups or sales in order to review marketing plans and ensure that information on housing openings and services is made widely available. The Monitoring and Evaluation Unit perform the on-going monitoring of CEDA projects for racial and ethnic diversity.

*e. Post-Occupancy Monitoring*

CEDA also has responsibility for monitoring new construction and rehabilitation development projects on an annual basis to ensure that: (1) rents are below the maximum limit established by each applicable program; (2) occupancy is restricted to eligible households; (3) tenant incomes are re-examined periodically as required; (4) units are well maintained, (5) the projects remain fiscally sound, and (6) all other requirements are being met.

*f. Use of Monitoring and Evaluation Information When Considering New Requests for Funding*

The City's monitoring activities include informational reports that are made available to the community and to City Council as it relates to service providers' compliance with CDBG contract objectives and this information is used as a basis for recommendation for continued funding of those providers.

The City also conducts annual program evaluations on all CDBG-funded activities. Evaluations are conducted by an outside consultant under contract with the City. The community, staff and City Council use these evaluation results when considering requests for CDBG funding.

## **H. Citizen Participation and Public Comment**

### **1. Citizen Participation Process**

#### *a. Background*

The City's second five-year Consolidated Plan for Housing and Community Development, covering July 1, 2000 through June 30, 2005, was adopted and submitted to HUD in June 2000. The Consolidated Plan contains a Community Profile describing demographics, needs, and resources; and a Five Year Strategy describing the City's priorities for assistance and strategies for meeting those priorities. An Annual Action Plan is prepared each year describing proposed activities, including specific applications for funding under four formula grant programs operated by the U.S. Department of Housing and Urban Development (HUD). These programs include: Community Development Block Grant (CDBG), HOME Investment Partnerships, Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Shelter Grant (ESG). In addition, the City uses a variety of local and other non-Federal funds to implement activities in furtherance of its housing and community development strategy.

#### *b. Public Hearing on Housing and Community Development Needs, and to Review Past Program Performance*

A Public Hearing to solicit input from Oakland residents regarding housing and supportive service needs, non-housing community development needs, and past program performance was held at the City Council meeting on December 16, 2003 to review and consider FY 2002-03 performance.

#### *c. Publication of Draft Annual Action Plan and Notice of Public Hearing on Proposed Plan*

The draft Annual Action Plan for FY 2004-2005 was released for a 30-day public comment period on April 20, 2004. A public notice that provided a summary of the plan and a request for comments and notice of the public hearing to consider the draft Plan was published in the Oakland Tribune Sunday, April 18 and Tuesday, April 20, 2004; in the Post Sunday, April 18 and Wednesday, April 21, 2004 and in the El Mundo Thursday, April 22, 2004.

Copies of the draft plan were placed on file with the Office of the City Clerk and in the main branch of the Oakland Public Library. Copies were available at no charge from the offices of the Community and Economic Development Agency.

#### *d. Public Hearing on Proposed Annual Action Plan*

A Public Hearing to consider the proposed Plan and hear public comments was held Tuesday, May 18, 2004, at 7:00 p.m. in the City Council Chambers.

*e. Continued Changes from Prior Years for the CDBG Process*

The recommendations for the CDBG program continue to be a result of input from the Community Development (CD) District Boards, the Citizen Advisory Committee (CAC) and the City Manager. City Council members continue their participation in the deliberations in a variety of ways and there continues to be participation of residents from several areas.

During the review of proposals, the Community Development District Boards held a number of evening meetings to accommodate citizen review and recommendations for FY 2004-05 CDBG funding. Each district board reviewed the proposals, the results of the evaluation conducted by Gibson and Associates, and heard presentations from persons requesting funds to formulate its recommendations.

The CAC's recommendations for FY 2004-05 CDBG funding were formulated after receiving the recommendations from the CD District Boards, consideration of the presentations made by each organization that requested funds in response to the Request for Proposals (RFP), a review of the evaluation of projects conducted by Gibson and Associates. The CAC wishes it to be noted that it:

Accepted/approved the recommendations of the local boards with regard to 29 single district programs or services in the Neighborhood Improvements/Public Services category. Some groups provide services in only one district while others operate over several districts or citywide. The districts made funding recommendations for four (4) programs providing economic development services. Several City Social Services received funding recommendations.

Accepted/approved, the recommendations of the local boards with regard to the majority of Citywide programs or services (about 37 proposals – mainly economic development and housing). These recommendations allocated about \$717,757 from City-operated housing and economic development programs to community based nonprofits that provide services in the areas of fair housing, housing service and economic development assistance, in addition to the \$840,868 recommended by City staff.

After careful consideration of the current CDBG Public Participation process, the CAC made the following recommendations to improve the process:

- CDBG staff work with CD District Boards to ensure submission all required recommendations per timeline.
- The CAC have an additional meeting to discuss the process for making funding recommendations.
- CDBG staff communicate to applicants for funding from Housing and Economic Development allocation need to do a presentation before all seven CD District Boards. In addition, to inform all applicants that they will not be considered for funding if a presentation is not done before the district(s) they are applying to for

funding.

- Change the number of copies of proposals received by CD District Boards.
- To have electronic storage for each district so that members of the boards can view/print documents eliminating the need to produce and distribute hard copies.
- Increase the number of projects that each district can recommend for funding.
- Stagger the terms for the CD District Board members.

*f. Citizen Participation for ESG, HOME and HOPWA Funds*

The Citizen Participation process for the other three formula grants remains unchanged from prior years.

- General uses of funds for these programs are included in the Annual Action Plan
- HOPWA funds are allocated to Alameda and Contra Costa counties by formula. Each County awards funds through a competitive process, using priorities established in their respective AIDS Housing Plans.
- ESG and HOME funds are awarded through a competitive process and approved by the City Council. Proposed allocations are subject to public review and comment consistent with the public review process for all City Council actions.

## **2. Public Comments**

### *a. Opportunity for Public Comment*

Public notices were placed in the Oakland Tribune, Post and El Mundo newspapers, announcing the public hearing and the availability of the draft plan. Citizens were invited to provide comments and input.

Copies of the draft plan were placed on file with the Office of the City Clerk and in the main branch of the Oakland Public Library. Copies were available at no charge from the offices of the Community and Economic Development Agency.

Written comments were accepted by the Community & Economic Development Agency from April 19, 2004 through May 19, 2004.

The public hearing before the City Council on May 18, 2004 included an opportunity for public comments on the Action Plan.

### *b. Summary of Written Comments*

During the public review process for CDBG funding, the Citizens Advisory Committee recommended reducing funding for several City-operated housing and economic development programs in order to provide funding for programs that had not been funded.

The City Manager recommended to the City Council that the City-operated programs be funded at the levels originally proposed.

Several written comments were received complaining that the City's process for funding City-operated programs was unclear, and that it created the impression that the District Councils could modify these funding amounts, when in practice that has not been the case.

These comments were repeated verbally at the public hearing on May 18, 2004.

The City Council accepted the City Manager's recommendations, and directed staff to return during the FY 2004-05 program year with recommendations for revising the CDBG review process to better coordinate it with the City's own budgeting process for City-operated CDBG-funded programs.

### **III. Program Specific Information**

#### ***A. CDBG: Program Specific Information***

HUD requires that the City include specific additional information for the individual programs covered by the Consolidated Plan. The following pages provide the following information:

##### ***1. Specific CDBG Submission Requirements***

The City does not anticipate any new float funded activities this fiscal year. The loan to the Small Business Growth Center is still outstanding. Float-funded activities use CDBG funds that have already been allocated to other activities that will not need to draw down funds until some point in the future. Float funded activities are implemented with great care to ensure that the loans are repaid and the funds are available for the original CDBG activities.



## ***B. Specific HOME Submission Requirements***

### ***1. Provisions to Ensure Continuing Affordability of Homeownership Units***

The City has in place controls to ensure that when HOME funds are utilized to assist homebuyers, the units are either maintained as affordable units, or the HOME funds are recaptured and made available for eligible HOME expenditures on other projects and programs.

One set of controls pertains to a HOME-assisted program to provide mortgage assistance for acquisition of existing units. This program provides for recapture of the HOME funds along with a below-market interest rate. Loans provided under the American Dream Downpayment Initiative will be governed by these provisions.

A second set of controls pertains to projects involving the development (new construction, or acquisition and rehabilitation) of new affordable homeownership units with long-term use restrictions for low income occupancy.

These controls are described separately in the following pages.

- a. *First-Time Homebuyer Resale Controls for Acquisition of Existing Units*  
(covers units to be assisted after July 1, 2004 under the Mortgage Assistance Program, including units assisted with ADDI funds)

For acquisition of existing housing by homebuyers, the City will employ the recapture of funds option described in the HOME Regulations at 24 CFR Part 92.254(a)(5)(ii).

Assistance to homebuyers will be structured as loans with simple interest at 3% per year, with all payments of principal and interest deferred until sale, transfer or refinancing. If the housing is sold or otherwise transferred during the required affordability period, or if the households ceases to use the property as its primary residence, the City will recapture the entire amount of HOME funds along with all accrued interest. Recaptured funds will be used to finance other eligible HOME activities.

*b. First-Time Homebuyer Resale Controls for Acquisition of Existing Units  
(covers units assisted with HOME funds prior to July 1, 2004 under the Mortgage Assistance Program and included here only for reference)*

*i. Overview*

Under this program, the City and the homeowner each have contributed to the purchase price of the home. Although title to the property is held only by the homeowner, when the City loan is repaid, the homeowner and the City will split the net proceeds (after paying selling costs and paying off the first mortgage) based on their relative financial investments in the home. If the homeowner remains in the property for 20 years, the City loan will be forgiven.

The homeowner's equity investment is the total of (i) the Down payment, (ii) payments of principal made on the first mortgage, and (iii) any capital improvements to the home made by the homeowner and approved by the City. Over time, the homeowner's equity investment increases as more of the principal on the first mortgage is repaid.

The City's investment is equal to the amount of the City loan.

Because the amount of the homeowner's equity investment rises over time, while the City's investment is constant, the homeowner's share of the net proceeds increases every year. This method provides an incentive to long-term ownership, which contributes to neighborhood stability.

If the property increases in value, the City and the homeowner will share the increase when the property is sold, based on their relative investment shares. If the property decreases in value, the homeowner and the City will divide the net sales proceeds in the same proportion, so that the City and the homeowner share the losses. However, the program does specify that the City will not forgive more than a pro-rata share of its loan. In other words, if the sales proceeds are insufficient to repay both the owner's investment and the City's loan, the amount of the City's loan that can be forgiven will not be more than 1/20 of the loan amount for each year the owner has occupied the home.

## Examples of Repayment

### Assumptions:

Original Purchase Price	\$150,000
5% Down payment	7,500
First Mortgage	107,500
City Second	30,000

Property Resold at the End of 5 Years

### Calculation of Equity Investments:

Principal (1st Mortgage) Repaid	\$5,300 (after 5 years)
Original Down payment	7,500
Homeowner Equity Investment	\$12,800
City Equity Investment (Loan)	\$30,000 (from above)

### Relative Equity Shares:

Total Equity Invested:

Homeowner	\$12,800
City	\$30,000
Total	\$42,800

Homeowner Equity Share:  $\$12,800 / \$42,800 = 29.9\%$

City Equity Share:  $\$30,000 / \$42,800 = 70.1\%$

ii. Recapture provisions when assisted property appreciates

If the property appreciates, upon the sale of the house, the net proceeds (sales price less transaction costs and payoff of first mortgage) are divided between the homeowner and the City based on their relative investment shares. The longer the homeowner remains in the home and continues to pay the principal on the loan balance, the larger the share of proceeds the homeowner receives at the time of sale.

When the loan is repaid (in this example, 5 years later), with appreciation of 5%/year:

Gross Sales Price	\$191,442
Less Sales Costs	(13,401) estimated
Less 1st Mortgage Balance	(102,200)
Net Proceeds	\$75,841
Net Proceeds to Homeowner:	29.9% x \$75,841 = \$22,676
Net Proceeds to City:	70.1% x \$75,841 = \$53,165

iii. Recapture provisions when property does not appreciate

If the property fails to appreciate by an amount insufficient to repay both the homeowner's equity investment and the City loan, the City and the homeowner share the monetary loss in proportion to their respective investments.

For example, if the City's loan is \$30,000, the table on the following page illustrates the maximum allowable loss on the City loan.

When the loan is repaid, (in this example, 5 years later), with depreciation of 1.00% per year:

Gross Sales Price	\$142,649
Less Sales Costs	(9,985) estimated
Less First Mortgage Balance	(102,200)
Net Proceeds	\$30,464

Under the Shared Equity formula, the homeowner would receive 29.9% of this amount, or \$9,109, and the amount due on the City loan would be \$21,355.

