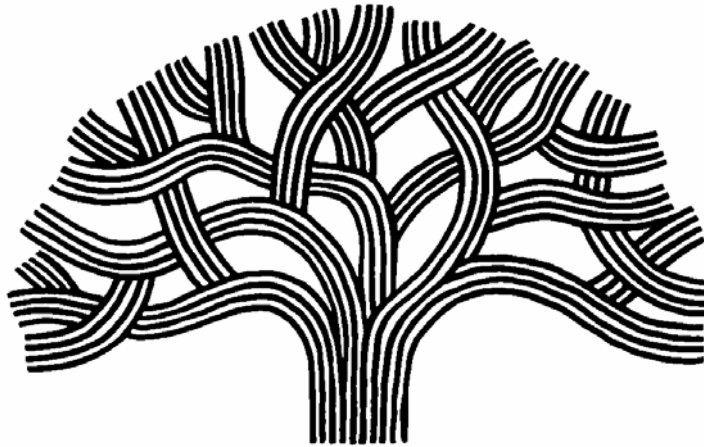


CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

July 1, 2001 - June 30, 2002



September 29, 2002
City of Oakland

Community and Economic Development Agency

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INTRODUCTION

One of the requirements for receiving federal funding for housing and community development activities is that State and local jurisdictions must prepare and submit to the U.S. Department of Housing and Urban Development (HUD) a Consolidated Plan for Housing and Community Development. Approval of the Consolidated Plan is a prerequisite to receiving funding under four formula grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA). Grant recipients are also required to submit an Annual Performance Report that identifies funds received and assesses progress in meeting the goals outlined in the plan.

The City of Oakland completed and submitted its second Consolidated Plan on June 30, 2000. The Consolidated Plan included a needs assessment, housing and market analysis, a strategic plan and an Action Plan for the first year.

This Consolidated Annual Performance and Evaluation Report (CAPER), provides information on accomplishments in the City of Oakland, for the program year July 1, 2001 through June 30, 2002, in meeting the goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, housing and supportive services for the homeless and for persons with special needs, and non-housing community development.

The report is divided into narrative and program specific sections: narratives on program performance, and four separate reports on specific program performance under each of four formula grant programs through which the City receives funds from HUD.

The Narrative sections provide a summary of the City's progress during the reporting period July 1, 2001 through June 30, 2002 to address the City's stated housing and community development goals and objectives. The information corresponds to each priority area established in the Consolidated Plan published June 27, 2000.

More specific information regarding investments and expenditures during the year, as well as specific accomplishments for individual activities, is contained in the IDIS system

PART I:

NARRATIVE REGARDING ANNUAL PERFORMANCE

Narrative A: Community Development

Resources used for economic development, public services and infrastructure activities included Community Development Block Grant (CDBG), Community Services Block Grant (CSBG), U. S. Department of Agriculture/Head Start, Economic Development Initiatives (EDI), HUD 108 Loan Guarantees, Job Training Partnership Act, State Gas Tax, State Library Grant, Local Tax Revenues and Oakland Redevelopment Agency.

Federal Resources

Federal Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>Community Development Block Grant</u></p> <p>The City expects to receive \$10,668,000 in Community Development Block Grant funding, plus anticipated program income of \$1,980,500. In addition, \$71,618 in unused CDBG funds reallocated from prior grant years, and \$74,381 in Non-Federal funds were to be used to augment the funds allocated for public service and economic development. The total available from all these sources is \$12,794,499.</p> <p><i>The City received \$2,800,000 in program income that was allocated among programs.</i></p>
<p>b. <u>Community Services Block Grant</u></p> <p><i>The City received \$743,028 in CSBG funds to provide community service programs.</i></p>
<p>c. <u>Head Start</u></p> <p><i>The City's Office of Health and Human Services received \$13,628,430 to provide child care and tutorial programs.</i></p>
<p>d. <u>Department of Agriculture/Health Start</u></p> <p><i>The USDA provided \$367,464 to fund lunch programs for children in the Head Start program. The year-round lunch program received \$130,981 funds during this period.</i></p>

2. State Funds

State Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>Job Training Partnership Act (JTPA)</u></p> <p>This Federal grant provides Citywide information on job opportunities and job training providers and provides support to Redevelopment Agency projects. The City received approximately \$7,961,776.</p> <p><i>The City received \$7,961,776 from the State Workforce Investment Act (WIA) and WTW programs.</i></p>
<p>b. <u>State Library Grant</u></p> <p>Federal dollars administered by the State will provide matching funds for direct library services. The Library also anticipates gifts, private donations and funding from the Library Foundation for materials that include books, video services, support, public service programs, after-school homework programs, cultural arts, adult literacy programs.</p> <p><i>The City received approximately \$219,000 during the program year; \$144,000 for literacy and \$75,000 for, branch services. (The African American Library did not apply for funding this period).</i></p>

3. Local Funds

Local Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>General Fund</u></p> <p>The City's general fund provides job placement services to Oakland residents. Job training agencies including those funded under JTPA and CDBG refer their clients to the "Hire Oakland" program for job placement. The Port of Oakland operates a similar program for its Port tenants.</p> <p>The employment component of the City's Contracting and Employment Services placed Oakland residents on City construction contracts.</p> <p>The Port of Oakland's Employment Resources Development Department (ERDP) placed unemployed and underemployed Oakland residents with Port tenants including positions with the International Longshoremen's & Warehousemen's Union.</p>
<p>b. <u>Redevelopment and Private Investment</u></p> <p>The City's primary redevelopment area, the Central District, represents a substantial public investment. Funds will be available to implement redevelopment. The investment will leverage additional associated private investments. Several construction projects have been completed or are underway.</p> <p><i>The City received approximately \$16 million in additional appropriations and spent \$11,360,000 on activities that included 10K housing, Uptown, Old Town Square Phase II, Rotunda renovation, Chinatown Hotel, Bermuda Building, City Center, Fox Theatre, Façade Program, Retail Catalyst, 17th St/San Pablo Garage, City Center West Garage UC Office of the President Garage, Preservation Park Operations, Oakland Higher Education Center, Oakland Ice Center, Oakland Asian Cultural Center and Oakland Communications Technologies Cluster..</i></p>

Local Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>General Fund</u></p> <p>The City's general fund provides job placement services to Oakland residents. Job training agencies including those funded under JTPA and CDBG refer their clients to the "Hire Oakland" program for job placement. The Port of Oakland operates a similar program for its Port tenants.</p> <p>The employment component of the City's Contracting and Employment Services placed Oakland residents on City construction contracts.</p> <p>The Port of Oakland's Employment Resources Development Department (ERDP) placed unemployed and underemployed Oakland residents with Port tenants including positions with the International Longshoremen's & Warehousemen's Union.</p>

1. Economic Development

Economic development activities are expected to result in jobs for residents of low-and moderate-income areas in Oakland.

Activities

(1) Neighborhood Commercial Revitalization

The primary goal of the Neighborhood Commercial Revitalization (NCR) Program is to create an environment for the economic recovery of neighborhood commercial districts through:

- A targeted investment of public funds to maximize private investment opportunities,
- Creating partnerships with community organizations, businesses, residents, other governmental agencies, schools and property owners;
- Strategic assessment of existing conditions and comprehensive planning.

The NCR Unit offers a variety of programs and services to maintain, strengthen, and transform older neighborhood commercial districts. These districts serve both local neighborhood and larger citywide shopping needs. Over 3,700 small businesses are located in Oakland's neighborhood commercial districts employing 20,000+ persons and generating over \$60 million annually in business tax revenue. The NCR Unit develops revitalization strategies that are tailored to meet the needs of specific districts and developed with participation and involvement of all relevant parties. Neighborhood commercial districts range from robust and vital to economically distressed. The NCR program utilizes approaches to meet the needs of districts.

The NCR Unit is also responsible for improving the delivery of services to Oakland residents. The establishment of the Service Delivery System (SDS) provides a single point of contact for Oakland residents, and helps to provide quality customer service delivery, builds community partnerships, enhanced community oriented governance and promotes the full cooperation among City agencies and their employees.

(2) Oakland/Berkeley Recycling Market Development Zone (RMDZ)

The Oakland/Berkeley Recycling Market Development Zone (RMDZ) program offers a targeted loan fund and intensive technical and market development assistance to firms that use recycled materials in their production process. The RMDZ encompasses all of the industrial zoned land in Oakland and Berkeley, with Oakland accounting for 90% of the manufacturers in the Zone.

(3) One Stop Capital Shop (OSCS)

The OSCS is a multi-service center that provides personalized technical and financial assistance to small business owners to attract, retain and expand Oakland's economic base. This is accomplished by providing business skills training, technical support and financing to develop

and implement successful business strategies to capture and multiply the benefits of Oakland's expanding local economy. The mission is accomplished through operating an Entrepreneurial Skills Development, Technical Assistance, Business Financing, coordinating Service Delivery with other CEDA business service units, leveraging the City's limited resources by promoting the investment of public and private sector financial institutions, and coordinating service delivery with business service organizations in the private sector. OSCS administers several CDBG and HUD Section 108-funded loan programs and works in cooperation with the U.S. Small Business Administration, private lenders and technical assistance service providers to deliver its services.

The OSCS approved, committed and funded \$1,419,000 in loans to 5 businesses during FY 2001-02. The OSCS and its financial resource partners combined for a total of \$4,000,000 of direct lending to small businesses in Oakland, which leveraged at total of \$2.6 million in public and private financing.

Over 150 existing business owners in Oakland have graduated from the first ever OSCS, EEC Business Skills Development Entrepreneur Training Program. The Business Skills Development Training Program was designed and implemented in October, 1999 to assist new prospective business owners in acquiring the skills and management tools to start their business. Existing small business owners are provided the skills and information to successfully operate and grow their businesses. They are equipped to take advantage of opportunities and overcome the many obstacles normally encountered in business.

The OSCS offers monthly workshops and seminars. Approximately, 5,000 individuals have attended one of the 15 to 20 workshops and seminars. This program is a nationally recognized series of business skills development workshops offered by a myriad of professional consultants and established business owners. Overall, 6,000 clients have received assistance at the OSCS since, July, 1999.

The One Stop also organized and operates a Business Coaches and Mentors program. These professional consultants and business owners provide pro-bona services to clients of the OSCS. This program has assisted 3,500 business owners since its implementation.

Economic Development FY 2001-02 Projects and Goals

PROJECT/ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Business Development Citywide	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	Assist 240 businesses to remain in Oakland; retain 1,200 jobs; attract 100 new businesses and create 4,500 jobs.	Assisted 220 businesses to remain in Oakland, retained 4,090 jobs in Oakland, attracted 13 new businesses and created 520 jobs, many of which benefited low and moderate income residents and neighborhoods.
National Development Council Citywide	Provides technical assistance to eligible neighborhood and small business clients of the Community and Economic Development Agency. Provides advice to CEDA when considering complex financing structures for CDBG and/or HUD 108 financed projects.	Assist CEDA in structuring economic development financial transactions, particularly under the new Neighborhood Property Redevelopment Program (N-PREP), to create new jobs for low and moderate income residents.	NDC assisted in the structuring and approval of five HUD Section 108 loans that are expected to create 64 jobs predominantly for low and moderate income individuals.
Neighborhood Commercial Revitalization Specific NCR Target Areas	NCR staff works with community stakeholders (residents, businesses, CBDOs, and property owners) in 15+ NCR districts to identify constraints to revitalization and to develop strategies to overcome and/or mitigate constraints. This is accomplished through: <ul style="list-style-type: none"> Organizing merchants and residents to work collectively to address problems, Analyzing existing conditions to identify opportunities and constraints to revitalization and establish a framework for public and private investment Commercial Property Façade Improvement Program 	<ul style="list-style-type: none"> Complete 40 façade improvement projects, Assist 300 merchants, Design and implement 5 minor physical improvement projects, Develop marketing materials for 5 NCR areas 	<ul style="list-style-type: none"> Completed 33 façade improvement projects, Assisted 190 businesses each quarter/760 businesses during FY 2001/02, Designed and implemented 4 minor improvement projects, Completed 3 planning/design studies, Collected and analyzed baseline economic data for 15 NCR areas, Updated marketing material for 4 NCR areas and developed new material for 2 NCR areas, Assisted with the implementation of the Main Street program in the EastLake and Fruitvale NCR districts, Assisted with the establishment and/or reestablishment of 4 BIDs.