However, because of the limitations noted above, the City cannot forgive this much of its loan after only five years occupancy. Instead, the required payment on the City loan would be \$22,500, and the homeowner would receive \$7,964.

**Minimum Repayment Required When Sales Proceeds are Insufficient to Repay Loan**

<b>Occupancy Time (Yrs.)</b>	<b>Proportion of Occupancy Time to Compliance Period</b>	<b>Maximum Amount of City Second Loan Forgiven</b>	<b>Minimum Amount to be Repaid to City</b>
1	5%	\$1,500	\$28,500
2	10%	\$3,000	\$27,000
3	15%	\$4,500	\$25,500
4	20%	\$6,000	\$24,000
5	25%	\$7,500	\$22,500
6	30%	\$9,000	\$21,000
7	35%	\$10,500	\$19,500
8	40%	\$12,000	\$18,000
9	45%	\$13,500	\$16,500
10	50%	\$15,000	\$15,000
11	55%	\$16,500	\$13,500
12	60%	\$18,000	\$12,000
13	65%	\$19,500	\$10,500
14	70%	\$21,000	\$9,000
15	75%	\$22,500	\$7,500
16	80%	\$24,000	\$6,000
17	85%	\$25,500	\$4,500
18	90%	\$27,000	\$3,000
19	95%	\$28,500	\$1,500
20	100%	\$30,000	\$0

The actual amount to be repaid to the City will be the larger of the amount determined by the equity sharing formula or the amount shown in the table above.

c. *First time homebuyer resale controls for development of homeownership units with long term use restrictions*

The City will provide a forgivable loan to the developer to be used for site acquisition, construction costs and related soft costs.

The City will ensure compliance with the HOME requirements for resale controls as follows:

Fair rate of return to owners: The developer will be required to restrict the price at which the initial and subsequent owners could resell their homes to an Affordable Sales Price (ASP), as defined below. When the initial owner and each subsequent owner sells an assisted unit, they will be able to receive from the net sales proceeds their original investment, plus all of the appreciation up to the maximum ASP, thereby assuring them a fair rate of return. The ASP will fluctuate based on both the maximum income limit for the unit and the interest rate at the time of sale.

Long-term affordability: The City will use a recorded regulatory agreement to ensure that houses are sold only to qualified lower income households, at an Affordable Sales Price as defined below.

i. *Affordable Housing Cost:*

A unit is affordable if a household devotes no more than 30 percent of its income to principal, interest, taxes, property insurance, utilities, homeowners' association dues and an allowance for maintenance costs.

ii. *Affordable Sales Price*

An Affordable Sales Price is a sales price at which a household with an income equal to a specified percentage of area median income, adjusted for household size, pays no more than an Affordable Housing Cost. For homes restricted to households with incomes at or below 80 percent of median, the specified percentage for this calculation will be 70 percent of median income (this ensures that the homes are affordable to a range of lower income households). Some units may be restricted to lower income levels, with the formula for the ASP adjusted accordingly.

Affordable sales prices are based on the target income level (for example, 70 percent of median income), not the income of the actual homebuyer. The household size adjustment that is used in determining the income limit for purposes of setting the affordable price is based on the number of bedrooms in the unit, not the size of the homebuyer. This allows sales prices to be set in advance of identifying a specific buyer.

Homebuyers must qualify as lower income households based on their actual income and household size.

For purposes of determining the ASP, the following assumptions will be used:

- Downpayment of 5 percent of the sales price
- Mortgage term of 30 years
- Interest rate equal to the FNMA rate for conforming loans.

*iii. Enforceability*

Because the unit is subject to resale restrictions that ensure the sales price will be affordable, it is expected that no additional City mortgage assistance will be needed or provided to keep the units affordable over the long term.

The City will record a Declaration of Resale Restrictions and Grant of First Right of Purchase against the land which would only be subordinated to the first deed for the buyer. At the City's discretion, the Declaration may be subordinated to the first deed of trust. The City will monitor the resale of all assisted units to ascertain that the affordability requirement is maintained. The loan agreement with the developer will contain appropriate pass-through enforcement provisions (the Declaration) for the City to ensure compliance on the part of both the developer and the homeowners.



## **2. Affirmative Marketing Procedures**

The City requires, as part of the legally binding agreements it enters into with recipients of HOME funds, that all recipients pursue affirmative marketing efforts. These requirements include the following:

- a. All advertisements, brochures, signs, etc. must include the Fair Housing Logo and/or a statement that the owner is an Equal Housing Opportunity Provider.
- b. Owners must agree not to discriminate against potential tenants and/or purchasers on the basis of race, color, religion, family or marital status, age, national origin, sex, sexual preference, disability, AIDS or AIDS-related conditions, etc.
- c. Owners are required to make a good faith effort to seek eligible persons of all racial, ethnic and gender groups in Oakland. In particular, owners are required to take affirmative efforts to market available units to persons and groups least likely to apply for such housing by engaging in outreach efforts to community organizations, social service agencies, and fair housing groups, as well as advertising in newspapers likely to reach such populations.

As part of its monitoring of assisted projects and programs, the City will examine the records of owners/sponsors to ensure compliance with these Affirmative Marketing requirements and will require corrective action if necessary.

The City's Affirmative marketing requirements and procedures are described in the following pages.

**City of Oakland  
Community and Economic Development Agency**

## **Affirmative Fair Marketing Procedures**

### **Methods and Practices for Informing the Public**

In order to inform the public, owners, and prospective tenants about Federal fair housing laws and the City's affirmative marketing policies, the City will include the Equal Housing Opportunity logotype and/or slogan, and a logotype and/or slogan indicating accessibility to the disabled, in all press releases, solicitations, and program information materials.

In addition, the City provides funding to a number of fair housing agencies to provide information and counseling regarding fair housing laws and policies.

### **Requirements and Practices for Owners**

All developers who receive funds from the City are required to enter into loan and regulatory agreements with the City prior to receiving any funds. These agreements are designed to bind the recipients to all of the program requirements, including the affirmative fair marketing procedures.

Developers receiving Federal funds are required to create units that are accessible to people with disabilities. At least five percent of the new units must be accessible to people with mobility impairments and at least two percent must be accessible to people with hearing or vision impairments.

In addition to Federal laws requiring units for people with physical disabilities, Fair Housing laws require owners to make reasonable accommodations for people with all types of disabilities. In doing so, recipients are required to make and pay for structural modifications to dwelling units and common areas when needed as a reasonable accommodation for tenants or applicants with disabilities. In such cases where providing a requested accommodation would result in an undue financial and administrative burden, developers are required to take any other action that would not result in an undue burden.

As a condition of the agreements, not less than 120 days prior to project completion, owners must submit proposed marketing and management plans to the City for review and approval. Prior to commencing marketing activities, owners will be required to meet with City staff to review the proposed marketing strategy to ensure that affirmative marketing efforts will be employed.

Management plans must include policies for ensuring reasonable accommodation for persons with disabilities. Management plans must also contain policies and provisions for recordkeeping and monitoring. The City will provide written guidance on selection of tenants and reasonable accommodation during occupancy.

Marketing plans must include information on strategies for reaching persons and groups not likely to apply including, but not limited to, households with a disabled member. Marketing plans must also include procedures for ensuring that accessible units are occupied by people with disabilities who require accessible features, as described below.

Marketing plans must include the use of the fair housing logotype and/or slogan, and use of a logotype and/or slogan indicating accessibility to the disabled, and fair housing posters must be displayed at the project rental or sales office. Owners are required to advertise in newspapers of general circulation, and to provide notice to community groups when units become available.

Marketing strategies must include use of a welcoming statement to encourage people with disabilities to apply for units, as well as a description of available units, accessible features, eligibility criteria, and the application process. The City will provide developers with sample notices.

Marketing plans must indicate that qualified applicants with disabilities who request accommodation shall receive priority for the accessible units. Open houses and marketing offices must be accessible to allow disabled persons to visit the site and retrieve information about accessible units.

### **Procedures for Outreach to Persons Not Likely to Apply**

Owners are required to engage in special outreach to persons and groups in the housing market area who, in the absence of such outreach are not likely to apply for the housing. In determining what special outreach is needed, Owners should take into account past patterns of discrimination, the racial and ethnic makeup of the neighborhood, language barriers, location, or other factors that might make it less likely that some persons and groups (a) would be aware of the availability of the housing or (b) would be likely to apply for the housing.

In particular, owners are required to advertise in media which are reasonably likely to reach such targeted groups, and to provide notice to community organizations, fair housing agencies, and other similar organizations. A list of local disability organizations and community development boards will be provided by CEDA. CEDA will also provide developers with sample advertisements.

Multilingual advertising is encouraged where such efforts would result in reaching persons and groups not likely to apply.

## **Specific Procedures for Ensuring that Accessible Units are Occupied by People with Disabilities who Require Accessible Features**

Outreach by owners to the disability community shall include the distribution of notices describing:

the availability of all units  
specific information regarding the availability and features of accessible units  
eligibility criteria; and  
application procedures.

All application forms shall include information indicating that people with disabilities requiring accessible features shall receive priority for accessible units. The application must include a section to be filled out by any applicant requesting an accommodation with details on the applicant's special needs for accessible features or other accommodations. Under no circumstance should an applicant be required to disclose a disability unless requesting an accommodation. This will allow developers to provide, upfront, any necessary accessible features and/or accommodations for those people requesting accommodations. For sample application language, see the attached document entitled "Allowable Inquiries to Applicants Regarding the Need for Accommodations."

Owners shall take reasonable nondiscriminatory steps to maximize the utilization of accessible units by eligible individuals whose disability requires the accessibility features of the particular unit. To this end, any vacant, accessible unit should first be offered to a current, disabled tenant of the same project or comparable project under the owner's control. The disabled occupant must require the features in the vacant unit and must be occupying a unit not having such features. If no such occupant exists, the developer shall then offer the unit to a qualified applicant on the waiting list who has a disability requiring the accessibility features of the unit.

Furthermore, when offering an accessible unit to applicants without disabilities, the owner may require such applicants to agree to move to a non-accessible unit when one becomes available or when the accessible unit is needed by a disabled household. Such an agreement may be incorporated into the lease.

Note: An owner may not prohibit an eligible family with a member who has a disability from accepting a non-accessible unit which may become available before an accessible unit. Owners are required to modify such a non-accessible unit as needed or move a disabled household into a unit that can be altered, unless the modifications would result in an undue financial and administrative burden or alteration in the nature of a program. All applicants should be provided information about how to request a reasonable accommodation at the time they apply for admission and at every recertification.

## **Recordkeeping and Monitoring**

Owners must maintain records for at least five years regarding marketing and tenant selection

practices. Upon request, Owners are required to submit to the City copies of all advertisements indicating the date the advertisements were placed and the media outlets which were used. Owners must also provide copies of notices sent to community groups and a listing of those groups to which notices were sent.

Owners must maintain records regarding the characteristics of persons applying for vacant units, and the characteristics (including race and familial status) of persons actually selected for the units. Owners' records must also include the number, location, and description of accessible units, and success in filling such units with people who need accessible features or other accommodations. In addition Owners should document any reasonable accommodations made to, or requested by, tenants during the reporting year.

As part of the City's monitoring of assisted housing developments, the City will review the Owners' records to verify that each qualified household living in an accessible unit has at least one household member who needs the accessible features of the unit.

The duration of monitoring of Affirmative Fair Housing Marketing (AFHM) Requirements varies with each housing program. For homeownership programs, AFHM requirements apply through the completion of initial sales transactions on units covered by the approved AFHM plan. For assisted rental housing, AFHM requirements apply throughout the term of the loan and regulatory agreements, including those periods when the project does not maintain sustaining occupancy.

## **Assessment of Success and Corrective Actions**

The City will review records maintained by owners to ensure that affirmative fair marketing requirements are being met. Where the characteristics of applicants are significantly different from the make-up of the City's population (i.e., in cases where specific groups are over-represented or under-represented), the City will examine in more detail the owner's actions to determine if a violation of the requirements has occurred.

The City employs a variety of corrective actions. Initially, owners who have not fully complied with the requirements are directed to engage in targeted marketing efforts to reach groups not initially reached. In cases where owners refuse to comply with the affirmative fair marketing procedures, the City may take additional actions to secure performance under the loan agreement, including declaring the loan in default and recapturing the funds.