PROJECT/ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
	<ul style="list-style-type: none"> • Developing marketing materials to promote NCR areas, • Assisting with implementing the CA Main Street program in the EastLake and Fruitvale NCR areas, • Developing urban design concept plans for pedestrian and streetscape improvements, • Implementing minor public improvement projects – • Assisting to establish Business Improvement Districts (BIDs), • Coordinating the delivery of city services to address community concerns. 		
Neighborhood Revitalization and Project Development 250 Frank H Ogawa Plaza Citywide	Program delivery costs for CDBG-funded economic development activities.	Provide effective and efficient management of City economic development programs. Develop and implement new Neighborhood Property Redevelopment Program (N-PREP).	Implementation of this program has been delayed because the downturn in economic conditions has made it more difficult to attract key development proposals in the commercial neighborhood corridors targeted by the N-PREP program.
Oakland Business Development Corporation 519 17th Street targeting is Citywide	Provides loans up to \$50,000 for small businesses. Provides one-on-one management and technical assistance in connection with revolving loan funds.	Expand lending capacity to cover all of the loan programs administered by the One Stop Capital Shop.	Provided 11 NEDF loans and 7 Micro loans to small businesses that have created 30 jobs in the City of Oakland.
Oakland Small Business Growth Center	Development and operation of a small-business attraction and retention program, the Small Business Growth Center	Assist the 21 tenants of the Center and provide TA to East Oakland small businesses to create jobs for low and moderate income residents.	19 business tenants were assisted. 10 jobs were created of which 6 were filled by low and moderate income individuals.

PROJECT/ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
One Stop Capital Shop 519 17th Street targeting is Citywide	Provides assistance to small business owners. Activities include entrepreneurial skills development, technical assistance, business financing, coordination of service delivery with other CEDA programs, leveraging outside resources, and coordinating service delivery with private sector business organizations.	Intake assessment and technical assistance to 1000 clients; entrepreneurial training classes to 80 individuals, workshop classes to 1000 individuals; fund loans; increase employment opportunities; oversight management of the Oakland Business Development Corporation, implementation of a Business Skills Development Training Program.	The OSCS assisted 1,500 clients. The EEC Revolving Loan Fund made \$1,600,000 of loans and created more than 70 jobs. Approximately 2,500 individuals attended one of more than 50 different business skills development workshops and seminars offered by business consultants.

**ENHANCED ENTERPRISE COMMUNITY REVOLVING LOAN FUND
(PROVISIONS FOR BUSINESS ASSISTANCE)
JULY 2001 – JUNE 2002**

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORY OF RESIDENTS	PROGRAM AND RESOURCES	ONE YEAR GOALS	ACCOMPLISHMENTS
Comet Skate Board	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$160,000 HUD EDI \$65,000	To assist applicant to expand business operations.	Approved by City Council. Closing scheduled July 7, 2002.
Vida's Fish	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$100,000 EEC EDI \$100,000 Federal EDA \$200,000	To assist applicant to expand business operations.	Fully approved; borrower has not accepted City Council's conditions related to construction employment.
Carter Brown II	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$54,000	To assist applicant to expand business operations.	Received Loan Review Committee approval; now awaiting HUD approval.
Pill Hill Printing	EEC Funded	Benefit low-moderate income residents	EEC EDI \$120,000 EEC 108 \$120,000	To provide funds to expand business	Currently in repayment status.

**REGULAR HUD SECTION 108 LOAN FUND
(PROVISIONS FOR BUSINESS ASSISTANCE)
JULY 2001 – JUNE 2002**

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORY OF RESIDENTS	PROGRAM AND RESOURCES	ONE YEAR GOALS	ACCOMPLISHMENTS
Connell Auto Center	EEC Funded	Benefit low-moderate income residents	HUD REGULAR 108: \$673,171 CDBG: \$26,829	To assist applicant to expand business operations.	Approved by City Council. Awaiting HUD approval and execution of loan docs.

2. Public Services and Infrastructure(Neighborhood Improvements)/

(i) Public Services

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland allocated FY 01-02 funding for public service activities to be carried out through 28 subrecipient agreements with 24 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 9 City-administered programs were 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:

Child Care Services	2
Domestic Violence Intervention	2
Employment Education and Job Training	2
Homeless/Food Services	2
Other Social Services	2
Legal Services	2
Senior Services	6
Youth Services	18
Substance Abuse Intervention and Prevention	1

Three of the subrecipient agreements were not implemented during FY 02-02:

- Alameda County Community Food Bank/Share Maintenance Scholarships (in the Homeless/Food Services category): During FY 01-02 the subrecipient was expending FY 00-01 funds and the \$90,001 FY 01-02 allocation will be expended during FY 02-03.
- San Antonio Community Development Corporation/Child Care Vendor Voucher (in the Child Care Services category): During FY01-02 the subrecipient was expending FY 00-01 funds and the \$58,000 FY 01-02 allocation will be expended during FY 02-03.
- Seneca Center-Center for Living Skills/School Community Life Project (in the Youth Services category): The agreement has been delayed pending submission of required data by the subrecipient.

(ii) Infrastructure (Neighborhood Improvements)

Consistent with the Five-year Strategy to meet the needs of low- and moderate-income Oakland residents, funds from the FY 01-02 grant were allocated for two private, nonprofit agencies to assist with acquisition of a residential facility for persons living with HIV/AIDS and to rehabilitate a child care center.

CDBG Infrastructure (Neighborhood Improvements) and Public Services (summary)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF AC- TIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Homeless and HIV/AIDS <ul style="list-style-type: none"> ▪ <i>Jobs for Homeless Consortium</i> ▪ <i>The Ark of Refuge</i> 	Homeless and Emergency Shelter Acquisition of Facility Job Training/Placemen t	133 persons 1 Facility	142 persons served Acquisition completed
Hunger Relief <ul style="list-style-type: none"> ▪ <i>Alameda County Community Food Bank</i> ▪ <i>CEDA Hunger Program*</i> 	Food Purchase & Distribution	195,315 persons	223,122 persons served
Seniors <ul style="list-style-type: none"> ▪ <i>Legal Assistance for Seniors</i> ▪ <i>Aging, Health & Human Services*</i> ▪ <i>Life Long Medical Care-Over 60 Health Center</i> ▪ <i>Alameda Contra Costa Lions Central Committee for the Blind</i> ▪ <i>Alzheimer's Services of the East Bay</i> ▪ <i>Bay Area Community Services</i> ▪ <i>St. Mary's Center</i> 	Case Management Information & Referral Counseling & Support Services In-home Companion Services Life Skills Training Legal Services Day Care Outreach & Education Medical & Social Services Hot Meals	2,430 persons	2,536 persons served
Substance Abuse <ul style="list-style-type: none"> ▪ <i>Healthy Babies Project</i> 	Residential and Day Treatment Support Services	40 persons	42 persons served

Narrative B: Fair Housing

Summary of the Analysis of Impediments to Fair Housing

The City of Oakland's Community and Economic Development Agency completed an Analysis of Impediments to Fair Housing (AI) in 1997. The following narrative is a summary of this analysis.

Oakland is a City with considerable ethnic and racial diversity. It is also a City with a large number of minority and low-income households that face particular problems securing decent housing, as do families with children and persons with disabilities. Patterns of racial clustering and segregation are readily identifiable, suggesting that discrimination continues to be a serious problem and an impediment to fair housing choice.

Information provided by fair housing organizations provides additional evidence of discrimination, as revealed in both individual complaints and systemic fair housing audits.

The most significant barrier to fair housing, however, is the lack of affordable housing. Because minorities are more likely than non-minorities to be low-income, the housing problems of low-income people are most acutely experienced by minority households. The lack of funding and suitable sites for the development of new affordable housing thus serves to limit fair housing choice.

Adding to the difficulty of providing affordable housing is a rising sentiment of opposition to the development of new assisted rental housing. This opposition, while based on fears of safety, traffic congestion, and reduced property values, is often based on misperceptions of the type of housing that is proposed and by stereotyped impressions of the characteristics of the households that will occupy the housing.

Discrimination in lending is also a problem, as revealed by the analysis of rates of mortgage loan approvals and denials reported in annual data collected under the Home Mortgage Disclosure Act.

To some extent, City zoning and land use practices may also act as a barrier to housing choice for some persons with disabilities.

Actions Taken to Overcome Impediments to Fair Housing

The narratives and table on the following pages summarize actions taken in the 2000-2001 program year to overcome impediments to fair housing. The table identifies impediments described in the AI and specific actions taken to remove those impediments.

Actions to Affirmatively Further Fair Housing

The City was named in a complaint filed against the developer of Jingtowntown Homes with the HUD Office of Fair Housing and Equal Opportunity. The complaint alleged discrimination and lack of compliance with federal accessibility requirements. The discrimination complaint was found to be unwarranted but the accessible units were found to be out of compliance. After lengthy negotiations, a settlement agreement was reached between all of the parties and is in effect. Implementation of the actions required by the settlement agreement is underway.

The Agency was named in a complaint by the same complainant against the developer of Bayporte Village. The complaint alleged discrimination and lack of compliance with federal accessibility requirements. The City used only local funds in the project and therefore was not required to meet the federal accessibility standards. However, the developer did receive federal funds directly and the accessibility complaint has been investigated and the investigative report is under review at HUD.

The City and Redevelopment Agency require that all projects that receive public assistance, whether funded with federal or non-federal funds, comply with the City's Affirmative Fair Marketing guidelines. A copy of these guidelines is included in each year's Consolidated Plan Action Plan.

Fair Housing Activities

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Community Opposition to the Siting of Affordable Housing Community Outreach and Education <i>East Bay Housing Organizations</i> <i>Non-Profit Housing Association of Northern California</i>	Affordable housing tours, presentations, public education	Promote greater awareness of need for and benefits of affordable housing.	The City participated in a number of activities designed to increase public awareness of the need for affordable housing and public acceptance of new housing developments. The City provided assistance to East Bay Housing Organizations for its annual Affordable Housing Week, which included tours, presentations and similar activities.
Discrimination Against Persons with Disabilities Education, counseling, investigation and advocacy <i>Center for Independent Living</i>	Provide housing services and housing rights counseling to persons with physical and mental disabilities	Facilitate access to housing for low-income persons with disabilities.	Completed 299 housing searches, 221 discrimination contacts, 5 accessible van rides, 174 public speaking engagements, and 6 PSAs.
Discrimination in Rental Housing General Tenant Issues with Disparate Impact on Minorities Counseling, education and advocacy <i>East Bay Community Law Center</i>	Provide free legal assistance with housing related problems throughout Oakland	Tenant workshops, telephone and in-person counseling, and information distribution	Provided counsel advice and advocacy about housing related matters to 1098 low-income clients.
Discrimination Against Families with Children Education, counseling, investigation and advocacy <i>Housing Rights, Inc.</i>	Investigate cases of housing discrimination against families with children.	Facilitate access to housing for families with children.	Provided legal assistance to 50 households and provided counseling to 343 households. Conducted 36 community workshops and 45 PSAs.

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Discrimination Against Protected Classes Education, counseling, investigation and advocacy <i>Sentinel Fair Housing</i>	Investigate, mediate, and refer in cases of housing discrimination.	Facilitate access to housing for low-income persons.	Investigated, mediated, or referred 92 fair housing cases, conducted 28 community engagements and 10 tests of discriminatory renting practices and 33 PSAs.
Discriminatory Lending Practices Education, advocacy, legislation <i>City of Oakland</i>	Reduce incidence of “predatory lending practices” that have a disparate impact on minority households	Not specifically identified in Action Plan	Anti-predatory lending legislation was adopted by the City Council to prohibit predatory lending practices and prohibit the City from banking with firms engaged in predatory lending. The ordinance has been challenged in court; an appeal is pending. Initiated “Don’t Borrow Trouble” campaign to provide public education and referrals to non-predatory lending institutions.

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Increase Access to Housing for Persons with Disabilities</p> <p>Education, marketing</p> <p><i>City of Oakland</i></p>	<p>Provide updated information to persons with disabilities about federally-assisted accessible units available in the City. The City intends to contract with a consulting firm that will develop a marketing plan</p>	<p>The City intends to contract with a consulting firm that will develop a marketing plan to:</p> <ul style="list-style-type: none"> • Identify and track accessible units developed or available in City-funded projects. • Identify and inform prospective disability-related organizations and individuals of the availability of the units using a variety of medical formats. • Identify policies that sub-recipients must follow to assure that accessible units are advertised and filled by qualified disabled occupants whenever possible. 	<p>Language has been prepared that will be included in the next Notice of Funding Availability (NOFA) for developers.</p>

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Increase Success Rates for Recipients of Section 8 Rental Assistance</p> <p>Outreach, education</p> <p><i>Oakland Housing Authority</i></p>	<p>Monitor trends affecting success rates. Because the significant majority of Section 8 participants are minorities, improving Section 8 success rates will expand housing opportunities for minority households.</p>	<p>Track movements of Section 8 recipients. Provide training and assistance in housing search techniques.</p>	<p>The Authority added two new staff positions exclusively assigned to expand housing opportunities for Section 8 participants. Owner Briefing Presentations are conducted on an on-going basis to area landlord associations in an effort to recruit new owners. The Authority has also hosted a series of topic specific workshops for Section 8 landlords. Featured topics included Tenant Screening, a Crime Prevention briefing with the Oakland Housing Authority Police Department, and an Eviction workshops with local Attorneys. A special Section 8 workshop was also conducted for local non-profit housing developers in the area..</p>

Narrative C: Affordable Housing

This narrative describes actions taken to preserve, improve and expand the supply of affordable housing for low- and moderate-income households. It also includes information on actions undertaken to meet the needs of non-homeless persons needing supportive housing.

Information on actions to address homelessness may be found in Narrative D: Continuum of Care, and in the program-specific narrative for the Emergency Shelter Grant (ESG) program.

Additional information on assistance to homeless and non-homeless persons with AIDS may be found in the program-specific narrative for the Housing Opportunities for Persons With AIDS (HOPWA) program.

This narrative includes the following sections:

Federal Funds Made Available for Housing Activities
Characteristics of Persons Assisted with Housing
Geographic Distribution of Assistance
Efforts to Meet "Worst-Case Needs"
Detailed Status of All Housing Activities
Table Summarizing Households Assisted with Housing Using Federal Funds
Maps Showing Location of Housing Activities

Funds Made Available

The following is a listing of new Federal grant funds that were made available to the City in FY 2001-2002, and how those funds were allocated among uses. Although these funds were allocated during the fiscal year, the commitments and expenditures that were made by the City included funds received and obligated in prior years.

A summary of *allocations* of housing funds made during the fiscal year for housing development and first-time homebuyer activities, using both Federal and non-Federal funds regardless of the year the funds were first made available, is included in Section F: Leveraging and Match. Section F also includes a listing of other funds (local government, private, and Federal funds made available to entities other than the City for housing activities) that were made available.

Detail on actual *commitments* and *expenditures* of Federal funds is contained in the IDIS system.

Listings of specific commitments made with Emergency Shelter Grant (ESG) funds and Housing Opportunities for Persons With AIDS (HOPWA) funds are included in the Program-Specific Narratives for each of those programs.

Rental Rehabilitation Program

A total of \$1,027,481 was received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. During the course of the year, a total of \$578,627 was used to provide additional funding for the Home Maintenance and Improvement Program (HMIP) to provide loans for rehabilitation of owner-occupied homes. The remainder of the revenue will be used for HMIP loans in future years.

Section 108 Loan Funds

The City has received a commitment from HUD to provide up to \$5,000,000 in funds under the Section 108 Loan Guarantee program. These funds are intended to be used to establish rehabilitation loan programs for owner-occupied and rental properties (\$2.5 million for each program). The City has not taken steps to draw down these funds because workable programs for the use of these funds have not yet been developed. Because Section 108 funds must be repaid to HUD, they must be loaned out at interest rates that may make rehabilitation programs infeasible for affordable housing.

HOME

The City received a total HOME grant of \$4,937,000. Funds were allocated to the following uses:

Housing Development	4,196,450
Administration/Monitoring	493,700
CHDO Operating Support	246,850
TOTAL	\$4,937,000

Emergency Shelter Grant (ESG)

The City received \$362,000 in Emergency Shelter Grant Funds, of which \$18,100 was used for program administration, and \$343,900 was used to provide grants to providers of emergency shelter and services.

Supportive Housing Program

The City received \$2,834,311 in Supportive Housing Program grants for its Homeless Relief Programs.

Housing Opportunities for Persons With AIDS (HOPWA)

The City received \$1,849,000 in funds under the Housing Opportunities for Persons with AIDS (HOPWA) program. The City is the lead agency for the metropolitan area, and distributed funds to Alameda and Contra Costa counties based on the relative proportion of AIDS cases, as follows:

Alameda County	\$1,381,948
Contra Costa Count	\$448,562
Program Administration	\$18,490
TOTAL	\$1,849,000

Characteristics of Persons Assisted with Housing

Information on the racial and income characteristics of persons assisted with housing financed with Federal grant funds is contained in the Integrated Disbursement and Information System (IDIS), a centralized database system maintained by HUD. The City provides information on the race and income of each household assisted with HOME funds, and aggregate information for households assisted with CDBG, ESG, and HOPWA.

Summary information is contained in the table included at the end of this narrative.

Geographic Distribution of Assistance

Maps showing the geographic distribution of first-time homebuyer, housing rehabilitation, and housing development activities funded with HOME and CDBG funds are included at the end of this section. Maps are also provided for activities assisted with ESG and HOPWA funds. The accomplishment tables in this section provide more specific information on the location of housing activities, regardless of whether Federal or non-Federal funds were used.

Efforts to Meet “Worst-Case Needs”

The City has undertaken efforts to assist persons with “worst-case needs.” These include:

- Persons with disabilities;
- Households living in substandard housing;
- Low-income households paying more than 50% of income for rent; and
- Households that have been involuntarily displaced by public action.

For persons with disabilities, a principal focus of the City's housing efforts has been the expansion of the supply of affordable housing for persons with AIDS, through both new construction and provision of rental assistance under the HOPWA program.

The City provides rehabilitation assistance for homeowners who are living in housing that is dilapidated or substandard. Efforts are underway to expand the assistance available for rehabilitation of substandard rental housing. The City's code enforcement program is intended to encourage owners to bring their properties up to code. Continued violations of housing code requirements result in liens against the property, providing financial incentives for owners to complete the necessary work.

Affordable housing developments assisted by the City or the Redevelopment Agency require that preference be given to persons who have been displaced by public action.

The City also seeks to expand assistance for low income persons with high cost burdens. City-assisted housing developments require that 10 percent of all units be made affordable to persons with incomes at or below 35% of median income, in order to provide affordability to a broader range of low income persons, particularly those currently experiencing high cost burdens.

Priority (H-a): Preservation and Expansion of the Supply of Affordable Housing

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
160 14th St. <i>Downtown</i>	Site acquisition of a lot for 100 future live/work loft rental units and ground floor retail space	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Site Acquisition Loan Closed 8/15/01
10211 Byron <i>Elmhurst</i>	Site acquisition of a lot for 50 future rental housing units and a church	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Site Acquisition Loan Closed 12/19/01
4862-4868 Calaveras <i>Outside of Community Development Districts</i>	Site acquisition of two lots for 65 future rental housing units	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Site Acquisition Loan Closed 7/17/01 and 3/13/02
5825 Foothill <i>Central East Oakland</i>	Site acquisition of a vacant bowling alley and 3 lots for 30 future townhouses	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Site Acquisition Loan Closed 6/21/02
2946 International Blvd. <i>Fruitvale</i>	Site acquisition of a lot for 54 future rental housing units and commercial space	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Site Acquisition Loan Closed 5/28/02
2001 Linden St. <i>West Oakland</i>	Site acquisition of a lot for 8 future rental housing units	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Site Acquisition Loan Closed 5/10/01. No action this contract year.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
AACWA Homeownership Project Scattered sites	New construction of 9 homeownership units	Acquire sites from Alameda County and begin construction.	AACWA and OCHI entered into an MOU to meet requirements to acquire title. Received commitment letter from Fannie Mae for \$25,000 in acquisition grant funds. Negotiating terms of OCHI contract with Alameda County to take title. Acquisition estimated in early 2003.
Adeline Street Lofts 2320 Adeline Street <i>West Oakland</i>	Warehouse conversion 38 live/work family units	To be completed and occupied by June 30, 2002.	Completed 1-31-02, and move-ins began that day.
Black Phoenix Housing 2475 and 2515 98 th Ave. 98 th Ave. at Stearns Ave. <i>Elmhurst</i>	New construction homeownership 6 units	Construction to be completed by June 30, 2002.	There have been a number of impediments which have delayed the developer. A DDA was signed 12/20/01. Architectural plans are in process and the City Planning Commission will hear a request for a major variance on 9/4/02.
Chestnut Court HOPE VI – Ownership Chestnut St at 24 th St. and 1114 14 th St <i>West Oakland</i>	New construction of 17 for-sale homes	Begin building and selling for-sale homes.	Construction start delayed to August 5, 2002 due to need to address additional insurance requirements. Project revised to 15 homes. Marketing and outreach started.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Chestnut Court HOPE VI – Rental Chestnut St. at 24 th St. <i>West Oakland</i>	New construction of 54 units of rental housing plus rebuilding of 83 units of public housing 21-1br, 40-2br, 63-3br, 7-4br and 6-5br	Submit and receive tax credits. Begin construction.	Number revised to 68 units of rental housing. Received an allocation of low-income tax credits. Obtained all sources of gap financing. Started construction.
Citizens Housing Scattered Sites Vacant Lot Infill Program <i>Various locations</i>	New homeownership construction 9 to 10 3- and 4-BR units	Execute DDA, obtain entitlements, and begin construction of several units.	This developer has withdrawn from this project. It will likely reappear as a similar but larger Paul Wang project. That proposal is still being reviewed
Coliseum Gardens HOPE VI - Ownership <i>Central East Oakland</i>	Develop 85 for-sale homes	Complete property acquisition. Begin homeownership counseling. Start procuring development partners.	Number revised to 33 for-sale homes. In process of acquiring sites and procuring a developer.
Coliseum Gardens HOPE VI - Rental <i>Central East Oakland</i>	46 units of low-income housing tax credits	Complete property acquisition. Start procuring development partners.	Number revised to 255 tax credit units and 97 replacement public housing units. In process of acquiring sites and procuring a developer
Drachma Scattered site rehab <i>West Oakland</i>	Rehabilitation 19 Rental units	Submit tax credit application June 2001	Tax Credits awarded. Rehabilitation of units is 40% complete