### **Attachments**

- Attachment A: Additional Resources Available from the City of Oakland
- Attachment B: Sample Advertisement/Listing

## **Attachment A**

### **Additional Resources Available from the City of Oakland**

- List of local disability organizations and community development boards
- Model Notice of Housing Availability
- Model Notice of Right of Reasonable Accommodation
- Model Tenant/Client Request for a Reasonable Accommodation
- Model Response to a Request for Reasonable Accommodation
- Model Verification of Need for a Reasonable Accommodation Request
- Sample Reasonable Accommodation Policy
- Selection of Individual Tenants
- Operation and Management of Housing
- Equal Housing Opportunity Logotype and Slogan
- Accessibility to the Disabled Logotype and Slogan

## **Attachment B**

### **Sample Advertisement**

(Project name), an affordable housing development in Oakland has (studio, 1, 2, 3, and/or 4) bedroom apartments available at reduced rents for qualified low income households. Disabled applicants are encouraged to apply. Income and other restrictions apply. (Section 8 welcome)  
Equal Opportunity Housing Provider

### **3. *Minority and Business Outreach Efforts***

The Minority and Women-Owned Business Enterprise Programs that the City used in the past to maximize opportunities for such firms to participate in City-funded activities were prohibited by California Proposition 209, passed in November 1996. As a result, these programs are no longer employed. Nonetheless, State law does allow for compliance with requirements of Federal grants. As a result, the loan and grant agreements that the City uses in connection with the HOME Program contain provisions that require recipients to undertake efforts to include minority and women-owned firms.



### ***C. Specific ADDI Submission Requirements***

For FY 2004-2005, the City anticipates receiving \$438,234 in funding for the new American Dream Downpayment Initiative (ADDI). In many respects, these funds are covered by the same regulations as the HOME Program, with some exceptions.

The City anticipates using all the funds to provide downpayment assistance to eligible first-time homebuyers. The City currently operates a locally-funded first-time homebuyer assistance program that provides up to \$50,000 for acquisition and closing costs to households with incomes up to 80 percent of median income. The City expects to use ADDI funds to supplement this program by providing the greater of \$10,000 or 6% of the acquisition cost. Funds will be targeted to households earning less than 50 percent of median income in order to make homeownership opportunities available to a wider range of economic levels.

The City will provide program information to the Oakland Housing Authority to be used to conduct outreach and encourage residents and tenants of public housing, and households assisted through the Section 8 program, to make use of the program. The City will consider the use of ADDI funds in conjunction with any Section 8 homebuyer assistance provided by the Oakland Housing Authority.

To ensure that participating households are suitable to undertake and maintain homeownership, participants will be required to participate in homebuyer education classes offered by the City, private lenders and nonprofit agencies. Evidence of completion of these classes will be required as a condition of the homebuyer assistance program. The City will also encourage homebuyers (particularly those who are receiving CDBG funds or other City financial assistance) to take advantage of housing counseling programs offered by nonprofit organizations.

## **D. Specific ESG Submission Requirements**

### **1. Process and Criteria for Awarding Funds**

A Request for Proposals (RFP) is issued, inviting nonprofit service organizations to submit proposals outlining the proposed project/program, a proposed budget, and documenting the applicant's experience and qualifications. Applications are ranked on the basis of the following criteria with additional points awarded to those agencies certified with the City of Oakland as Local or Small Local Business Enterprises:

- Agency Capacity
- Quality and Breadth of Program Services
- Proposed Budget
- Fiscal Management
- Sole Source/Special Circumstances
- Local/Small Local Business Enterprise Certification (Oakland)

Applicants are ranked by a review panel, with interviews and/or site visits as deemed necessary. City staff then provides recommendations to the City Council for final approval. Upon this approval, grant contracts are produced and executed.

### **2. Matching Funds**

The City will provide matching funds for the FY 2004-05 Emergency Shelter Grant HUD award in the amount of \$369,672 from the following sources:

GRANT AMOUNT	PURPOSE	MATCH AMOUNT
\$369,672	Emergency Housing Program	\$115,000
	Oakland Army Base Temporary Winter Shelter	\$100,000
	East Oakland Shelter Lease Cost	\$102,000
	Lease Value-Oakland Army Base Temporary Winter Shelter (\$12,245/month)	\$61,225
	TOTAL MATCH	\$378,225

The City will exceed its obligation for match funds under this grant by \$8,553.00.

## ***E. Specific HOPWA Submission Requirements***

The City of Oakland is the recipient of HOPWA funds for the Oakland Eligible Metropolitan Area (EMA) consisting of Alameda and Contra Costa Counties. The City allocates funds to Contra Costa and Alameda Counties for distribution within their respective counties through a Request For Proposals (RFP) process, and, in conjunction with other agencies in Alameda County, determines specific allocations within the entire EMA. By agreement, HOPWA funds are distributed between Alameda and Contra Costa counties based on the relative proportion of AIDS cases in the two counties. 1% of the HOPWA grant is allocated for the City's administrative costs to be incurred in administering grant amounts and allocating the grant to the HOPWA project sponsors.

### ***1. Urgent Housing and Supportive Service Needs Not Currently Being Addressed and How Proposed Activities Will Address Those Needs:***

Estimating the number of homeless people who are HIV positive is difficult. Many people that are infected are unaware of, or do not reveal their status until they have developed AIDS. Estimates of HIV positive/AIDS cases are therefore based on numbers of known AIDS cases. These estimates provide one basis for assessing the number of people with urgent housing and supportive service needs.

#### *a. Alameda County*

In the late 1990's, the National Commission on AIDS estimated the rate of HIV infection among homeless people to be between 15 and 25 percent.<sup>1</sup> The 1997 Alameda County HIV/AIDS Epidemiology and Surveillance Office reported that more than 13,500 individuals had been infected with HIV in Alameda County since the early 1980s.

The Alameda County Public Health Department's AIDS Epidemiology Report produced in July, 2003, indicates that a total of 6,383 diagnosed cases of AIDS from 1980 to 2002 among Alameda County residents, the majorities were either White (44%) or African American (43%) males (87%), adults age 30-49 (72%), and were residents of Oakland (58%) at the time of diagnosis. These totals do not include reported HIV cases.

The largest number of AIDS cases diagnosed in a single year from 1980 - 2002 in Alameda County occurred in 1992 (627 cases). Since then, there has been a steady decline in the number of cases diagnosed each year. However, the case rates in Alameda County (per 100,000 population) continue to exceed the statewide and national AIDS case rates. In 2002, the AIDS case rates in Alameda County were 12.3 per 100,000 residents<sup>2</sup>.

The fatality rate has continued to decline each year. Of the 6,383 Alameda County residents diagnosed with AIDS, at least 3,790 have died, yielding a case fatality rate of

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<sup>1</sup> Alameda County-Wide Homeless Continuum of Care Plan - 1997

<sup>2</sup> 2002 AIDS Epidemiology Report – Alameda County Public Health Department

60%. For individuals diagnosed within the last seven years, the case fatality rate has been less than 30%. Increased availability of anti-retroviral therapies, improved clinical management and earlier diagnosis has resulted in longer life expectancy for individuals infected with HIV.

Based on information cited in the 1997 Long Term Care Facilities Plan for People Living with AIDS in Alameda and Contra Costa Counties, more than 1,907 people are living with AIDS within Alameda County. In the 1993-94 Provider Survey conducted by the Ryan White Planning Council, providers in Alameda and Contra Costa Counties estimated that among their clients there were 1,423 people living with HIV/AIDS that had an unmet housing need. These needs included assistance locating suitable housing or shelter, temporary housing, and long-term free or subsidized housing, or housing vouchers. Since that time, life expectancy of persons living with HIV and eventually AIDS has increased while the increase of housing resources for people with HIV/AIDS has grown minimally.

People with AIDS also emphasize the need for housing resources. Ten focus groups, comprised of persons with HIV/AIDS were conducted in Alameda County in 1993; housing was named the highest priority by five groups: 1. African American men who have sex with men; 2. Women; 3. Intravenous drug users; 4. Homeless people; and 5. Persons receiving services from County facilities. Housing was ranked among the top four priorities for all other groups interviewed except white men who have sex with men, who ranked housing last among nine categories of need.

*b. Contra Costa County*

From February 1, 1982 to December 31, 2002, the Contra Costa County Department of Public Health reports a cumulative total of 4,900 Contra Costa County residents estimated to have been infected with the HIV virus. Of the 4,900, 2,347 (47.9%) have been diagnosed with and reported to have AIDS. Of the 2,347 AIDS cases reported, 1,502 of these people have died with AIDS.

Within Contra Costa County, the majority of AIDS cases are gay/bisexual males (58.82%) and male and female heterosexual injection drug users (22.6%). The breakdown of race/ethnicity of those infected with AIDS in Contra Costa County is White (55.6%), African American (31.1%), Latino (11.0%), Asian/Pacific Islander (2.0%) and Native American/Alaskan (.4%). The largest age group with AIDS is adults between the ages of 30 and 39.3

The results of a November, 1992, survey indicates a range of needs for the HIV population within Contra Costa County. The range includes housing affordable to lower income ambulatory persons with HIV/AIDS, and supportive housing for persons with special services and/or medical needs. Twenty-nine percent of the 140 respondents stated they were concerned with their housing security over the next six months. Additionally,

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<sup>3</sup> Contra Costa County Health Services HIV/AIDS Epidemiology Report – February 2003

community forums held in each region of the County identified housing as an ongoing need. A 1996 survey of 520 (unduplicated) individuals receiving services throughout the County AIDS Program found that, low income is a problem experienced by most HIV-positive clients who use publicly funded services.

## **2. *Public and Private Resources Expected to be Made Available in Connection with HOPWA Activities***

Housing development for people with HIV/AIDS will continue to leverage local government funds such as HOME, CDBG, and/or Redevelopment Agency funds, and private sector financing. Supportive services funding will be supplemented through the Ryan White CARE Act Title II funds, private donations, local General Purpose Funds, local public funds, the AIDS Drug Assistance Program, the State of California and Home-Based Care Program, and, the Residential AIDS Shelter Program.

## **3. *Method of Selecting Project Sponsors***

### *a. Alameda County*

The Alameda County Multi-Year AIDS Housing Plan identifies priority areas for HOPWA funds. Each year, specific priorities not yet addressed in the county, will be selected from the Plan, based on the amount of funds available. Requests for Proposals or Requests for Letters of Interest will be developed for the selected priorities, and distributed widely to interested developers and service providers. Proposals will be reviewed according to criteria established in the RFP/RFLOI by City and County staff, and, where appropriate, by review panels convened from the community. Alameda County will oversee this process and will make recommendations to the City of Oakland for final approval. At the end of the year, a community meeting will be convened to evaluate progress under the AIDS Housing Plan and to reevaluate the priorities contained in the Plan.

### *b. Contra Costa County*

The Contra Costa County HIV/AIDS Housing Plan identifies priority populations and housing recommendations for addressing the needs of low-income persons living with HIV/AIDS. HOPWA funds for supportive services will be awarded through a competitive application process implemented by the AIDS Program of the Contra Costa County Health Services Department. HOPWA funds used for development of affordable rental housing for people with HIV/AIDS, will be awarded through a competitive application process involving Contra Costa's Entitlement Jurisdictions: the cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek, and the Urban County - and the Title I Ryan White Planning Council. Applications will be reviewed by the participating jurisdictions according to criteria established in the HOPWA application, with recommendations submitted to the Contra Costa County Board of Supervisors for approval.