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
EBALDC – Homeplace Initiative Prescott Homeownership Program 1311 Campbell Street, 1728 14 th St., 820 Peralta <i>West Oakland</i>	New Construction homeownership 3 units: 2- 3br and 1 4br	Begin construction by July 2001	EBALDC has withdrawn interest in acquiring these sites.
Faith Housing Corner of 7 th Street and Campbell <i>West Oakland</i>	Land assembly for 70 units of affordable housing.	Complete land assembly through the Site Acquisition Program	The last parcel of 6 parcels is currently under negotiation. Unit proposal has been reduced from 70 to 50 rental units.
Fruitvale Transit Village 3400 E 12 th Street <i>Fruitvale</i>	Large Transit Oriented Project w/ housing, library, retail, office, and senior center. 10 of 47 units of housing to be affordable	Complete fund layering and sign loan documents. Complete predevelopment work.	Executed HOME loan in the amount of \$750,000. Closed 501(c)(3) bond in the amount of \$25.8M. Closed other loans including HUD Section 108/EDI loan in the amount of \$6.6M and Citibank loan in the amount of \$1.4M. Construction started in January 2002
Habitat Fruitvale and 82nd Avenue New Housing Development 2662 Fruitvale 1419, 1425, 1431 82 nd Avenue <i>Fruitvale and Elmhurst</i>	New construction homeownership 7 units	3 units to be completed by December 31, 2001 4 units to be completed by December 31, 2002.	3 units (82 nd Ave.) completed on 12/7/01 Fruitvale site has undergone City funded treatment to remove petroleum and lead contamination. Developer has proceeded with architectural plans.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Horizon Townhouses – Ownership 9800, 9809-15 MacArthur Blvd. <i>Elmhurst</i>	14 new, affordable homeownership 3-bdrm townhouse units for families	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Agency funds in the amount of \$2,165,000 have been committed in March, 2002. City's Predevelopment Loan funds in the amount of \$35,000 were disbursed.
International Boulevard Family Housing Initiative 1406 Seminary Ave. 6600 International Blvd. <i>Central East Oakland</i>	New construction rental 30 units 7 1-BR 11 2-BR 10 3-BR 2 4-BR Community space	To be completed by December 31, 2001.	Notice of Completion recorded 3/15/02 Last completed unit occupied 2/28/02.
International Boulevard Family Housing Initiative Phase II 6006 International Blvd <i>Central East Oakland</i>	New construction of 24 rental housing units 5 one-bedroom 6 two-bedroom 11 three-bedroom 2 four-bedroom	Begin construction by Sep 30, 2001 Complete construction by Dec 31, 2002	Construction is proceeding with construction to be completed by 12/21/02.
Leola Terrace, Phase II 90 th Ave and MacArthur Blvd <i>Elmhurst</i>	4 Units of for sale housing, single family detached	Facilitate land transfer and close loan documents	A development proposal for \$378,000 per unit was received and rejected. Loan documents under negotiation
MacArthur Park 9001 MacArthur Park Boulevard <i>Elmhurst</i>	New construction homeownership 78 3-BR units	Complete construction of first phase; start construction of second phase; close first phase; market second phase.	Completed construction of first phase; started construction of second phase; closed 17 of 26 units in first phase; marketing second phase.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Martin Luther King Jr. Plaza Homeownership Project 5756 Martin Luther King Jr. Blvd <i>North Oakland</i>	New construction homeownership 11 3-BR units Construction of a neighborhood park	Complete construction by June 2002.	Start was delayed, but over 60% complete and moving rapidly as of 6-31-02. Full completion expected in August 2002.
NCLT Homeownership Program Land Trust Model 3032 and 3102 Linden St <i>West Oakland</i>	New Construction homeownership 4 units: 1-1br, 2-2br and 1-3br	Begin construction by April 2001	Construction started. Construction 90% completed as of June 30, 2002.
Northgate Apartments – Rental 590-594 23 rd St. <i>Downtown</i>	New construction of 42 rental housing units.	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Funding approved by City Council March 12, 2002. To begin construction in late October, 2003.
North Oakland Vacant Lot Program 3881 Martin Luther King, Jr. Way 865 43 rd Street <i>North Oakland</i>	New construction homeownership units 2 or 3 3-BR units	To be completed by June 30, 2002.	Project is stalled by cost problems and inadequate funding. Will not proceed in the foreseeable future.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Oakland Housing Authority Homeownership Program 1430 8 th St and 816 Center St <i>West Oakland</i>	New Construction homeownership 3 - 4 br units (part of larger Westwood Gardens renewal project)	Procure development partner negotiate DDA	Procured a development partner.
Oakland Point Ltd Partnership Scattered site rehab <i>West Oakland</i>	Rehabilitation 31 Rental units	Rehab completion December 2001	Construction complete. Final rent-up complete 6/30/02.
Oak Park Apartments 2616 E16 th St. <i>San Antonio</i>	Rehabilitation of an existing 56-unit apartment complex to reconfigure the building into 35 rental units 13 1-bdrm units 4 2-bdrm units 16 3-bdrm units 2 4-bdrm units	This project was not included in the Action Plan in error	An additional Agency loan in the amount of \$1,188,000 was allocated in March, 2002. First Amendment to Loan Agreement, Promissory Note, and Regulatory Agreement and Modification to Deed of Trust was executed to allow an increase in the loan amount and to revise the unit mix of the project.
Palm Court 10 th and Union Streets <i>West Oakland</i>	12 Units of for sale housing, single family detached	Prepare and execute loan documents, begin construction	A development proposal for \$378,000 per unit was received and rejected. Loan documents under negotiation

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Paul Wang Infill Project 1226 94 th Avenue 1063 82 nd Avenue <i>Elmhurst</i>	New construction homeownership 2 units	To be completed by March 1, 2002.	2 units at 1063 82 nd Avenue completed by May 1, 2002. 1 unit currently in construction at 1226 94 th Avenue, to be completed by September 1, 2002.
Rental Housing Acquisition and Rehabilitation Program (R-HARP) <i>Citywide</i>	Assist developer and existing property owners to acquire and/or rehabilitate occupied 3- to 20-unit rental properties located throughout the City. Units to remain affordable for a minimum of 55 years. Rehabilitated units may become rentals or homeownership units.	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Program is still in planning stages.
Santana Apartments 2220 10 th Ave <i>San Antonio</i>	Rehabilitation of existing 30 unit affordable rental housing development	Complete construction by June 2002	Closed Agency Loan in the amount of \$713,000. Started capital improvement work in June 2002.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Site Acquisition Loan Program <i>Citywide</i>	Provide Site Acquisition Loans to developers purchasing property for future affordable housing	Execute 8 site acquisition loans. Monitor existing 3 loans and any that close within time period.	A development proposal for \$378,000 per unit was received and rejected. Loan documents under negotiation
Westwood Gardens HOPE VI - Ownership 8 th Street between Kirkham and Center Streets <i>West Oakland</i>	New construction of 19 for-sale homes	Complete property acquisition. Begin homeownership counseling. Procure developer.	Procured a development partner. In final stages of property acquisition.
Westwood Gardens HOPE VI - Rental 7 th to 8 th Street between Kirkham and Center Streets <i>West Oakland</i>	New construction rental 96 units	Prepare tax credit application and possible bond financing	Number revised to 122 units of rental housing and 46 replacement public housing units. Submitted tax credit application. Acquiring additional sites. Relocated residents.

Priority (H-b): Assistance to First Time Homebuyers

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
First-Time Homebuyers Mortgage Assistance (MAP) <i>50%-Citywide 50%-Target Areas</i>	Assist first-time homebuyers with deferred loans of up to \$50,000	50 - 70 loans will be made	83 Loans approved = loan amount \$4,112,980 78 Loans closed = expended amount \$3,782,980 02 Loans withdrawn prior to closing escrow 03 Awaiting escrow closing
Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers <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 (minimum of \$5,500)	50 loans will be made	02 Loans approved = loan amount \$20,000 02 Loans closed = expended amount \$ 20,000

Priority (H-c): Housing Rehabilitation and Neighborhood Improvement

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Community Restoration Program <i>Target Areas</i>	Purchase and rehabilitation financing for vacant and blighted single family properties	Revise and update the program parameters to increase maximum loan limits and compatibility with private and City sponsored acquisition and rehab loan programs. Rehabilitate 5 to 10 vacant or blighted units	Program renamed Neighborhood Housing Revitalization Loan Program and parameters updated in June 2002.
Emergency Repair Program <i>7 Community Development Districts</i>	Emergency repair and rehabilitation financing (minimum loan of \$2,500 and maximum of \$7,500)	60 loan applications will be originated and rehabilitation of 50 units will be completed	76 Loan Applications received 61 Loans approved = Loan amount \$441,218 55 Projects completed = Expended amount \$392,343
Home Maintenance and Improvement Program <i>Target Areas</i>	Housing rehabilitation financing (deferred and amortized loans) of up to \$40,000 for rehabilitation of 1-4 unit owner-occupied properties	150 loan applications will be originated and rehabilitation of 55 units will be completed (note that these units may not be the same as for loans originated in this time period)	29 Loan Applications received 23 Loans approved = Loan amount \$676,895 35 Projects completed = Expended amount \$928,319

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Lead Hazard Control Paint Program <i>Target Areas</i>	Free exterior paint and supplies given to eligible homeowners	New HUD regulations regarding abatement of lead-based paint hazards have significantly increased the cost of painting homes. The goals for this program have been reduced accordingly. 55 applications will be originated and 50 single family detached units will be repainted.	71 Applications received 71 Approved and completed
Minor Home Repair Program <i>Citywide</i>	Provides grants to seniors for minor home repairs. Administered by Alameda County.	350 housing units	221 Grants approved and completed
Section 108 Home Maintenance and Repair <i>Citywide</i>	Housing rehabilitation financing of up to \$40,000 (amortized loans) for rehabilitation of 1-4 owner-occupied units.	Program guidelines and application materials will be developed and the program will be initiated. The City will begin to draw down funds from HUD by October 2001.	The City has not taken steps to draw down these funds because workable programs for the use of these funds have not yet been developed

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Section 108 Rental Rehabilitation Program <i>Target Areas</i>	Housing rehabilitation financing (amortized loans) of up to \$40,000 for rehabilitation of 1-7 units of renter-occupied properties	Program guidelines and application materials will be developed and the program will be initiated. The City will begin to draw down funds from HUD by October 2001.	The City has not taken steps to draw down these funds because workable programs for the use of these funds have not yet been developed
Target Area Acquisition & Rehabilitation Program <i>Target Areas</i>	Assist developers in the acquisition and rehabilitation of vacant and blighted residential properties in designated target areas. Maximum loan/grant is \$50,000 per unit.	Assist in the acquisition and rehab of 10 vacant or blighted properties.	Assisted in rehab of 2 units with CHFA Help funds. In 12/01, terminated program and received Council approval for a new program, Vacant Housing Acquisition Rehab program (V-HARP). Funds from Target Acq. Rehab prgm were reallocated to V-HARP. V-HARP application packet being developed. Loan amount increased to \$100,000 per affordable unit & made available for both rental & ownership projects.