## **IV. Projects/Activities Proposed for Federal Grant Funding**

This section contains summaries and detailed descriptions of all projects, programs and activities to be funded from FY 2004-2005 Federal grants. Included here are the following:

- Funding Sources (From Community 2020 software used for Plan preparation)
- FY 2004-2005 Projects Listed by Project Name
- FY 2004-05 Projects Listed by Sponsoring Organization
- FY 2004-2005 Projects Listed by Activity Type (HUD Matrix Code)
- Detailed Project Information Sheets (generated by the Community 2020 software)

## **A. Funding Sources**

<b>Entitlement Grant (includes reallocated funds)</b>		
CDBG	\$9,961,000	
ESG	\$369,672	
HOME	\$5,304,734	
HOPWA	\$2,006,000	
<b>Total</b>		<b>\$17,641,406</b>
<b>Prior Years' Program Income NOT previously programmed or reported</b>		
CDBG	\$0 (see note below)	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
<b>Total</b>		<b>\$2,022,498</b>
<b>Reprogrammed Prior Years' Funds</b>		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
<b>Total</b>		<b>\$0</b>
<b>Total Estimated Program Income</b>		
CDBG	\$1,800,000	
<b>Total</b>		<b>\$1,800,000</b>
<b>Section 108 Loan Guarantee Fund</b>		<b>\$0</b>
<b>TOTAL FUNDING SOURCES</b>		<b>\$21,463,904</b>
 <b>SUBMITTED PROPOSED PROJECTS TOTALS</b>		
		<b>\$21,463,904</b>

Note:

Total Prior Year Program Income	\$3,822,498	
less amount previously programmed	(\$1,800,000)	
<b>Net Program Income, Not Previously Programmed</b>		<b>\$2,022,498</b>
(used to reduce amounts over-committed in prior years)		

**B. Proposed Projects, FY 2004-05, by Project/Program Name**

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
11	Access Improvement Program	Community & Economic Development Agency	213,717				<b>213,717</b>
76	Active Living for Refugee Immigrant Seniors	Seton Senior Center	9,857				<b>9,857</b>
70	After School Program	Volunteers of America Bay Area	29,570				<b>29,570</b>
18	AIDS Housing, Alameda County	Alameda County Housing and Community Development				1,507,657	<b>1,507,657</b>
24	AIDS Housing, City Monitoring and Administration/DHS	Community & Economic Development Agency				20,060	<b>20,060</b>
38	AIDS Housing, Contra Costa County	Contra Costa County Dept of Housing and Community Development				478,283	<b>478,283</b>
84	American Dream Downpayment Initiative (ADDI)	Community and Economic Development Agency		438,234			<b>438,234</b>
61	Business Development Program	Community & Economic Development Agency	269,919				<b>269,919</b>
51	Business Loan Program	Oakland Business Development Corporation	389,333				<b>389,333</b>
31	CDBG Program Monitoring/Administration	Community and Economic Development Agency	1,494,828				<b>1,494,828</b>
29	CHDO Operating Support	Community and Economic Development Agency		243,325			<b>243,325</b>
42	Christmas In April	Rebuilding Together Oakland	49,283				<b>49,283</b>
7	Commercial Lending	Community & Economic Development Agency	252,319				<b>252,319</b>
78	Creating Economic Opportunities for Low Income Women	Women's Initiative for Self Employment	142,287				<b>142,287</b>
8	Domestic Violence Prevention Project	Family Violence Law Center	44,354				<b>44,354</b>
55	East Oakland Clinic	Life Long Medical Care-Over 60 Health Center	48,790				<b>48,790</b>



**Proposed Projects, FY 2004-05, by Project/Program Name**  
(continued)

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
48	East Oakland Community Connector Project	Oakland Citizens' Committee for Urban Renewal-Eastmont Computing Center	93,144				93,144
46	East Oakland Community Project – Shelter Rent	Department of Human Services	120,000				120,000
69	Educational Enhancement Program	Boys & Girls Clubs of Oakland	29,570				29,570
59	Emancipation Training Center	The First Place Fund for Youth	69,804				69,804
56	Emergency Food Brown Bag Program	Elmhurst Food Pantry	43,862				43,862
57	Emergency Home Repair	Community & Economic Development Agency	393,750				393,750
19	Emergency Shelter Program	Department of Human Services			369,672		369,672
79	Façade Improvement	Oakland Citizens' Committee for Urban Renewal	98,565				98,565
12	Fair Housing and Landlord/Tenant Counseling Program	Sentinel Fair Housing	147,848				147,848
80	Fruitvale Commercial District Revitalization Project	Spanish Speaking Unity Council	98,565				98,565
77	GIRLStart	Girls Inc. of Alameda County	48,603				48,603
49	H.E.L.P. Program	Jobs for Homeless Consortium	39,426				39,426
67	Hawthorne Elementary School-Based Clinic	La Clinica de la Raza-Fruitvale Health Project, Inc.	44,354				44,354
37	Healthy Families Program	Healthy Babies Project	79,838				79,838
1	High-Risk Youth Counseling	Project Re-Connect	209,179				209,179
74	Hip Hop Multimedia	Eastside Arts Alliance	49,283				49,283
62	Home Equity Conversion Counseling	Eden Council for Hope and Opportunity	21,684				21,684
65	Home Maintenance & Improvement Program	Community & Economic Development Agency	2,919,837				2,919,837
30	HOME Program Monitoring and Administration	Community & Economic Development Agency		486,650			486,650
14	Homeless Winter Relief Program	Department of Human Services	225,000				225,000
83	Homeownership Education, Counseling and Support	Acorn Housing	39,426				39,426
47	Housing Advocacy Project	East Bay Community Law Center	65,053				65,053

**Proposed Projects, FY 2004-05, by Project/Program Name**  
(continued)

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
15	Housing Development	Community & Economic Development Agency		4,136,525			4,136,525
41	Housing Information and Referral Service	Eden Information & Referral Services	78,852				78,852
33	Housing Search & Counseling for the Disabled	Center for Independent Living	98,319				98,319
32	Kids with Dreams Project	Camp Fire Boys & Girls, Oakland East Bay Council	61,603				61,603
9	Lead Safe Housing Paint Program	Community & Economic Development Agency	221,550				221,550
4	Legal Services for Seniors	Legal Assistance for Seniors	57,168				57,168
36	Meals on Wheels	Bay Area Community Services	107,062				107,062
81	Micro Enterprise Assistance	Southeast Asian Community Center	73,924				73,924
20	Minor Home Repair Program	Alameda County Housing and Community Development	250,000				250,000
2	Model Neighborhood Program (H66880)	Alameda County Health Care Foundation	22,177				22,177
68	Multilingual Homeownership Center	Lao Family Community Development, Inc.	49,283				49,283
34	National Development Council	Community & Economic Development Agency	10,000				10,000
64	Neighborhood Commercial Revitalization Program	Community & Economic Development Agency	1,693,145				1,693,145
72	Oakland Homeless Project Renovation	BOSS	36,171				36,171
16	Oakland Small Business Incubator Project	Oakland Small Business Growth Center	127,991				127,991
75	Positive Role Models-Mentor Program	Precision Drill Ministries	11,083				11,083
27	Prescott Clown Troupe	Marcus A. Foster Educational Institute	51,254				51,254
82	Project YES	Alameda County Health Care Services	49,283				49,283
23	Rental Assistance Program	Eden Council for Hope and Opportunity	85,752				85,752

**Proposed Projects, FY 2004-05, by Project/Program Name**  
(continued)

<b>ID</b>	<b>PROJECT/PROGRAM</b>	<b>SPONSOR</b>	<b>CDBG</b>	<b>HOME &amp; ADDI</b>	<b>ESG</b>	<b>HOPWA</b>	<b>TOTAL</b>
45	Safe Walk to School	Life Enrichment Agency	146,862				<b>146,862</b>
22	Senior Companion Information Referral Program	Life Enrichment Agency	56,274				<b>56,274</b>
6	Shared Maintenance & Delivery Scholarships	Alameda County Community Food Bank	218,447				<b>218,447</b>
54	Smart Moves Program	Boys & Girls Clubs of Oakland	11,828				<b>11,828</b>
44	Supplemental Hunger Program	Department of Human Services	40,412				<b>40,412</b>
5	Supplemental Math Instruction Program	Project SEED	48,153				<b>48,153</b>
66	Vacant Housing Program	Community & Economic Development Agency	221,550				<b>221,550</b>
71	YMCA Teen Center Program	Volunteers of America	58,172				<b>58,172</b>
10	Youth and Family Enrichment Project	East Bay Central American Refugee Committee	39,426				<b>39,426</b>
73	Youth Performance Workshop	Eastside Arts Alliance	24,641				<b>24,641</b>
40	Youth Program	Oakland Asian Students Educational Services	29,570				<b>29,570</b>
	<b>TOTAL</b>		<b>\$11,761,000</b>	<b>\$5,304,734</b>	<b>\$369,672</b>	<b>\$2,006,000</b>	<b>\$19,441,406</b>

***C. Proposed Projects, FY 2004-05, by Sponsoring Agency***

<b>ID</b>	<b>PROJECT/PROGRAM</b>	<b>SPONSOR</b>	<b>CDBG</b>	<b>HOME &amp; ADDI</b>	<b>ESG</b>	<b>HOPWA</b>	<b>TOTAL</b>
83	Homeownership Education, Counseling and Support	Acorn Housing	39,426				<b>39,426</b>
6	Shared Maintenance & Delivery Scholarships	Alameda County Community Food Bank	218,447				<b>218,447</b>
2	Model Neighborhood Program (H66880)	Alameda County Health Care Foundation	22,177				<b>22,177</b>
82	Project YES	Alameda County Health Care Services	49,283				<b>49,283</b>
18	AIDS Housing, Alameda County	Alameda County Housing and Community Development				1,507,657	<b>1,507,657</b>
20	Minor Home Repair Program	Alameda County Housing and Community Development	250,000				<b>250,000</b>
36	Meals on Wheels	Bay Area Community Services	107,062				<b>107,062</b>
72	Oakland Homeless Project Renovation	BOSS	36,171				<b>36,171</b>
69	Educational Enhancement Program	Boys & Girls Clubs of Oakland	29,570				<b>29,570</b>
54	Smart Moves Program	Boys & Girls Clubs of Oakland	11,828				<b>11,828</b>
32	Kids with Dreams Project	Camp Fire Boys & Girls, Oakland East Bay Council	61,603				<b>61,603</b>
33	Housing Search & Counseling for the Disabled	Center for Independent Living	98,319				<b>98,319</b>
11	Access Improvement Program	Community & Economic Development Agency	213,717				<b>213,717</b>
24	AIDS Housing, City Monitoring and Administration/DHS	Community & Economic Development Agency				20,060	<b>20,060</b>
84	American Dream Downpayment Initiative (ADDI)	Community & Economic Development Agency		438,234			<b>438,234</b>
61	Business Development Program	Community & Economic Development Agency	269,919				<b>269,919</b>
31	CDBG Program Monitoring/Administration	Community & Economic Development Agency	1,494,828				<b>1,494,828</b>
29	CHDO Operating Support	Community & Economic Development Agency		243,325			<b>243,325</b>

**Proposed Projects, FY 2004-05, by Sponsoring Organization**  
(continued)

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
7	Commercial Lending	Community & Economic Development Agency	252,319				<b>252,319</b>
57	Emergency Home Repair	Community & Economic Development Agency	393,750				<b>393,750</b>
65	Home Maintenance & Improvement Program	Community & Economic Development Agency	2,919,837				<b>2,919,837</b>
30	HOME Program Monitoring and Administration	Community & Economic Development Agency		486,650			<b>486,650</b>
15	Housing Development	Community & Economic Development Agency		4,136,525			<b>4,136,525</b>
9	Lead Safe Housing Paint Program	Community & Economic Development Agency	221,550				<b>221,550</b>
34	National Development Council	Community & Economic Development Agency	10,000				<b>10,000</b>
64	Neighborhood Commercial Revitalization Program	Community & Economic Development Agency	1,693,145				<b>1,693,145</b>
66	Vacant Housing Program	Community & Economic Development Agency	221,550				<b>221,550</b>
38	AIDS Housing, Contra Costa County	Contra Costa County Dept of Housing and Community Development				478,283	<b>478,283</b>
46	East Oakland Community Project – Shelter Rent	Department of Human Services	120,000				<b>120,000</b>
19	Emergency Shelter Program	Department of Human Services			369,672		<b>369,672</b>
14	Homeless Winter Relief Program	Department of Human Services	225,000				<b>225,000</b>
44	Supplemental Hunger Program	Department of Human Services	40,412				<b>40,412</b>
10	Youth and Family Enrichment Project	East Bay Central American Refugee Committee	39,426				<b>39,426</b>
47	Housing Advocacy Project	East Bay Community Law Center	65,053				<b>65,053</b>
74	Hip Hop Multimedia	Eastside Arts Alliance	49,283				<b>49,283</b>
73	Youth Performance Workshop	Eastside Arts Alliance	24,641				<b>24,641</b>
62	Home Equity Conversion Counseling	Eden Council for Hope and Opportunity	21,684				<b>21,684</b>
23	Rental Assistance Program	Eden Council for Hope and Opportunity	85,752				<b>85,752</b>