Priority (H-d): Rental Assistance for Extremely Low Income Families

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Family Unification Section 8 Rental Assistance	Provision of rental assistance to families and individuals.	The Oakland Housing Authority anticipates no new funding this fiscal year. The Authority will continue to use existing resources to the maximum extent possible.	Applied for but did not receive new funding. Developed “graduation” process in conjunction with CFPS to move successful families to regular Section 8 program; replaced with 17 new families.
HOPE VI 1999 Section 8	Rental assistance for residents living at 1999 HOPE VI sites	The Oakland Housing Authority may request 46 new Section 8 vouchers for residents living at Westwood Gardens whose units will be demolished and rebuilt as part of the 1999 HOPE VI program.	Did not request new Section 8 vouchers. All residents relocated using existing resources.
HOPE VI 2000 Section 8	Rental assistance for residents living at 2000 HOPE VI sites	The Oakland Housing Authority may request 67 new Section 8 vouchers for residents living at Coliseum Gardens whose units will be demolished and rebuilt as part of the 2000 HOPE VI program.	Did not request new Section 8 vouchers. Residents in the process of being relocated using existing resources.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Project-Based Rental Assistance	Provision of rental assistance to families and individuals.	The Oakland Housing Authority anticipates no new funding this fiscal year. The Authority will continue to use existing resources to the maximum extent possible.	OHA continues to work with the City, EBHO and other non-profits to submit a waiver to HUD to ensure full utilization of the program.
Section 8 Mainstream Program	Rental assistance for disabled individuals and families.	The Oakland Housing Authority will apply for an additional 75 new Section 8 vouchers.	Received 75 new vouchers. Applied for an additional 75 new vouchers.
Section 8 Rental Assistance Program	Provision of rental assistance to families and individuals.	Issue 550 new vouchers received from HUD in October 2000.	Applied for 700 new vouchers. Increased lease-up by over 600.
Shelter Plus Care Rental Assistance	Provision of rental assistance to families and individuals.	The Oakland Housing Authority will work with Alameda County to apply for new vouchers if available for Shelter Plus Care.	Converted 50 families to regular Section 8.

Priority (H-f): Housing for Seniors and Other Persons with Special Needs

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
1109 Oak Street <i>Downtown</i>	Site acquisition of a lot for 39 future senior housing units	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Site Acquisition closed 7/13/01.
Access Improvement Program <i>50%-Community Development Districts 50%-Target Areas</i>	Matching funds' grants for accessibility modifications to 1-4 unit property where owners have disabilities or disabled tenants.	Grant applications for 12 units will be originated. Rehabilitation work will be completed on 10 units	17 Grant Applications received 20 Grant Applications approved 13 Projects completed
Allen Temple Arms III 10121 East 14 th Street <i>Elmhurst</i>	New construction senior rental 49 1-BR 1 2-BR	Complete construction in July 2001.	Completed 11-15-01, and occupied in the following weeks.
Allen Temple Arms IV 9507 Edes Ave <i>Elmhurst</i>	New construction rental for special needs (AIDS/HIV) 24 units	Not in Action Plan	Completed and occupied.
Armistice Powell Terrace 9507 Edes Avenue <i>Elmhurst</i>	New construction rental 28 units	Apply for funds, execute DDA, and obtain approvals by December 2001.	No progress due to land use obstacle of General Plan, and difficulty in obtaining City funding.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Bancroft Senior Homes 2320 55 th Ave <i>Central East Oakland</i>	New construction rental 61 1-BR units	Construction to be completed by May 31, 2001.	Construction completed 9/20/01 (HUD certification). Last unit occupied 7/9/02.
Downs United Methodist Church Senior Housing 1027 62 nd Street <i>North Oakland</i>	New construction rental 20 units 19 1-BR 1 2-BR 1,815 square feet of community space Supportive and community Services	Apply for funds and obtain approvals by December 2001	All funding in place. Project redesigned into 17 units. Construction began 4-16-02
ECHO Home Equity Conversion Program <i>Citywide</i>	Counseling and advocacy regarding all home equity plans to senior homeowners in the City of Oakland	Provide information and referrals, counseling, group presentations, various information distribution	Provided information and referrals to 143 families/individuals, conducted 60 counseling sessions, and conducted 27 group presentations
Eastmont Court (formerly Foothill and 68 th Street Housing) 6850 Foothill Blvd. <i>Central East Oakland</i>	19 units of housing for households with a disabled member.	Submit application for HUD 811 Funding	HUD 811 funding has been awarded.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Housing Opportunities for Persons With AIDS (HOPWA) <i>Alameda County & Contra Costa County</i>	<p>Housing and services for individuals and families of individuals living with HIV/AIDS</p> <p>New Construction 2 units of permanent housing for persons with disabilities</p> <p>7 units of permanent multi-family housing</p> <p>Additional units to be announced.</p>	<p>Assist approximately 1,301 person and/or families with HIV/AIDS shelter, transitional housing, and permanent housing.</p> <p>Maintain capacity of existing housing & support services</p> <p>Develop additional set-aside HIV/AIDS units in non-HIV/AIDS situations</p> <p>Reserve funds for technical assistance and address emerging issues</p> <p>Continue Project Independence (shallow rent subsidy program)</p> <p>Start Construction June 2001</p>	<p>Assisted approximately 1,056 individuals with HIV/AIDS and their families with shelter, transitional housing, permanent housing, referrals and other support services.</p> <p>Maintained capacity of existing housing and support services</p> <p>Construction and/or rehabilitation of 61 units have been completed this operating year. Of the 61 units completed, 34 are dedicated to persons living with HIV/AIDS and their families. Several other projects are underway.</p> <p>Construction of at least 17 units was started within operating year.</p>
Martin Luther King/MacArthur BART Senior Housing 3801-3831 Martin Luther King, Jr. Way <i>North Oakland</i>	<p>New construction of 50 units of rental housing with supportive services for seniors</p> <p>50 one-bedroom units</p>	<p>Developer will execute agreement for City lot; obtain planning approvals; apply for HUD Section 202 funding.</p>	<p>Project failed to obtain City NOFA funds in Fall of 2002. Developers intend to re-apply.</p>

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
North Oakland Missionary Baptist Church Senior Housing 3255 San Pablo Ave <i>West Oakland</i>	New construction of 65 units of rental housing for seniors 64 one-bedroom 1 two-bedroom	Developer will reapply for funding under HUD's Section 202 program	Received Tax Credit allocation for the amount of \$6,532,850. Received AHP allocation for the amount of \$320,000. Closed construction loan from Wells Fargo in the amount of \$6M. Construction started in June 2002.
Shiloh Senior Homes 3250 School St <i>Fruitvale</i>	New Construction of 40 units of rental housing for seniors	Developer will apply for funding under HUD's Section 202 program	Funding commitment canceled as of December 31, 2001.
Sister Thea Bowman Manor II 6400 San Pablo Ave <i>North Oakland</i>	New construction of 46 units 45 1-bdrm senior units 1 2-bdrm manager unit 7,000 sq. ft. Adjacent to existing Sister Thea Bowman Manor and will include community space, social services, staff services coordinator and entry plaza between the buildings	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	The project received a conditional commitment of \$2,045,800 in City and Redevelopment Agency on March 12, 2002. The major condition is that commitments be obtained for the other 60% of funds needed for the project. Toward that end, the developers completed an application for HUD 202 funds in June.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Southlake Tower Apartments – Rental 1501 Alice St. <i>Downtown</i>	Project preserves 130 units of very affordable Section 8 senior housing at risk for conversion to market-rate.	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted	Project awarded \$1,000,000 in City HOME funding and \$445,300 from the Redevelopment Agency on March 12, 2002.

Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<i>Renters</i>	
0 – 30% of MFI	151
31 – 50% of MFI	62
51 – 80% of MFI	5
TOTAL	218
<i>Owners</i>	
0 – 30% of MFI	
31 – 50% of MFI	0
51 – 80% of MFI	9
TOTAL	9
<i>Homeless*</i>	
Single Individuals	911
Families	294
TOTAL	1205
<u>Non-Homeless Special Needs</u>	3
TOTAL Households	1435
TOTAL Housing	1435
Total 215 Housing**	198

Racial/Ethnic Breakdown	Households
Hispanic	109
Non-Hispanic	
White	153
Black	1073
Native American	15
Asian/Pacific	31
Other	50
Total Racial/Ethnic	1431

Totals for race/ethnicity may not match household totals due to multi-racial households being counted more than once.

Assisted households must meet all 3 of the following conditions:

1. Construction/rehabilitation work was completed and the unit was occupied; or
A first-time homebuyer moved into a housing unit; or
Rental assistance was provided for an existing housing unit.
2. The assistance must have resulted in a unit meeting Housing Quality Standards.
Minor repairs (exterior paint, etc.) are not included.
Emergency shelter is not included.
3. **Only activities that were assisted with Federal Funds (HOME, CDBG, HOPWA, etc.) are included. Housing assisted with non-Federal funds, such as Oakland Redevelopment Agency funding, are not included pursuant to HUD instructions.**

* Homeless persons assisted with emergency shelter are not included in the totals.

** See following pages for definitions of “Section 215” Housing.

Income, Rent and Sales Price Limits for Housing Meeting Section 215 Guidelines as Affordable Housing

Owner-occupied housing must be occupied by households with incomes less than eighty percent of median income, with values less than shown on the following schedule.

Renter-occupied housing must be occupied by households with incomes less than sixty percent of median income, with rents less than shown on the following schedule.

Income Limits

(For Units First Occupied from July 1, 2001 – January 30 2002)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$15,050	\$17,200	\$19,350	\$21,500	\$23,200	\$24,900	\$26,650	\$28,350
31-50%	\$25,050	\$28,650	\$32,200	\$35,800	\$38,650	\$41,550	\$44,400	\$47,250
51-80%	\$37,700	\$43,050	\$48,450	\$53,850	\$58,150	\$62,450	\$66,750	\$71,050

(For Units First Occupied from January 31, 2002 - June 30, 2002)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$15,650	\$17,900	\$20,100	\$22,350	\$24,150	\$25,950	\$27,700	\$29,500
31-50%	\$26,100	\$29,800	\$33,550	\$37,250	\$40,250	\$43,200	\$46,200	\$49,150
51-80%	\$40,600	\$46,400	\$52,200	\$58,000	\$62,650	\$67,300	\$71,900	\$76,550

Maximum Rents (\$), including tenant-paid utilities (at time of initial occupancy):

<u>Unit Size</u>	<u>7/1/01</u>	<u>3/1/2002</u>
SRO	571	614
O BR	761	819
1 BR	853	888
2 BR	1,025	1,068
3 BR	1,176	1,224
4 BR	1,292	1,346
5 BR	1,407	1,467

Maximum Sale Price/Appraised Value

Units occupied or rehabilitated from July 1, 2001 – December 31, 2001:

\$239,250

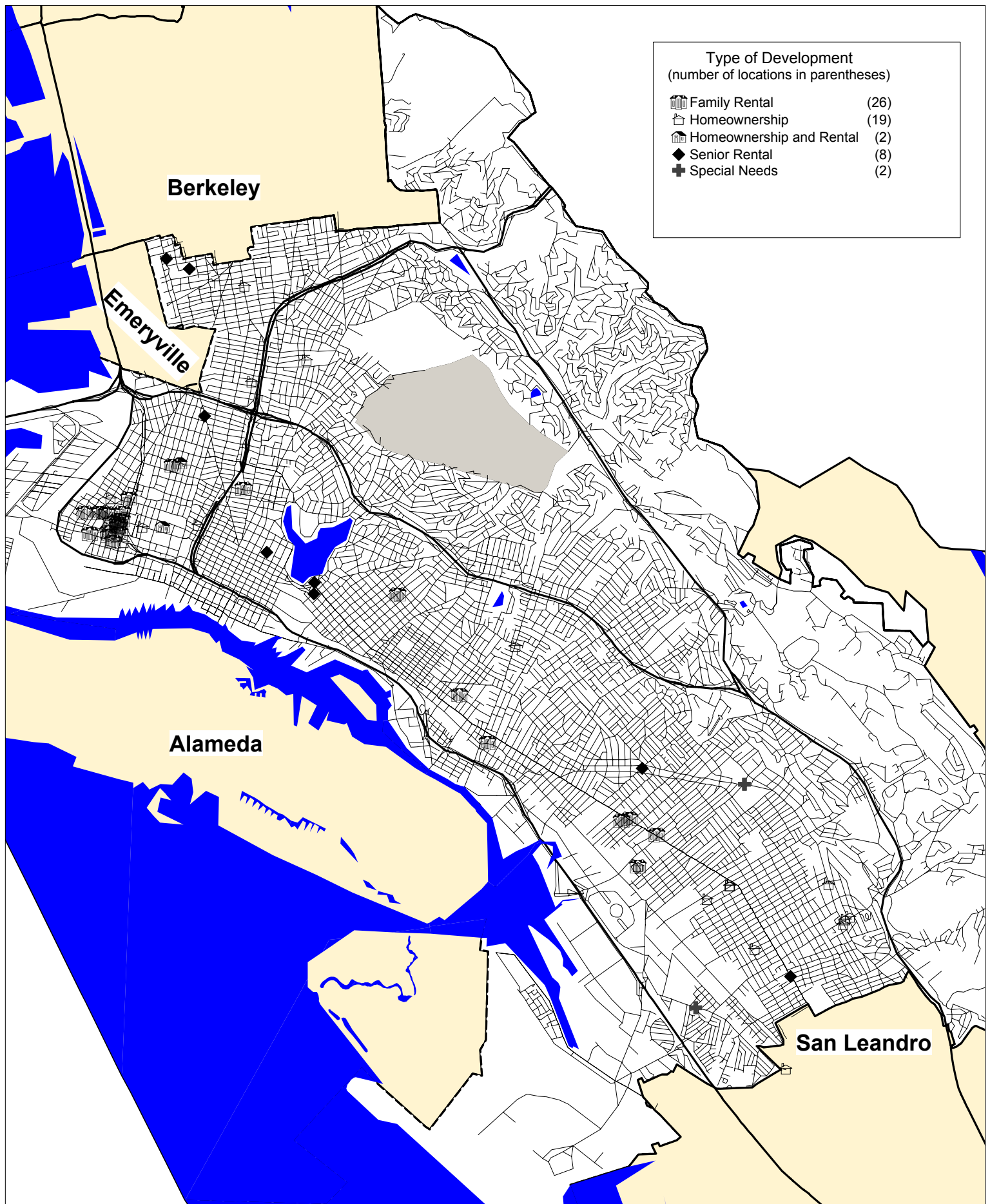
Units occupied or rehabilitated from January 1, 2002 – June 30, 2002:

\$261,609

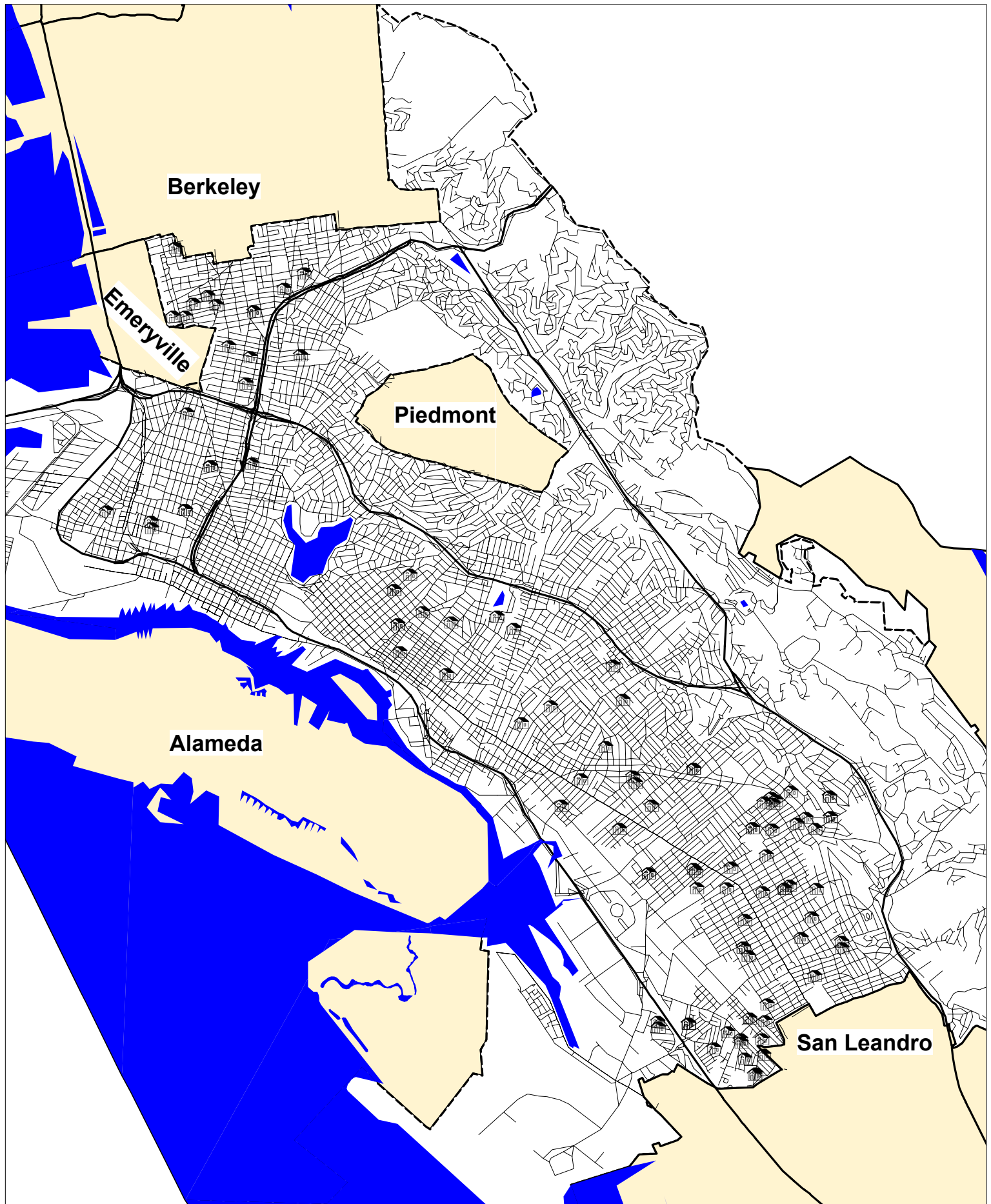
MAPS:

**Housing Development Projects
First-Time Homebuyer Loans
CDBG-Funded Rehabilitation Activities
Emergency Shelter Grant and HOPWA Activities**

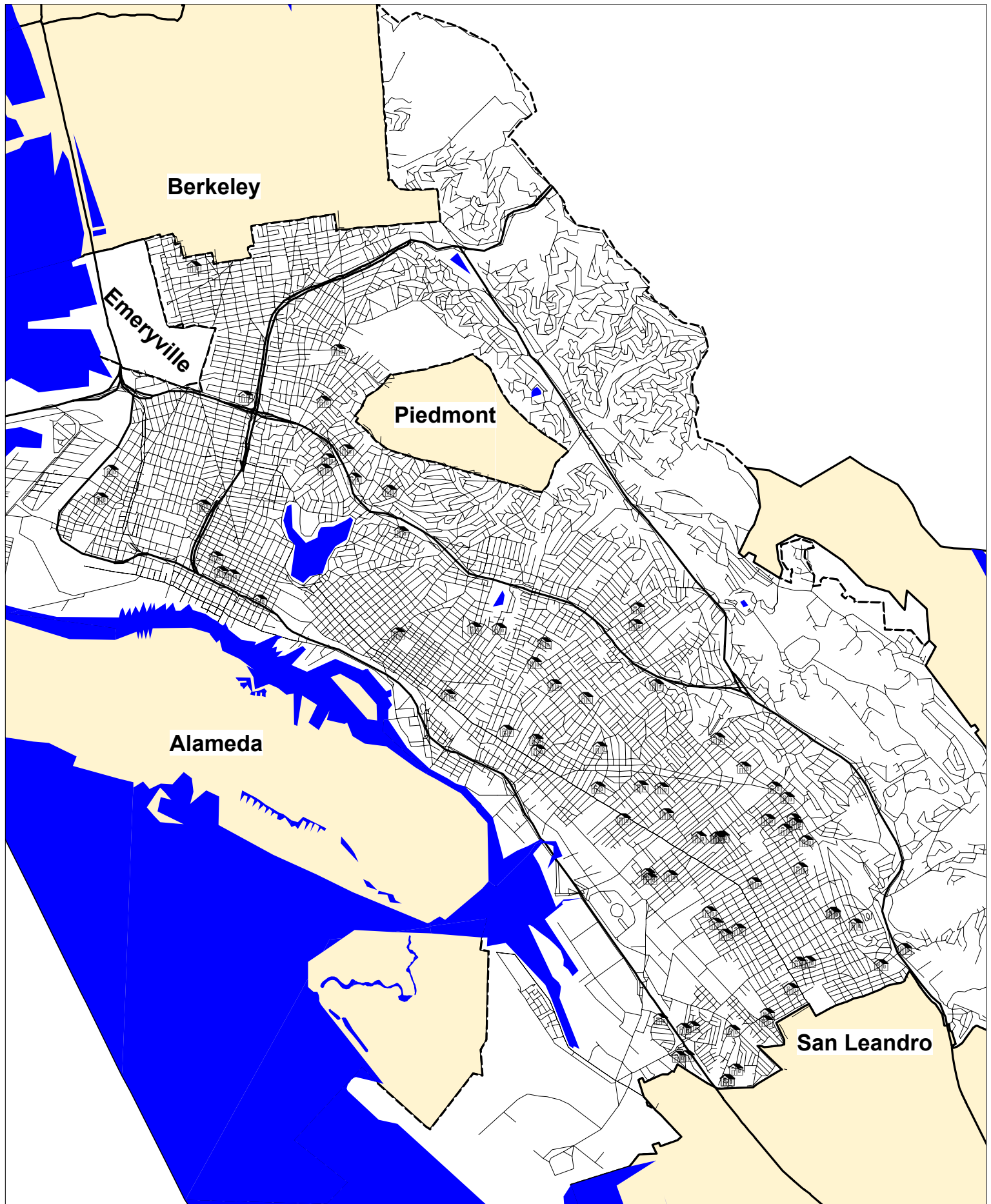
Housing Development Activities, FY 2001-02