**Proposed Projects, FY 2004-05, by Sponsoring Organization**  
(continued)

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
41	Housing Information and Referral Service	Eden Information & Referral Services	78,852				78,852
56	Emergency Food Brown Bag Program	Elmhurst Food Pantry	43,862				43,862
8	Domestic Violence Prevention Project	Family Violence Law Center	44,354				44,354
59	Emancipation Training Center	First Place Fund for Youth	69,804				69,804
77	GIRLStart	Girls Inc. of Alameda County	48,603				48,603
37	Healthy Families Program	Healthy Babies Project	79,838				79,838
49	H.E.L.P. Program	Jobs for Homeless Consortium	39,426				39,426
67	Hawthorne Elementary School-Based Clinic	La Clinica de la Raza-Fruitvale Health Project, Inc.	44,354				44,354
68	Multilingual Homeownership Center	Lao Family Community Development, Inc.	49,283				49,283
4	Legal Services for Seniors	Legal Assistance for Seniors	57,168				57,168
45	Safe Walk to School	Life Enrichment Agency	146,862				146,862
22	Senior Companion Information Referral Program	Life Enrichment Agency	56,274				56,274
55	East Oakland Clinic	Life Long Medical Care-Over 60 Health Center	48,790				48,790
27	Prescott Clown Troupe	Marcus A. Foster Educational Institute	51,254				51,254
40	Youth Program	Oakland Asian Students Educational Services	29,570				29,570
51	Business Loan Program	Oakland Business Development Corporation	389,333				389,333
79	Façade Improvement	Oakland Citizens' Committee for Urban Renewal	98,565				98,565
48	East Oakland Community Connector Project	Oakland Citizens' Committee for Urban Renewal-Eastmont Computing Center	93,144				93,144
16	Oakland Small Business Incubator Project	Oakland Small Business Growth Center	127,991				127,991
75	Positive Role Models-Mentor Program	Precision Drill Ministries	11,083				11,083
1	High-Risk Youth Counseling	Project Re-Connect	209,179				209,179

**Proposed Projects, FY 2004-05, by Sponsoring Organization**  
(continued)

<b>ID</b>	<b>PROJECT/PROGRAM</b>	<b>SPONSOR</b>	<b>CDBG</b>	<b>HOME &amp; ADDI</b>	<b>ESG</b>	<b>HOPWA</b>	<b>TOTAL</b>
5	Supplemental Math Instruction Program	Project SEED	48,153				<b>48,153</b>
42	Christmas In April	Rebuilding Together Oakland	49,283				<b>49,283</b>
12	Fair Housing and Landlord/Tenant Counseling Program	Sentinel Fair Housing	147,848				<b>147,848</b>
76	Active Living for Refugee Immigrant Seniors	Seton Senior Center	9,857				<b>9,857</b>
81	Micro Enterprise Assistance	Southeast Asian Community Center	73,924				<b>73,924</b>
80	Fruitvale Commercial District Revitalization Project	Spanish Speaking Unity Council	98,565				<b>98,565</b>
71	YMCA Teen Center Program	Volunteers of America	58,172				<b>58,172</b>
70	After School Program	Volunteers of America Bay Area	29,570				<b>29,570</b>
78	Creating Economic Opportunities for Low Income Women	Women's Initiative for Self Employment	142,287				<b>142,287</b>
	<b>TOTAL</b>		<b>\$11,761,000</b>	<b>\$5,304,734</b>	<b>\$369,672</b>	<b>\$2,006,000</b>	<b>\$19,441,406</b>

**D. Proposed Projects, FY 2004-05, by Activity Type (HUD Matrix Code)**

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
<b>03C Homeless Facilities (not Operating Costs)</b>							
72	Oakland Homeless Project Renovation	BOSS	36,171				<b>36,171</b>
<b>03D Youth Centers</b>							
82	Project YES	Alameda County Health Care Services	49,283				<b>49,283</b>
<b>03K Street Improvements</b>							
80	Fruitvale Commercial District Revitalization Project	Spanish Speaking Unity Council	98,565				<b>98,565</b>
<b>03T Operating Costs of Homeless/AIDS Patients Programs</b>							
18	AIDS Housing, Alameda County	Alameda County Housing and Community Development				1,507,657	<b>1,507,657</b>
38	AIDS Housing, Contra Costa County	Contra Costa County Dept of Housing and Community Development				478,283	<b>478,283</b>
46	East Oakland Community Project – Shelter Rent	Department of Human Services	120,000				<b>120,000</b>
19	Emergency Shelter Program	Department of Human Services			369,672		<b>369,672</b>
14	Homeless Winter Relief Program	Department of Human Services	225,000				<b>225,000</b>
<b>05 Public Services (General)</b>							
56	Emergency Food Brown Bag Program	Elmhurst Food Pantry	43,862				<b>43,862</b>
62	Home Equity Conversion Counseling	Eden Council for Hope and Opportunity	21,684				<b>21,684</b>
83	Homeownership Education, Counseling and Support	Acorn Housing	39,426				<b>39,426</b>
68	Multilingual Homeownership Center	Lao Family Community Development, Inc.	49,283				<b>49,283</b>
6	Shared Maintenance & Delivery Scholarships	Alameda County Community Food Bank	218,447				<b>218,447</b>
44	Supplemental Hunger Program	Department of Human Services	40,412				<b>40,412</b>



**Proposed Projects, FY 2004-05, by Activity Type (HUD Matrix Code)**  
(continued)

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
10	Youth and Family Enrichment Project	East Bay Central American Refugee Committee	39,426				<b>39,426</b>
<b>05A Senior Services</b>							
76	Active Living for Refugee Immigrant Seniors	Seton Senior Center	9,857				<b>9,857</b>
55	East Oakland Clinic	Life Long Medical Care-Over 60 Health Center	48,790				<b>48,790</b>
4	Legal Services for Seniors	Legal Assistance for Seniors	57,168				<b>57,168</b>
36	Meals on Wheels	Bay Area Community Services	107,062				<b>107,062</b>
22	Senior Companion Information Referral Program	Life Enrichment Agency	56,274				<b>56,274</b>
<b>05D Youth Services</b>							
70	After School Program	Volunteers of America Bay Area	29,570				<b>29,570</b>
48	East Oakland Community Connector Project	Oakland Citizens' Committee for Urban Renewal-Eastmont Computing Center	93,144				<b>93,144</b>
69	Educational Enhancement Program	Boys & Girls Clubs of Oakland	29,570				<b>29,570</b>
59	Emancipation Training Center	First Place Fund for Youth	69,804				<b>69,804</b>
77	GIRLStart	Girls Inc. of Alameda County	48,603				<b>48,603</b>
67	Hawthorne Elementary School-Based Clinic	La Clinica de la Raza-Fruitvale Health Project, Inc.	44,354				<b>44,354</b>
1	High-Risk Youth Counseling	Project Re-Connect	209,179				<b>209,179</b>
74	Hip Hop Multimedia	Eastside Arts Alliance	49,283				<b>49,283</b>
32	Kids with Dreams Project	Camp Fire Boys & Girls, Oakland East Bay Council	61,603				<b>61,603</b>
2	Model Neighborhood Program (H66880)	Alameda County Health Care Foundation	22,177				<b>22,177</b>
75	Positive Role Models-Mentor Program	Precision Drill Ministries	11,083				<b>11,083</b>
27	Prescott Clown Troupe	Marcus A. Foster Educational Institute	51,254				<b>51,254</b>
45	Safe Walk to School	Life Enrichment Agency	146,862				<b>146,862</b>
54	Smart Moves Program	Boys & Girls Clubs of Oakland	11,828				<b>11,828</b>
5	Supplemental Math Instruction Program	Project SEED	48,153				<b>48,153</b>

**Proposed Projects, FY 2004-05, by Activity Type (HUD Matrix Code)**  
(continued)

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
71	YMCA Teen Center Program	Volunteers of America	58,172				<b>58,172</b>
73	Youth Performance Workshop	Eastside Arts Alliance	24,641				<b>24,641</b>
40	Youth Program	Oakland Asian Students Educational Services	29,570				<b>29,570</b>
<b>05F Substance Abuse Services</b>							
37	Healthy Families Program	Healthy Babies Project	79,838				<b>79,838</b>
<b>05G Battered and Abused Spouses</b>							
8	Domestic Violence Prevention Project	Family Violence Law Center	44,354				<b>44,354</b>
<b>05H Employment Training</b>							
49	H.E.L.P. Program	Jobs for Homeless Consortium	39,426				<b>39,426</b>
<b>05J Fair Housing Services</b>							
41	Housing Information and Referral Service	Eden Information & Referral Services	78,852				<b>78,852</b>
<b>05K Tenant/Landlord Counseling</b>							
47	Housing Advocacy Project	East Bay Community Law Center	65,053				<b>65,053</b>
<b>12 Construction of Housing</b>							
15	Housing Development	Community & Economic Development Agency		4,136,525			<b>4,136,525</b>
<b>05Q Subsistence Payments</b>							
23	Rental Assistance Program	Eden Council for Hope and Opportunity	85,752				<b>85,752</b>
<b>13 Direct Homeownership Assistance</b>							
84	American Dream Downpayment Initiative (ADDI)	Community and Economic Development Agency		438,234			<b>438,234</b>
<b>14A Rehab: Single-Unit Residential</b>							
11	Access Improvement Program	Community & Economic Development Agency	213,717				<b>213,717</b>
42	Christmas In April	Rebuilding Together Oakland	49,283				<b>49,283</b>
57	Emergency Home Repair	Community & Economic Development Agency	393,750				<b>393,750</b>
65	Home Maintenance & Improvement Program	Community & Economic Development Agency	2,919,837				<b>2,919,837</b>

**Proposed Projects, FY 2004-05, by Activity Type (HUD Matrix Code)**  
(continued)

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
20	Minor Home Repair Program	Alameda County Housing and Community Development	250,000				<b>250,000</b>
66	Vacant Housing Program	Community & Economic Development Agency	221,550				<b>221,550</b>
<b>14I Lead-Based/Lead Hazard Testing/Abatement</b>							
9	Lead Safe Housing Paint Program	Community & Economic Development Agency	221,550				<b>221,550</b>
<b>18B Economic Development Technical Assistance</b>							
61	Business Development Program	Community & Economic Development Agency	269,919				<b>269,919</b>
51	Business Loan Program	Oakland Business Development Corporation	389,333				<b>389,333</b>
7	Commercial Lending	Community & Economic Development Agency	252,319				<b>252,319</b>
79	Façade Improvement	Oakland Citizens' Committee for Urban Renewal	98,565				<b>98,565</b>
34	National Development Council	Community & Economic Development Agency	10,000				<b>10,000</b>
64	Neighborhood Commercial Revitalization Program	Community & Economic Development Agency	1,693,145				<b>1,693,145</b>
<b>18C Micro-Enterprise Assistance</b>							
78	Creating Economic Opportunities for Low Income Women	Women's Initiative for Self Employment	142,287				<b>142,287</b>
81	Micro Enterprise Assistance	Southeast Asian Community Center	73,924				<b>73,924</b>
16	Oakland Small Business Incubator Project	Oakland Small Business Growth Center	127,991				<b>127,991</b>
<b>21A General Program Administration</b>							
24	AIDS Housing, City Monitoring and Administration/DHS	Community & Economic Development Agency				20,060	<b>20,060</b>
31	CDBG Program Monitoring/Administration	Community and Economic Development Agency	1,494,828				<b>1,494,828</b>

**Proposed Projects, FY 2004-05, by Activity Type (HUD Matrix Code)**  
(continued)

ID	PROJECT/PROGRAM	SPONSOR	CDBG	HOME & ADDI	ESG	HOPWA	TOTAL
<b>21D Fair Housing Activities</b>							
12	Fair Housing and Landlord/Tenant Counseling Program	Sentinel Fair Housing	147,848				<b>147,848</b>
33	Housing Search & Counseling for the Disabled	Center for Independent Living	98,319				<b>98,319</b>
<b>21H HOME Admin/Planning Costs of Participating Jurisdiction</b>							
30	HOME Program Monitoring and Administration	Community & Economic Development Agency		486,650			<b>486,650</b>
<b>21H HOME CHDO Operating Expenses</b>							
29	CHDO Operating Support	Community and Economic Development Agency		243,325			<b>243,325</b>
	<b>TOTAL</b>		<b>\$11,761,000</b>	<b>\$5,304,734</b>	<b>\$369,672</b>	<b>\$2,006,000</b>	<b>\$19,441,406</b>

***E. Detailed Project Information Sheets by Project Name***

U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	<b>AIDS Housing - Alameda County/Alameda County HCD</b>	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG	\$ 0
CW	Homeless & HIV/AIDS	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 1,507,657
			TOTAL	\$ 1,507,657
	Operating supportive service and housing development cost for the provision of shelter and services to persons infected with HIV/AIDS.	726 People (General)	Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? Yes              Completion Date: 06/30/05

Eligibility:  
Subrecipient:                      Subrecipient Public    570.500(c)  
Location(s):                      Addresses

224 W. Winton Ave., Room 105, Hayward, CA

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0038	<b>AIDS Housing - Contra Costa</b>	03T Operating Costs of	CDBG	\$ 0
	<b>County/Contra Costa County HCD</b>	Homeless/AIDS Patients	ESG	\$ 0
CW		Programs	HOME	\$ 0
	Homeless & HIV/AIDS		HOPWA	\$ 478,283
		570.201(e)		
	Operating supportive services and	300 People (General)	TOTAL	\$ 478,283
	housing development cost for the		Total Other Funding	\$ 0
	provision of shelter and services to			
	persons infected with HIV/AIDS.			