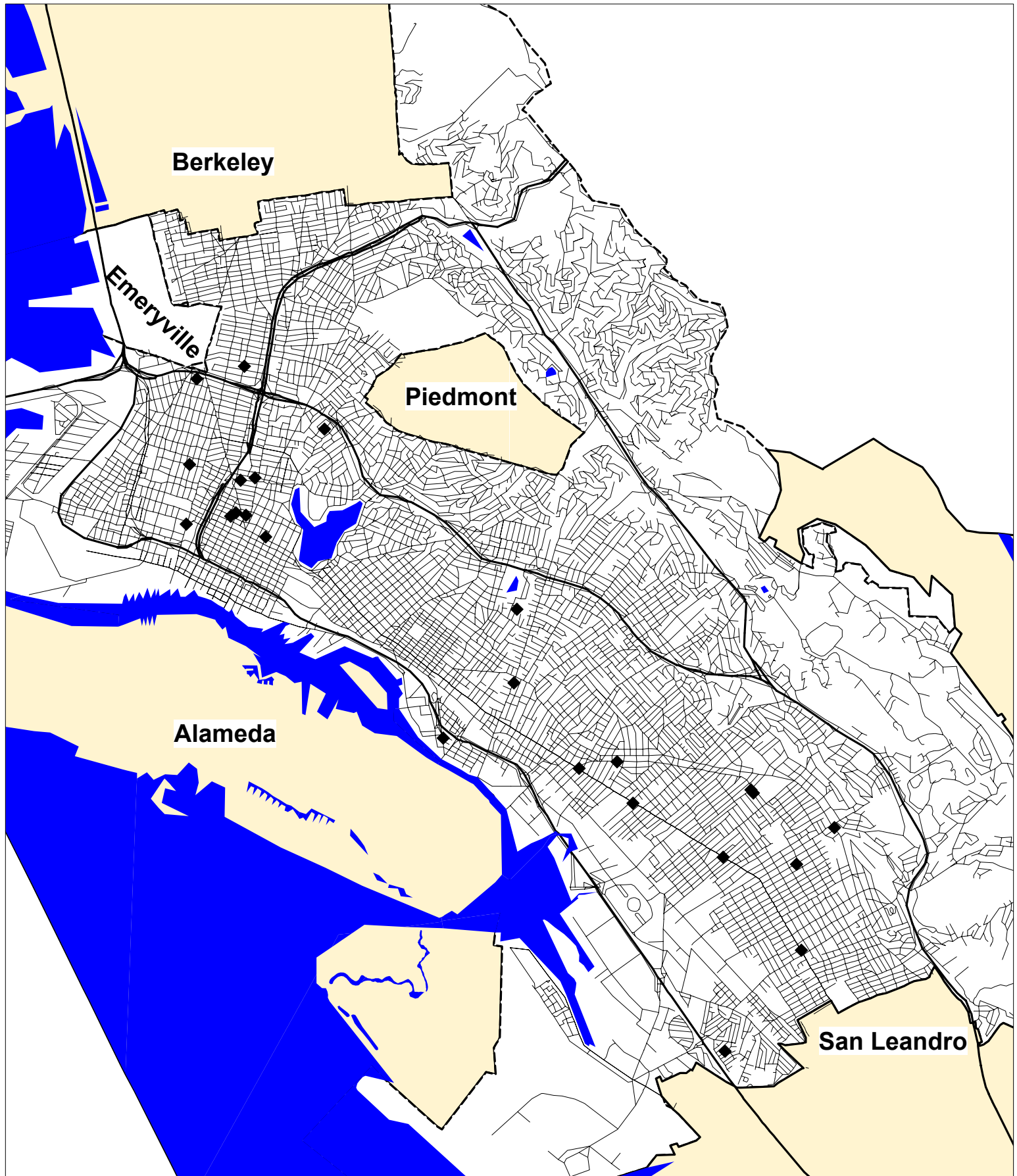
Housing Rehabilitation Activities, FY 2001-02



First Time Homebuyer Activities, FY 2001-02



Emergency Shelter, Transitional Housing and HOPWA FY 2001-02



Narrative D: Continuum of Care

Consistent with the objective to prevent homelessness, address emergency and transitional housing needs of individuals and families, and increase the percentage of individuals and families transitioning to permanent housing, the city of Oakland participated in the Alameda County Continuum of Care Partnership 2001 Super NOFA application process.

From this consolidated application, the United States Department of Housing & Urban Development (HUD) awarded \$11.98 million to programs serving homeless people in Alameda County. These grants will sustain twenty-six current programs county-wide, sustain permanent and transitional housing and provided additional support services to more than 3,000 homeless families and individuals throughout Alameda County. In addition, one new program will create eighteen new housing units with funds awarded through this application.

Out of the \$11.98 million awarded under the SuperNOFA, approximately \$6.06 million will benefit 10 Oakland-based agencies¹ or agencies serving people in Oakland.

Through these awards the following was made possible: rental subsidies, case management, youth housing and services, permanent supportive housing for medically fragile adults with HIV/AIDS, transitional housing for families and women, transitional housing and support services for homeless runaway and/or at-risk youth, comprehensive training and employment services, drug/alcohol abuse assistance, and welfare-to-work training.

This City received over \$1.82 million in multi-year renewal funding through the 2001 SuperNOFA process. Said funding supports the City's Homeless Families Support Network; a continuum of services intended to assist homeless persons off the street and into shelter and/or other temporary housing, transitional housing and ultimately, permanent housing.

Through this program, shelter, temporary housing and transitional housing was secured for 276 families, for a total of 750 individuals. Prior to receiving said services 38% of the clients lived on the streets, 17% in shelters, 7% in transitional housing, 4% in substance abuse and psychiatric facilities and hospitals, 26% with relatives/friends, 2% in rental housing, 4% from domestic violence situation and less than 1% from jail. 51 moved into permanent housing and 2 into other forms of transitional housing during the 2001/02 operating year.

¹ Oakland Homeless Families Program/Families In Transition, City of Oakland's Homeless Families Support Network/Supportive Housing Program (the City and 3 service agencies), Homeless One-Stop Welfare-to-Work Employment System, Ark of Refuge/Walker House, Lutheran Social Services of Northern California/Transitional Housing Program for Women, Jobs For The Homeless One-Stop Welfare-To-Work, and Alameda County Homeless Youth Collaborative I and II

With funding awarded under the 2000 SuperNOFA application, the City's transitional housing program administered at the Matilda Cleveland Transitional Housing Project, provided housing and supportive services to approximately 10 families with children, for a total of 30 individuals served through this program.

The City's Families In Transition/Transitional Housing Program, also funded under the 2000 SuperNOFA provided transitional housing and support services to 6 families with children, for a total of 17 individuals served through this program.

Priority (H-e): Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
ECHO Project Share <i>Citywide</i>	Match low income homeowners with low income renters to provide income to homeowners and increase the availability of affordable rent opportunities	Provide counseling and information, referrals to shared housing, placements in shared housing, various forms of outreach	Conducted 194 counseling and information sessions, made 303 referrals, made 17 placements and conducted 37 outreach contacts.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
ECHO Rental Assistance Program <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Prescreen clients, provide support counseling to families and individuals, provide information and referrals, provide deposit or past due guarantees. Follow ups, collections as needed and various forms of outreach.	Conducted 956 prescreens, provided counseling to 152 families/individuals, provided information and referrals to 739 families/individuals, made 98 guarantees, and conducted 451 follow up contacts.
Emergency Shelter Grant Program <i>Citywide</i>	<p>1) Shelter and other forms of temporary housing and support services to be provided to the City's homeless population</p> <p>2) Homelessness Prevention (rental assistance, legal assistance, & eviction prevention)</p> <p>3) Technical Assistance</p>	<p>Assist at least 7,493 persons with shelter, services, rental assistance, eviction prevention, and/or other support services to the homeless and near homeless population.</p> <p>Provide Technical Assistance to Emergency Services Network, a clearinghouse to homeless service providers</p>	With ESG funds and match funds ² , provided technical assistance to Emergency Services Network and assisted 21,609 persons with shelter, services, rental assistance, eviction prevention, and other support services to the homeless and near homeless population

² Includes services provided under the City's Homeless Mobile Outreach Program, Oakland Army Base Winter Shelter and Emergency Housing Program.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Matilda Cleveland Transitional Housing Program <i>8314 MacArthur Boulevard Oakland, CA</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 3 - SRO 2 - 1 bedroom 3 - 2 bedroom 6 - 3 bedroom	15 families	Assisted 11 families during operating year. Families served consisted of 11 adults and 20 children. Clients served received transitional housing and supportive services and other stabilizing services focused on the clients obtaining permanent housing
Sentinel Fair Housing <i>Citywide</i>	Landlord-tenant mediation services to prevent evictions	Assist in preventing evictions. (The funding for this organization will also pay for Fair Housing services.)	Addressed 320 landlord tenant cases, and provided education and referrals to 2456 families/individuals.
Supportive Housing Program (SHP) 1) 559 - 16th Street 2) 520 - 16 th Street 3) 1900 Fruitvale, Suite 3E	Provide a continuum of services, shelter and transitional housing through a network of agencies to homeless families	Assist 150-204 families	Assisted 224 families consisting of 276 adults and 474 children. Temporary shelter, transitional housing and supportive services provided to SHP clients.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	Actual Accomplishments
Transitional Housing Program (THP) <i>1)173 Hunter Avenue 2)1936-84th Avenue 3)5239A-5241 Bancroft Avenue 4)2400 Church Street/ 6850 Halliday Avenue 5)3501 Adeline Street 6)3824 West Street</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 3 - 1 bedroom units 4 - 2 bedroom units 2 - 3 bedroom units	11-19 families	Assisted 6 families. The 6 families consisted of 7 adults and 10 children. Clients received transitional housing at scattered single family sites, supportive services and other stabilizing services focused on the clients obtaining permanent housing.
Winter Relief Program <i>City Wide</i>	Emergency food and temporary shelter during winter months	1,800 persons	Reported to date, 1,585 persons were served through the WRP. 57 cases of homeless prevention assistance were provided, 10,759 shelter bednights provided, 1,765 bednights of hotel/motel vouchers were provided, 1,066 units of case management, 803 units of food services, and other services.

Narrative E: Other Actions

The 2001-2002 Consolidated Plan Action Plan identified a number of other actions that the City and other entities would undertake to further the goals and objectives of the Consolidated Plan. This section lists those actions and provides information on actual accomplishments. All accomplishments appear in *italicized* text.

1. Actions to foster and maintain affordable housing

The City pursued a wide variety of activities to foster and maintain affordable housing. These are detailed in Narrative C.

No existing assisted housing project “opted-out” from their subsidy contracts during the program year.

2. Actions to address public policy barriers to affordable 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 has revised the timeline and expects to complete the zoning update by the December 2004.

- The City will revise and update the Housing Element of the General Plan. The Housing Element will describe the City’s strategy for facilitating the development of its “fair share” of the Regional Housing Needs Allocation, as determined by the Association of Bay Area Governments as required by State law. The Housing Element will include an inventory of sites suitable for residential development and plans for overcoming any local barriers to meeting housing needs.

Work on the Housing Element was started during FY 2001-02 but has not yet been completed. The City expects to complete the Housing Element and submit it to the State for final approval in FY 2002-03.

- 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, as well as developing its own education and outreach activities.

Staff has continued to work closely with NPH and EBHO's educational campaigns.

- The City will continue to work to streamline its processes for the issuance of zoning and building permits.

The City has instituted a number of process improvements that are directed at enhancing quality control, completeness, risk management and speed. These include an integrated early review team (TRAC), parallel processing of permit applications and single seat service (target 10/02 to begin).

3. Institutional Structure for Providing Affordable Housing

a. Strategy to Overcome Gaps in the Housing Delivery System

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.

i. Increasing Available Resources

- Continue attempts to expand the amount of resources available. In particular, the City will actively support efforts to secure State funding for affordable housing. Although a permanent source of funds for affordable housing at the State level is needed, the State recently allocated nearly \$500 million to support a number of housing-related programs. The City will actively pursue funding from programs that increase funding for affordable housing, and will continue to advocate for increased levels of State support for affordable housing production and preservation. The City will also expand the use of mortgage revenue bonds to supplement local efforts.

Due to the California energy crisis, the State budget did not include substantial amounts for housing. The City actively supported legislation that placed a \$2.1 billion bond measure on the November 2002 State ballot.

The Oakland Redevelopment Agency increased the amount of funds it deposits into the Low and Moderate Income Housing Fund from 20 percent to 25 percent of tax increment revenues.

- Work with housing advocates to establish a county-wide permanent housing trust fund.

This activity is in the early organizational stage. A number of people from the private sector are meeting with others to establish a core group of advocates who will form the nucleus of the organization. Initial funding grants (from private foundations) are being applied for at this stage. Existing ballot issues have actually slowed this project as many are waiting to see the outcomes before deciding to commit to a longer term project such as this. We expect increased activity in this project after Jan. 1, 2003.

ii. 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.

The City of Oakland funds the Center for Independent Living to provide housing search counseling to individuals with disabilities to increase their ability to find appropriate/accessible housing. Under the contract with the City of Oakland, CIL (1) arranges for essential transportation services for those who have no other access to transportation for housing searches and (2) performs outreach, technical assistance and awareness activities that increase the community's knowledge of CIL's housing services. CIL is attempting to increase collaborations with existing agencies to avoid duplication of services by participating on task forces, making contact with other service providers and holding strategic planning meetings with collaborators.

- 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.