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? Yes              Completion Date: 06/30/05

Eligibility:  
Subrecipient:                      Subrecipient Public    570.500(c)  
Location(s):                      Addresses

250 Pine St, Martinez, CA

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0024	<b>AIDS Housing Program</b>	21A General Program	CDBG	\$ 0
	<b>Administration/Dept of Human Services</b>	Administration	ESG	\$ 0
CC			HOME	\$ 0
	Homeless & HIV/AIDS	570.206	HOPWA	\$ 20,060
		0 N/A	TOTAL	\$ 20,060
	Cost of administering HOPWA program.		Total Other Funding	\$ 0

Help the Homeless? Yes      Start Date: 07/01/04  
Help those with HIV or AIDS? Yes      Completion Date: 06/30/05

Eligibility:  
Subrecipient: Local Government  
Location(s): Addresses

150 Frank H. Ogawa Plaza, Suite 4340, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0011	<b>Access Improvement Program (AIP)/CEDA</b>	14A Rehab; Single-Unit	CDBG	\$ 213,717
		Residential	ESG	\$ 0
CW	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	AIP makes units accessible to persons with disabilities by providing matching grants to property owners to make accessibility improvements to both rental property and property owned and occupied by disabled persons.	12 Housing Units	TOTAL	\$ 213,717
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(3) - Low / Mod Housing

Subrecipient: Local Government

Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0076	<b>Active Living for Immigrant &amp; Refugee Snrs/Seton Senior Ctr</b>	05A Senior Services	CDBG	\$ 9,857
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Senior Programs		HOPWA	\$ 0
		50 People (General)		
			TOTAL	\$ 9,857
	The Active Living for Immigrant/Refugee Seniors Program will provide prevention, nutrition, therapeutic, recreation/physical activities and socialization services to enhance the physical, emotional and mental health of mono-lingual immigrant and refugee Vietnamese and Asian Pacific Islander seniors.		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

211 Foothill Blvd., Oakland, CA 94606

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0070	<b>After School Program/Volunteers of America Bay Area</b>	05D Youth Services	CDBG	\$ 29,570
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		15 People (General)		
			TOTAL	\$ 29,570
	The After School Program will provide after school mentoring, tutoring and motivational activities to improve the academic performance and self- esteem of students at Parker Elementary School. (Central East Oakland)		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
 Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

7929 Ney Avenue, Oakland, CA 94605

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0084	<b>American Dream Downpayment Initiative/CEDA</b>	13 Direct	CDBG	\$ 0
		Homeownership	ESG	\$ 0
		Assistance	HOME	\$ 438,234
	Housing		HOPWA	\$ 0
		570.201(n)		
			TOTAL	\$ 438,234
	Provide downpayment assistance to low income first-time homebuyers. Assistance will be provided in addition to assistance provided by City-funded homebuyer program.	40 Housing Units	Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:  
Subrecipient: Local Government  
Location(s): Addresses

250 Frank H Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0061	<b>Business Development Program/CEDA</b>	18B ED Technical	CDBG	\$ 269,919
		Assistance	ESG	\$ 0
	Economic Development		HOME	\$ 0
		570.203(b)	HOPWA	\$ 0
	Provides an integrated network of business support and lending assistance through the One Stop Capital Shop (OSCS) including: intake, screening, financial data collection and analysis; loan packaging, review and underwriting; loan disbursement; portfolio management and monitoring; technical assistance; development workshops and training opportunities; outreach efforts to market business development services.	71 Jobs	TOTAL	\$ 269,919
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
Subrecipient: Local Government  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0051	<b>Business Loan Program/Oakland Business Development Corp</b>	18B ED Technical Assistance	CDBG	\$ 389,333
			ESG	\$ 0
			HOME	\$ 0
	Economic Development	570.203(b)	HOPWA	\$ 0
		12 Jobs	TOTAL	\$ 389,333
	Provide the administration of the CDBG-funded NEDF revolving loan programs, Section 108 and EEC loans, to provide loan packaging assistance, and to offer one-on-one management and technical assistance in connection with revolving loan funds.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
Subrecipient: Local Government  
Location(s): Addresses

519 17th Street, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0031	<b>CDBG Program Administration &amp; Monitoring/CEDA</b>	21A General Program Administration	CDBG	\$ 1,494,828
CW			ESG	\$ 0
			HOME	\$ 0
	Planning & Administration	570.206	HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	0 N/A	TOTAL	\$ 1,494,828
			Total Other Funding	\$ 0
	Funds will be used to cover the cost to the City of monitoring projects and programs funded with CDBG funds and for the administration of the program. Includes cost for Budget & Finance Agency, Program Planning & Community District Participation.			

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:  
Subrecipient: Local Government  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0029	<b>CHDO Operating Support/CEDA</b>	21I HOME CHDO	CDBG	\$ 0
		Operating Expenses	ESG	\$ 0
CW	Planning & Administration	(subject to 5% cap)	HOME	\$ 243,266
			HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	570.500)c)	TOTAL	\$ 243,266
		0 N/A		
	Funds will be provided to increase the capacity of Community Housing Development Organizations (CHDOs) to develop affordable housing in the City of Oakland.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/09

Eligibility:  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0042	<b>Christmas in April/Rebuilding Together</b>	14A Rehab; Single-Unit Residential	CDBG	\$ 49,283
H32800	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		15 Housing Units	TOTAL	\$ 49,283
	This program repairs and rehabilitates homes of low income elderly and disabled Oakland residents.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 07/01/05

Eligibility: 570.208(a)(3) - Low / Mod Housing  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0007	<b>Commercial Lending/CEDA</b>	18B ED Technical	CDBG	\$ 252,319
		Assistance	ESG	\$ 0
	Economic Development		HOME	\$ 0
		570.203(b)	HOPWA	\$ 0
	Provides small business loans and loan packaging services to businesses through the One Stop Capital Shop.	10 Jobs	TOTAL	\$ 252,319
			Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
Subrecipient: Local Government  
Location(s): Addresses

519 17th Street, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0078	<b>Creating Economic Opportunities for Low Income Women/WISE</b>	18C Micro-Enterprise Assistance	CDBG	\$ 142,287
			ESG	\$ 0
			HOME	\$ 0
	Economic Development	570.201(o)	HOPWA	\$ 0
		120 People (General)	TOTAL	\$ 142,287
	Provide low income women residents of each Community Development District with microenterprise training, technical assistance and financing services		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

519 17th Street, Suite 110, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0008	<b>Domestic Violence Prevention/Family Violence Law Center</b>	05G Battered and Abused Spouses	CDBG	\$ 44,354
G53600			ESG	\$ 0
	Anti-Crime Programs	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	To reduce crime and make safer neighborhoods	300 People (General)	TOTAL	\$ 44,354
			Total Other Funding	\$ 0
	This program will provide crisis counseling, legal services and peer support groups for women and their children who are victims of domestic violence as well as dating violence education for youth. (North Oakland)			

Help the Homeless?	Yes	Start Date: 07/01/04
Help those with HIV or AIDS?	No	Completion Date: 06/30/05
Eligibility:	570.208(a)(2) - Low / Mod Limited Clientele	
Subrecipient:	Subrecipient Private 570.500(c)	
Location(s):	Addresses	

P.O.BOX 22009, OAKLAND, CA 94623

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0048	<b>E Oakland Community Connector Proj/OCCUR, Eastmont Comp Ctr</b>	05D Youth Services	CDBG	\$ 93,144
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		5250 People (General)		
			TOTAL	\$ 93,144
	The East Oakland Community Connector Project will provide technology training and mentoring to offer alternatives for youth and young adults at risk of being involved in violence, crime, delinquency, gang involvement and drug use. (Central East Oakland and Elmhurst)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

7200 Bancroft Avenue, Ste 207-209, Oakland, CA 94605

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0046	<b>EOCP Shelter Rent/Dept of Human Services</b>	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG	\$ 120,000
			ESG	\$ 0
			HOME	\$ 0
	Homeless & HIV/AIDS		HOPWA	\$ 0
		570.201(e)		
			TOTAL	\$ 120,000
	Funds will be used to pay for lease costs for the East Oakland Shelter, operated by the East Oakland Community Project.	712 People (General)	Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? Yes              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

5725 East 14th Street, Oakland, CA 94621

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0055	<b>East Oakland Clinic/Lifelong Medical Care-Over 60 Health Ctr</b>	05A Senior Services	CDBG	\$ 48,790
H74100			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Senior Programs		HOPWA	\$ 0
		460 People (General)		
			TOTAL	\$ 48,790
	Funds will be used to provide primary and preventative medical and health screening services as well as social services and income support for low income older adults at the East Oakland Clinic in the Elmhurst District.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Public 570.500(c)  
Location(s): Addresses

10700 MacArthur Blvd., Oakland, CA 94605  
9255 Edes Ave., Oakland, CA 94603

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0069	<b>Educational Enhancement Program/Boys and Girls Clubs of Oakl</b>	05D Youth Services	CDBG	\$ 29,570
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		38 People (General)		
			TOTAL	\$ 29,570
	The program will provide educational support and enhancement, technological skills training, college and career planning, resources and assistance to encourage at-risk youth aged 6 to 18 years become self-directed learners and assume responsibility for their future education. (Western Oakland)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

920 24th Street, Oakland, CA 94607

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0059	<b>Emancipation Training Center/First Place Fund for Youth</b>	05D Youth Services	CDBG	\$ 69,804
G191110			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		250 People (General)		
			TOTAL	\$ 69,804
	This program will provide resources and support for low- and moderate-income youth aged 17 to 23 who are preparing to emancipate from the foster care system or who have recently turned 18 and emancipated. The services will include housing search assistance, case management, counseling and other assistance. (North Oakland, Eastlake/San Antonio/Chinatown, Central Oakland and Elmhurst Districts)		Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1755 Broadway, Suite 304, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0056	<b>Emergency Food Brown Bag Program/Elmhurst Food Pantry</b>	05 Public Services (General)	CDBG	\$ 43,862
			ESG	\$ 0
			HOME	\$ 0
	Public Services	570.201(e)	HOPWA	\$ 0
		131760 People (General)	TOTAL	\$ 43,862
	This program will provide brown bags of emergency food to low-income families and individuals in the Elmhurst District.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) - Low / Mod Area  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

9437B International Blvd., Oakland, CA 94603

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0057	<b>Emergency Home Repair Program/CEDA</b>	14A Rehab; Single-Unit	CDBG	\$ 393,750
		Residential	ESG	\$ 0
	Housing		HOME	\$ 0
		570.202	HOPWA	\$ 0
	Provide zero interest loans of up to \$7,500 for emergencies such as roof repair/replacement, sewer repairs or repair/replacement of other mechanical systems to immediately correct life, health or safety hazard conditions to owner-occupied properties located in community development districts.	60 Housing Units	TOTAL	\$ 393,750
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(3) - Low / Mod Housing  
Subrecipient: Subrecipient Public 570.500(c)  
Location(s): Addresses

250 Frank H. Ogawa Pl., Ste. 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0019	<b>Emergency Shelter Program/Dept of Human Services</b>	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG	\$ 0
CW	Homeless & HIV/AIDS		ESG	\$ 369,672
			HOME	\$ 0
		570.201(e)	HOPWA	\$ 0
	Operating cost and supportive services for emergency shelter for the homeless.	15000 People (General)	TOTAL	\$ 369,672
			Total Other Funding	\$ 0

Help the Homeless? Yes      Start Date: 07/01/04  
Help those with HIV or AIDS? Yes      Completion Date: 06/30/05

Eligibility:  
Subrecipient: Local Government  
Location(s): Addresses

150 Frank H. Ogawa Plaza, Suite 4340, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0079	<b>Facade Improvement Program/OCCUR</b>	18B ED Technical	CDBG	\$ 98,565
		Assistance	ESG	\$ 0
	Economic Development		HOME	\$ 0
		570.203(b)	HOPWA	\$ 0
	Facade improvements to local businesses.	100 Businesses	TOTAL	\$ 98,565
			Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(1) - Low / Mod Area  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

7200 Bancroft, Ste 209, Oakland, CA 94605

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	<b>Fair Housing &amp; Landlord-Tenant Counseling/Sentinel Fair Hsg</b>	21D Fair Housing Activities (subject to 20% Admin cap)	CDBG	\$ 147,848
CW	Public Services	570.206	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 147,848
	Funding Operation Sentinel to conduct landlord/tenant mediation services to prevent evictions, and to investigate discrimination in housing.	0 N/A	Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1611 Telegraph Ave., Suite 1410, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0080	<b>Fruitvale Commercial District Revitalization/Unity Council</b>	03K Street Improvements	CDBG	\$ 98,565
			ESG	\$ 0
			HOME	\$ 0
	Economic Development	570.203(b)	HOPWA	\$ 0
		26500 People (General)	TOTAL	\$ 98,565
	Conduct streetscape improvements and combat blight and deterioration in the Fruitvale commercial district		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No                      Completion Date: 06/30/05

Eligibility: 570.208(a)(1) - Low / Mod Area  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1900 Fruitvale Ave, Suite 2A, Oakland, CA 94601

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0077	<b>GIRL Start/Girls, Inc., of Alameda County</b>	05D Youth Services	CDBG	\$ 48,603
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		60 People (General)		
			TOTAL	\$ 48,603
	This program will provide a daily after-school and summer program to improve the academic performance, literary skills and self-esteem of first and second grade girls attending Lockwood Elementary School in the Central East Oakland District.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

6701 International Blvd., Oakland, CA 94621

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0049	<b>H.E.L.P Program/Jobs for Homeless Consortium</b>	05H Employment Training	CDBG	\$ 39,426
H77500			ESG	\$ 0
	Homeless & HIV/AIDS	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		38 People (General)	TOTAL	\$ 39,426
	The Homeless Employment Through Learning and Preparation program will provide homeless persons with job training, placement and retention services that will enhance their ability to secure and retain jobs and become self-sufficient and productive. (North Oakland and Eastlake/San Antonio/Chinatown Districts)		Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1915 Broadway, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0030	<b>HOME Program Monitoring and Administration/CEDA</b>	21H HOME	CDBG	\$ 0
		Admin/Planning Costs of	ESG	\$ 0
CW		PJ (subject to 10% cap)	HOME	\$ 486,600
	Planning & Administration		HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	0 N/A	TOTAL	\$ 486,600
			Total Other Funding	\$ 0
	Funds will be used to cover the cost to the City of monitoring projects and programs funded with HOME funds and for the administration of the program.			

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/09

Eligibility:  
Subrecipient: Local Government  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0067	<b>Hawthorne Elementary School-Based Clinic/La Clinica de la Ra</b>	05D Youth Services	CDBG	\$ 44,354
G149210			ESG	\$ 0
	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		500 People (General)	TOTAL	\$ 44,354
	The Hawthorne Elementary School-Based Clinic will provide access to basic health care sevices for students enrolled at Hawthorne and other public schools in the Fruitvale/San Antonio District. The youth and their families will also have access to services at La Clinica's health center and receive assistance in enrolling in health insurance programs.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1700 28th Avenue, Oakland, CA 94601

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0037	<b>Healthy Families Program/Healthy Babies, Inc.</b>	05F Substance Abuse Services	CDBG	\$ 79,838
G76750			ESG	\$ 0
	Special Needs/Non-Homeless	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		60 People (General)	TOTAL	\$ 79,838
	This program will provide comprehensive residential and day treatment services for low- and moderate-income chemically dependent women and support services for their children in the North Oakland, Eastlake/San Antonio/Chinatown and Western Oakland Districts.		Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? Yes              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

471 - 34th Street, Oakland, CA 94609  
3229 Elm Street, Oakland, CA 94609

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0001	<b>High Risk Youth Counseling/Project Re-Connect</b>	05D Youth Services	CDBG	\$ 209,179
H08600			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		140 People (General)		
			TOTAL	\$ 209,179
	This program will provide intervention counseling for low- and moderate-income high-risk youth aged 11 to 17 years and their families to reduce recidivism among juvenile offenders. Educational and support services are offered to assist the youth connect back to their families, schools and society. (7 CD Districts)		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

3350 MacArthur Blvd., Oakland, CA 94602

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0074	<b>HipHop Multimedia Program/EastSide Arts Alliance</b>	05D Youth Services	CDBG	\$ 49,283
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		75 People (General)		
			TOTAL	\$ 49,283
	The program will provide instruction in arts related careers, leadership development training, and other support services to offer positive alternatives to at-risk youth aged 16 to 22 years. (Fruitvale/San Antonio)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

2595B International Blvd., Oakland, CA 94601

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0062	<b>Home Equity Conversion Counseling/ECHO</b>	05 Public Services (General)	CDBG	\$ 21,684
			ESG	\$ 0
			HOME	\$ 0
	Public Services	570.201(e)	HOPWA	\$ 0
		20 People (General)	TOTAL	\$ 21,684
	This program provides education and counseling regarding Home Equity Conversion.		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

305 Franklin Street, Suite 305, Oakland, CA 94607

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0065	<b>Home Maintenance &amp; Improvement Program/CEDA</b>	14A Rehab; Single-Unit Residential	CDBG \$ 2,919,837 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Housing	570.202	
		24 Housing Units	TOTAL \$ 2,919,837
	This program provides financial assistance to low and moderate income homeowners for upgrading their properties. Moderate income homeowners can obtain amortized loans at 6%, and low income homeowners can obtain deferred loans. This project includes program delivery costs including work write-ups, construction loan disbursements and loan servicing activities.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(3) - Low / Mod Housing  
Subrecipient: Local Government  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	<b>Homeless Winter Relief Program/Dept of Human Services</b>	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG	\$ 225,000
CW	Public Services		ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		570.201(e)		
			TOTAL	\$ 225,000
	The program provides additional beds, services and motel/hotel vouchers in the City's shelter network between November 1 and April 1 each year. The City provides additional funds during the winter months so that more homeless people can get off the street and into warm shelter.	2000 People (General)	Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

150 Frank H. Ogawa Plaza, Suite 4340, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0083	<b>Homeownership Education, Counseling, Support/ACORN Housing</b>	05 Public Services (General)	CDBG	\$ 39,426
			ESG	\$ 0
			HOME	\$ 0
	Housing	570.201(e)	HOPWA	\$ 0
		227 People(General)	TOTAL	\$ 39,426
	Provide comprehensive Housing Counseling services to assist low and moderate income families in (1) preparing for homeownership, (2) obtaining home purchase, refinancing and home improvement loans, (3) correcting mortgage delinquencies and defaults, and (4) overcoming problems caused by predatory lending.		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No            Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

3205 Farnam Street, Oakland, CA 94601

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0047	<b>Housing Advocacy Project/East Bay</b>	05K Tenant/Landlord	CDBG	\$ 65,053
	<b>Community Law Center</b>	Counseling	ESG	\$ 0
G149110	Housing	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		28 People (General)	TOTAL	\$ 65,053
	The program will provide housing information and legal advocacy for low-income tenants in collaboration with Housing Rights, Inc.		Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 70.208(a)(2) - Low/Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

3130 Shattuck Ave, Berkeley, CA

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	<b>Housing Development/CEDA</b>	12 Construction of	CDBG	\$ 0
		Housing	ESG	\$ 0
CW	Housing	570.201(m)	HOME	\$ 4,136,634
			HOPWA	\$ 0
	This program provides construction and permanent financing to nonprofit and for-profit developers of housing for low/mod households, both new construction and substantial rehabilitation. Most units are expected to be rental; some ownership units will also be assisted.	50 Housing Units	TOTAL	\$ 4,136,634
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/09

Eligibility:  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0041	<b>Housing Information and Referral Service/Eden I&amp;R</b>	05J Fair Housing Activities (if CDBG, then subject to 15% cap)	CDBG ESG HOME HOPWA	\$ 78,852 \$ 0 \$ 0 \$ 0
	Public Services	570.201(e)	TOTAL	\$ 78,852
	The project will assist low-income Oakland residents to identify affordable housing units and provide referrals to contact landlords and property managers.	500 People (General)	Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low/Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1610 Harrison Street, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0033	<b>Housing Search and Counseling for the Disabled/CIL</b>	21D Fair Housing Activities (subject to 20% Admin cap)	CDBG	\$ 98,319
NO G07850	Special Needs/Non-Homeless		ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		570.206		
			TOTAL	\$ 98,319
	This program will provide assistance to help Oakland residents with disabilities to prevent homelessness and institutionalization by finding accessible and affordable rental housing. Activities will remove impediments to fair housing and expand housing opportunities for persons with disabilities. (North Oakland)	0 N/A	Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

436 14th Street, Ste. 218, Oakland, CA

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0032	<b>Kids with Dreams Project/Camp Fire Boys &amp; Girls</b>	05D Youth Services	CDBG	\$ 61,603
G91800			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		295 People (General)		
			TOTAL	\$ 61,603
	This program will provide year-round, academic advancement and life enrichment opportunities at Acorn Housing for at-risk children and youth aged 5 to 18 from low-and moderate-income families in the Western Oakland District.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1145 10th Street, Oakland, CA 94607

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U.S. Department of Housing & Urban Development  
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Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0009	<b>Lead Safe Housing Paint Program/CEDA</b>	14I Lead-Based/Lead	CDBG	\$ 221,550
		Hazard Test/Abate	ESG	\$ 0
CW	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	The program provides assistance to very low income elderly or disabled homeowners to paint the exterior of their homes and/or to remediate lead-based paint hazards from the property.	55 Housing Units	TOTAL	\$ 221,550
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(3) - Low / Mod Housing  
Subrecipient: Local Government  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	<b>Legal Services for Seniors/Legal Assistance for Seniors, Inc</b>	05A Senior Services	CDBG	\$ 57,168
H47300			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Senior Programs		HOPWA	\$ 0
		264 People (General)		
			TOTAL	\$ 57,168
	This program will provide community outreach and education and offer free legal advice and representation to low-income seniors in areas such as healthcare, housing, income maintenance, grandparent/ caregiving, asset management and incapacity planning. (North Oakland, Western Oakland and Central Oakland Districts).		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

464 7th St., Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0036	<b>Meals on Wheels/Bay Area Community Services</b>	05A Senior Services	CDBG	\$ 107,062
G148910			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Senior Programs		HOPWA	\$ 0
		84 Elderly		
			TOTAL	\$ 107,062
	This program will provide for the delivery of hot meals five days a week to frail, homebound elderly to help maintain them in their own homes. (North Oakland, Eastlake/San Antonio/Chinatown, Central Oakland and Elmhurst Districts).		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
 Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

459 22nd Street, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0081	<b>Microenterprise Assistance/Southeast Asian Community Center</b>	18C Micro-Enterprise Assistance	CDBG	\$ 73,924
			ESG	\$ 0
			HOME	\$ 0
	Economic Development	570.201(o)	HOPWA	\$ 0
		35 People (General)	TOTAL	\$ 73,924
	Provide services to low-income Southeast Asian immigrants both on and off public assistance who are prospective or existing entrepreneurs and who need technical assistance and micro-loans to start up new businesses and/or expand their current business		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

2235 E. 14th St, Oakland, CA 94601

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0020	<b>Minor Home Repair Program/Alameda County HCD</b>	14A Rehab; Single-Unit Residential	CDBG	\$ 250,000
			ESG	\$ 0
			HOME	\$ 0
	Housing	570.202	HOPWA	\$ 0
		60 Housing Units	TOTAL	\$ 250,000
	Provide zero interest loans of \$2,500 to \$7,500 for emergencies such as roof repair/replacement, sewer repairs or repir/replacement of other mechanical systems to immediately correct life, health or safety hazard conditions to owner-occupied properties located in the community development districts.		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(3) - Low / Mod Housing  
Subrecipient: Subrecipient Public 570.500(c)  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0002	<b>Model Neighborhood Program/Alameda</b>	05D Youth Services	CDBG	\$ 22,177
	<b>County Health Care Fndtn</b>		ESG	\$ 0
H66800	Youth Programs	570.201(e)	HOME	\$ 0
		348 People (General)	HOPWA	\$ 0
			TOTAL	\$ 22,177
	This program will provide health career training internship, mentor support, and health education to promote the development of low-income minority youth at Elmhurst Middle School in the Elmhurst District.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

1411 East 31st Street, Oakland, CA 94602

1800 98th Avenue, Oakland, CA 94603

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0068	<b>Multilingual Homeownership Center/Lao Family Comm Dev, Inc.</b>	05 Public Services (General)	CDBG	\$ 49,283
			ESG	\$ 0
			HOME	\$ 0
	Public Services	570.201(e)	HOPWA	\$ 0
		200 People (General)	TOTAL	\$ 49,283
	The Multilingual Homeownership Center Program will provide for information, counseling and assistance to low- and moderate-income, limited English- speaking first-time homebuyers in the Eastlake/San Antonio/Chinatown and Fruitvale/San Antonio Districts.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1551 23rd Avenue, Oakland, CA 94606

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0034	<b>National Development Council/CEDA</b>	18B ED Technical	CDBG	\$ 10,000
	Economic Development	Assistance	ESG	\$ 0
		570.203(b)	HOME	\$ 0
			HOPWA	\$ 0
	Provides technical assistance to eligible neighborhoods and small business clients in the Community and Economic Development Agency in obtaining financing for CDBG and/or HUD 108 financed projects and other CD-eligible economic development projects.	8 Businesses	TOTAL	\$ 10,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
Subrecipient: Subrecipient Public 570.500(c)  
Location(s): Addresses

250 Frank H Ogawa Plaza, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0064	<b>Neighborhood Commercial Revitalization (NCR) Program/CEDA</b>	18B ED Technical Assistance	CDBG	\$ 1,693,145
			ESG	\$ 0
			HOME	\$ 0
	Economic Development	570.203(b)	HOPWA	\$ 0
		1200 Businesses	TOTAL	\$ 1,693,145
	The NCR Program funds are available for the Commercial Facade Improvement Program and the Merchant Associations Assistance Program in over fifteen targeted NCR areas.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) - Low / Mod Area  
Subrecipient: Subrecipient Public 570.500(c)  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0072	<b>Oakland Homeless Project Renovation/BOSS</b>	03C Homeless Facilities (not operating costs)	CDBG ESG HOME HOPWA	\$ 36,171 \$ 0 \$ 0 \$ 0
	Homeless & HIV/AIDS	570.201(c)		
	The Oakland Homeless Project Renovation Program will assist with the renovation of a 24-hour emergency shelter that serves 100 mentally ill adults annually. (Western Oakland)	1 Public Facilities	TOTAL	\$ 36,171
			Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1820 Jefferson Street, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0016	<b>Oakland Small Business Incubator/Oak.Small Bus Growth Ctr</b>	18C Micro-Enterprise Assistance	CDBG	\$ 127,991
			ESG	\$ 0
			HOME	\$ 0
	Economic Development	570.201(o)	HOPWA	\$ 0
		7 Jobs	TOTAL	\$ 127,991
	Provides reduced space costs, management and technical assistance and clerical assistance for small businesses at a centralized business incubator facility.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

675 Hegenberger Road, Oakland, CA  
250 Frank H Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0075	<b>Positive Role Models</b>	05D Youth Services	CDBG	\$ 11,083
	<b>Mentoring/Precision Drills Ministries</b>		ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		16 People (General)		
			TOTAL	\$ 11,083
	The "Positive Role Models" Mentoring Program will provide mentoring and leadership skills training for at-risk youth aged 8 to 25 years. (Central Oakland)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

7200 Bancroft Ave., Oakland, CA 94605

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0027	<b>Prescott Clown Troupe/Marcus A. Foster Educational Inst.</b>	05D Youth Services	CDBG	\$ 51,254
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		120 People (General)		
			TOTAL	\$ 51,254
	The Circus Arts Program will provide after-school circus arts instruction and enrichment opportunities for low- income 4th and 5th grade students at Prescott Elementary in Western Oakland and at Parker and Lockwood Elementary Schools in Central East Oakland.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

920 Campbell St., Oakland, CA 94607  
7929 Ney Ave., Oakland, CA 94605  
6701 International Blvd., Oakland, CA 94621

U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0082	<b>Project YES/Alameda County Health Care Services</b>	03D Youth Centers	CDBG	\$ 49,283
			ESG	\$ 0
		570.201(c)	HOME	\$ 0
	Public Facilities		HOPWA	\$ 0
		1 Public Facilities		
			TOTAL	\$ 49,283
	Renovation of an abandoned 21,250 square foot building to create a youth center that produces community revitalization and reduces blight.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Public 570.500(c)  
Location(s): Addresses

2249 88th Ave, Oakland, CA 94605

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0023	<b>Rental Assistance Program for Homeless/ECHO</b>	05Q Subsistence Payments	CDBG ESG	\$ 85,752 \$ 0
	Homeless & HIV/AIDS	570.201(e)	HOME HOPWA	\$ 0 \$ 0
		20 People (General)	TOTAL	\$ 85,752
	Funds will be used to provide general support for non-profit subrecipient that provides 1st and last monnths assistance as part of homeless prevention.		Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? Yes              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

305 Franklin Street, Suite 305, Oakland, CA 94607

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0045	<b>Safe Walk to School Program/Dept of Human Services</b>	05D Youth Services	CDBG	\$ 146,862
G149510			ESG	\$ 0
	Youth Programs	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		8560 People (General)	TOTAL	\$ 146,862
	This program will provide for safe and secure passage of children to the Oakland public elementary and middle schools through the use of adult site monitors in the Elmhurst, Western Oakland, Central Oakland, Eastlake/San Antonio/Chinatown, Fruitvale/San Antonio, and North Oakland Districts.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) - Low / Mod Area  
Subrecipient: Local Government  
Location(s): Addresses

150 Frank H. Ogawa Plaza, Ste. 4211, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0022	<b>Senior Companion Program/Dept of Human Services</b>	05A Senior Services	CDBG	\$ 56,274
			ESG	\$ 0
H77920		570.201(e)	HOME	\$ 0
	Senior Programs		HOPWA	\$ 0
		200 People (General)		
			TOTAL	\$ 56,274
	The funds will be used to recruit and train senior volunteers who will provide in-home companion assistance and information/referral services to homebound frail and isolated elderly in the North Oakland, Eastlake/San Antonio/Chinatown, Central Oakland, Fruitvale/San Antonio and Elmhurst Districts.		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Local Government  
Location(s): Addresses

150 Frank H.Ogawa Plaza, Ste. 4340, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	<b>Shared Maintenance &amp; Delivery Scholarships/A.C. Food Bank</b>	05 Public Services (General)	CDBG	\$ 218,447
G19550			ESG	\$ 0
	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		111537 People (General)	TOTAL	\$ 218,447
	The Food Security Scholarships Program will provide for subsidizing the cost of distributing food items to hunger relief agencies that serve meals or emergency brown bags to low-income persons in the North Oakland, Eastlake/San Antonio/Chinatown, Western Oakland, Central Oakland and Elmhurst Districts.		Total Other Funding	\$ 0

Help the Homeless? Yes                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(1) - Low / Mod Area  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

700 Murmansk, Bldg. 590, Suite 69, Oakland, CA 94607

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0054	<b>Smart Moves Program/Boys and Girls Clubs of Oakland</b>	05D Youth Services	CDBG	\$ 11,828
G149010		570.201(e)	ESG	\$ 0
	Youth Programs		HOME	\$ 0
		34 People (General)	HOPWA	\$ 0
			TOTAL	\$ 11,828
	This program will provide problem-solving, decision-making, communicataion and basic life skills training for youth aged 6 to 18 to assist them in recognizing and resisting media influences and peer pressures to engage in alcohol, tobacco and other drug use, early sexual involvement and youth gang violence. (Central Oakland)		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1327 65th Avenue, Oakland, CA 94608

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0044	<b>Supplemental Hunger Program/Dept of Human Services</b>	05 Public Services (General)	CDBG	\$ 40,412
H49400			ESG	\$ 0
	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		13400 People (General)	TOTAL	\$ 40,412
	This program will provide for the purchase and distribution of emergency brown bags of food to low- and moderate-income residents at least 5 times per year through the Alameda County Community Food Bank network.		Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) - Low / Mod Area  
Subrecipient: Local Government  
Location(s): Addresses

150 Frank H. Ogawa Plaza, Suite 4350, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	<b>Supplemental Mathematics Instruction Program/Project SEED</b>	05D Youth Services	CDBG	\$ 48,153
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		200 People (General)		
			TOTAL	\$ 48,153
	This program will provide supplementary instruction in advanced mathematics designed to raise the academic self-confidence and achievement of low-income, primarily minority, Oakland public school students in the Eastlake/San Antonio/Chinatown and Central Oakland Districts.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

2530 San Pablo Avenue, Suite K, Berkeley, CA 94702

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0066	<b>Vacant Housing Program/CEDA</b>	14A Rehab; Single-Unit	CDBG	\$ 221,550
		Residential	ESG	\$ 0
	Housing		HOME	\$ 0
		570.202	HOPWA	\$ 0
	Identification and acquisition of blighted and vacant houses for rehabilitation or new construction of affordable housing for low and moderate income households.	20 Housing Units	TOTAL	\$ 221,550
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(3) - Low / Mod Housing  
Subrecipient: Subrecipient Public 570.500(c)  
Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0071	<b>YMCA Teen Center/Volunteers of America Bay Area</b>	05D Youth Services	CDBG	\$ 58,172
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		1000 People (General)		
			TOTAL	\$ 58,172
	The program will provide leadership development, service learning, athletics, art and other comprehensive youth development activities for youth aged 12 to 24 years. (Central East Oakland)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

5908 Foothill Blvd., Oakland, CA 94605

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0010	<b>Youth &amp; Family Enrichment Project/E</b>	05 Public Services	CDBG	\$ 39,426
	<b>Bay Cent Am Refugee Comm</b>	(General)	ESG	\$ 0
G216010	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		1700 People (General)	TOTAL	\$ 39,426
	The Youth and Family Enrichment Program will provide leadership development for high school age youth; education, health, employment, housing and immigration resources as well as food distribution for families. (Fruitvale/San Antonio).		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1540 12th Avenue, Oakland, CA 94606  
2647 International Blvd., Oakland, CA 94601

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0073	<b>Youth Performance Workshop/EastSide Arts Alliance</b>	05D Youth Services	CDBG	\$ 24,641
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		80 People (General)		
			TOTAL	\$ 24,641
	The program will provide training in performance and event production at Roosevelt Middle School. The students will organize as well as select performers and speakers for the Youth Courts area of the Malcom X Jazz Arts Festival in May 2005. (Eastlake/San Antonio/Chinatown)		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/04  
Help those with HIV or AIDS? No              Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

1791 East 19th Street, Oakland, CA 94606  
1926 19th Avenue, Oakland, CA 94606

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U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0040	<b>Youth Program/Oakland Asian Students Educational Services</b>	05D Youth Services	CDBG	\$ 29,570
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Youth Programs		HOPWA	\$ 0
		400 People (General)		
			TOTAL	\$ 29,570
	This program will provide tutoring and academic assistance, computer skills training, leadership development, mentoring, and summer learning services for low-income youth in grades 1 to 12 from the Eastlake/San Antonio/Chinatown District.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04  
Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
Subrecipient: Subrecipient Private 570.500(c)  
Location(s): Addresses

196 - 10th Street, Oakland, CA 94607  
225 - 11th Street, Oakland, CA 94607

## **V.      Certifications**

## LOCAL GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace --** It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

\_\_\_\_\_

Date\_\_\_\_\_

Title: City Administrator

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2004-05 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the

proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

\_\_\_\_\_

Date\_\_\_\_\_

Title: City Administrator

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

\_\_\_\_\_

Date\_\_\_\_\_

Title: City Administrator



## HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

\_\_\_\_\_

Date\_\_\_\_\_

Title: City Administrator

## DOCUMENT 2A

### LOCAL GOVERNMENT GRANTEE

#### EMERGENCY SHELTER GRANTS PROGRAM CERTIFICATIONS BY THE CHIEF EXECUTIVE OFFICER

I, Deborah Edgerly, City Administrator of the City of Oakland, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 CFR 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local governments will comply with:

The requirements of 24 CFR 576.21 (a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

The requirements of 24 CFR 576.53 concerning the continued use of buildings for which emergency shelter grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.

The building standards requirement of 24 CFR 576.55;

The requirements of 24 CFR 576.56, concerning assistance to the homeless; and

The requirements of 24 CFR 576.57, other appropriate provisions of 24 CFR Part 576, and other applicable Federal laws concerning nondiscrimination and equal opportunity.

The requirements of 24 CFR 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

The requirement of 24 CFR 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.

The requirements of 24 CFR Part 24 concerning the Drug Free Workplace Act of 1988.

The requirements of 24 CFR 576.56(a) and 576.65(b) that grantees develop and implement

procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public., except with written authorization of the person or persons responsible for the operation of such shelter.

The requirement that recipients involve, to the maximum extent practicable, homeless individuals and families in policymaking, renovating, maintaining, operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 CFR 76.56.

The requirements of 24 CFR 576.57(e) are met dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 CFR Part 58.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under State and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the Department of Housing and Urban Development.

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Signature of Chief Executive Officer

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Date

Deborah Edgerly, City Administrator

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g.,

all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☒ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if

used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).