Internal relationships that affect issues surrounding housing improvements continue to improve. The Planning Division and the Housing & Community Development Division (HCD) continue to work closely on projects such as the update of the housing element. The Planning Division has adopted a policy that provides priority processing for affordable housing developments. Planning is expanding the information they provide regarding housing developments of all sizes that are under development.

- Continue to coordinate housing programs with Alameda County and the Oakland Housing Authority.

Close coordination continues with the County, particularly around housing issues involving the City and County housing departments. The City has continued

funding the County's Minor Home Repair Program and continues to work closely with the Joint Powers Authority that addresses lead-based paint hazard abatement issues.

The City continues to work closely with the Oakland Housing Authority on a number of joint initiatives. Efforts to utilize project-based Section 8 assistance to complement a new City rehabilitation program and to implement a Section 8 homeownership program are underway. The City and OHA are working very closely on several HOPE VI projects to ensure that they have a broader effect on neighborhood revitalization.

- Mayor Brown and the City Manager have expanded efforts to coordinate effectively with all cities in the County to increase the supply of affordable housing. Work during the coming year is to develop specific actions to be taken by these cities to increase the supply of affordable housing throughout the County.

The City was an active supporter of State legislation that would have imposed financial penalties on cities that failed to adopt housing elements in compliance with State law, in order to accommodate their fair share allocations of affordable housing. The legislation was defeated in August 2002.

iii. Increasing the Capacity of Nonprofit 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.

The City worked closely with LISC and other groups to develop a new program to expand nonprofit capacity by providing training, technical assistance and operating support

- Use HOME funding to support non-profit capacity building.

The City provided operating support to several nonprofits that qualify as Community Housing Development Organizations under the HOME program.

- 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.

These efforts continue on an ongoing basis.

- Provide training and technical assistance to homeless service providers in shelter and transitional housing.

Throughout the operating year, technical assistance was offered to homeless services provider in shelter and transitional housing. In addition, a workshop was provided to inform potential and current homeless service providers of the latest City requirements for agencies funded with funds funneled through or provided by the City. Program-specific updates were also made available.

iv. Expanding Participation of For-Profit Organizations

- Explore programs to encourage corporate participation in the provision of affordable housing, particularly employer participation in first-time homebuyer programs.

Efforts to work with secondary market providers and employers to develop corporate participation have not proven successful.

- 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.

Since the establishment of the Oakland Homeownership Assistance Alliance, additional counseling agencies, a lender and a Multilingual Homeownership Center have joined the initiative as partners. An Extra Credit Teacher Mortgage Program was implemented. We will continue to add products, resources and services that further the goal of increasing homeowners within the City.

The second annual Homownership Education Fair was held as part of National Homeownership Month. A team of representatives from the lending community and housing service providers hosted a homeownership workshop that included information booths and homebuyer training to approximately 1,000 residents. The training covered Budget and Credit Issues, Mortgage Financing Options, Working with the Real Estate Professional and Home Buyer Basics and was again provided in English, Spanish, Vietnamese and Chinese. Additional information was provided about post purchase, home maintenance assistance programs, fair housing and predatory lending issues. Home maintenance and repair demonstrations and workshops were provided by the San Leandro Home Depot store.

- 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 City and FannieMae efforts to promote existing lending programs and create new programs.

The City continues its efforts through the Alliance to increase the amount of available capital to provide mortgage lending services to low- and moderate-income individuals and by exploring all available markets to promote existing lending programs and to create new programs that improve and expand homeownership opportunities.

- Develop community reinvestment programs. The City will explore programs to 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 will continue to explore additional programs through the Community Reinvestment Commission, once commissioners are appointed. The City's anti-predatory lending legislation was approved, but is under appeal. The ordinance requires that banks and other private financial institutions seeking City business under the Linked Banking Service Program; seeking to participate in any development project financed by City or Agency loans or grants; or seeking to participate in mortgage programs sponsored by the City must certify that they do not engage in predatory lending practices. The anti-predatory lending legislation will ensure that institutions that engage in predatory lending practices will not receive credit toward the Fair Share Goals for predatory loans.

The City received a 2002 Screaming Eagle Award for Innovative Community Facility Development by the California Reinvestment Committee for the ordinance opposing predatory mortgage lending May 23, 2002.

- 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 tenants and landlords regarding their rights and responsibilities under the law.

See Narrative B (Fair Housing), which outlines in detail the City's activities and accomplishments related to overcoming housing discrimination and other barriers to fair housing.

4. Public Housing Improvements

a. Management Improvements for Public Housing

Specific plans for improving the management and operation of public housing are set forth in the Oakland Housing Authority's Capital Fund Annual Plan which is in the process of being finalized. Several of the improvements stated in the plan include technology improvements and training for staff. The Oakland Housing Authority will also focus on compliance with the Quality Housing and Work Responsibility (QHWRA). Lead hazard testing and hazardous materials handling will also be addressed in order to improve the performance of maintenance functions.

Technology improvements and training for staff have begun. The Oakland Housing Authority also focused on compliance with the Quality Housing and Work Responsibility (QHWRA). Lead hazard testing and hazardous materials handling is in the process of being addressed.

b. Improvement of the Living Environment

1. Public Housing Capital Fund Activities

Utilizing the Capital Fund Grant, 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 some of the Authority's oldest developments, immediate repairs, and renovations to address the most pressing needs at individual housing developments.

Among the most significant of the renovation activities that occurred during the past fiscal year is comprehensive modernization of the 2nd phase of Lockwood Gardens. The last 158 of the 372 total units have been completed and the units have been reoccupied.

Several smaller sites are in the process of undergoing dramatic rehabilitation with site-work begun during the fiscal year:

- 2005 E. 21st Street (8 units)

This project is in process.

- 2508 77th Avenue (22 units)

Site will not undergo comprehensive modernization but has received site enhancements through resident participation.

- 2139 Seminary Avenue (12 units)

This project was completed and reoccupied.

Additionally the West District Office, located in Peralta Villa, will be demolished during the next fiscal year and staff are in the process of relocating to a temporary site. The new building will include not only office space for administration but community space for meetings and programs offered by the Authority.

Relocation of the West District Office is Scheduled for November 2002. This site will house the West Housing Management staff and West Resident and Community Services staff offices, as well as host community meeting space. Planning is also underway for the placement of a 12 computer learning center, to be utilized to provide computer access training to seniors and youth.

The Housing Authority's Capital Fund Annual Plan for FY 2001 is currently being finalized.

The Housing Authority's Capital Fund Annual Plan for FY 2001 was approved by HUD.

Specific actions funded through the Capital Fund during the past fiscal year include:

- *upgrading some existing public housing units to provide accessibility for the disabled – Complete – 5% of the units at modernized sites have been reconfigured to provide accessibility for the disabled.*
- *upgrade of the elevators at 1621 Harrison Street (a 101-unit senior complex) – Complete - the elevators have been upgraded at the site.*
- *installation of energy conservation measures at all public housing units including low-flow toilets and new lighting in kitchens and bathrooms. – Complete - all occupied units have new low-flow toilets and new lighting in the kitchens and bathrooms.*

2. 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.

- 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 (renovations are partially funded out of HOPE VI, with the remainder coming from the Capital Fund) and three scattered site developments in East Oakland including 5726 Elizabeth, 3634 Foothill Blvd. and 1905 Seminary. The final construction phase of the HOPE VI program should be completed by early 2002.

The final construction phase of the HOPE VI program should be completed by late 2002.

The HOPE VI program is a comprehensive approach to solving the problems that exist in and around Oakland's most severely distressed public housing sites. The Oakland Housing Authority worked with local social service agencies to improve the quality of life in the East Oakland community. The City of Oakland administered the community and supportive services programs and coordinated the services with the physical renovations undertaken in conjunction with HOPE VI. The HOPE VI program provided an important opportunity not only to produce an economic renaissance, but also developed a sense of community that reached across racial, ethnic and socioeconomic lines. The final construction phase of the HOPE VI program should be completed by early 2002. The community and supportive services portion of the grant is winding down.

The final construction phase of the HOPE VI program should be completed by late 2002. The community and supportive services portion of the grant has been completed.

- Chestnut Court and 1114 – 14th Street

In 1998, the Oakland Housing Authority received a \$12.7 million HOPE VI grant to be used for comprehensive redevelopment of Chestnut Court and 1114-14th Street in West Oakland, in conjunction with larger neighborhood and community revitalization plans. The two sites have been completely demolished and will be rebuilt with mixed-finance / mixed-income housing to blend into the surrounding neighborhood. Residents from these 2 sites will continue to receive community and supportive services through local community-based organizations focusing on self-sufficiency and welfare-to-work programs.

The two sites have been demolished and are in the process of being rebuilt with mixed-finance / mixed-income housing to blend into the surrounding neighborhood.

- Westwood Gardens

In 1999, The Authority received a \$10,053,254 HOPE VI grant to fund a comprehensive redevelopment of Westwood Gardens. All 46 units will be demolished and 20 public housing, 40 tax credits & 8 for-sale units will be built on the site. In addition, the community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.

The residents of the existing 46 units have been relocated. Tax Credits have been awarded to the project and gap financing has been identified. The number of units has been changed to 46 replacement units and 122 tax credit units.

- Coliseum Gardens

In 2000, the Authority received \$34,486,116 to demolish all 178 public housing units at Coliseum Gardens. The 178 public housing units will be replaced in market-rate developments being built throughout the City of Oakland. The site will be developed as a mix of housing types by a private developer.

The site will be developed as a mix of housing types by a private developer. The community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.

The following table summarizes planned actions for HOPE VI projects.

Development Name	Location	Existing Units	Planned Activities
1998 HOPE VI – Chestnut Court and 1114 14th Street			
Chestnut Court	1075 24 th St.	77 units	<p>All 77 units & the community building have been demolished. 70 units will be rebuilt on the site (45 public housing, 13 tax credit, 10 – 14 lofts & 6 for-sale). OHA also plans to develop 4,000 sq. ft. of retail, 3,400 sq. ft. of commercial & 3,700 sq. ft. of child care space on the site.</p> <p><i>Number revised to 68 units of rental housing. Received an allocation of tax credits. Obtained all sources of gap financing. Started construction.</i></p>
1114 14 th Street (Homeownership)	1114 14 th St.	6 units	All 6 units have been demolished. 3 for-sale homes will be built on the site.
Scattered Sites (Homeownership)	Chestnut Court Neighborhood: 5133 M.L. King	6 units	<p>The OHA is acquiring property (vacant & blighted) in the Chestnut Court neighborhood to develop 8 for-sale units.</p> <p><i>6 affordable homes will be built on this vacant lot.</i></p>

Development Name	Location	Existing Units	Planned Activities
1998 HOPE VI -- Total Units to be Developed		Chestnut Court	45 public housing, 13 tax credit, 10 – 14 lofts and 6 affordable for-sale <i>Number has been revised to 45 public housing, 27 tax credit, and 6 affordable for-sale</i>
		1114 14 th Street	3 affordable for-sale
		Linden Court	38 public housing, 41 tax credit
		M.L. King	8 affordable for-sale <i>Number ha been revised to 6 affordable for-sale</i>
		Total	83 public housing, 54 tax credit, 10 – 14 lofts, 17 affordable for-sale <i>Numbers have been revised to 83 public housing, 68 tax credit, 15 affordable for-sale</i>

Development Name	Location	Existing Units	Planned Activities	
1999 HOPE VI – Westwood Gardens				
Westwood Gardens	1420 7 th St.	46 units	All 46 units will be demolished. 20 public housing, 40 tax credits & 8 for-sale units will be built on the site. <i>Number has been revised to 61 tax credit units.</i>	
CalTrans “Park & Ride”	7 th & Mandela	0 units	26 public housing,56 tax credits, & 8 for-sale units will be built on the site <i>Number has been revised to 56 tax credit units.</i>	
8 th & Center	8 th & Center	0 units	The OHA will acquire land from the City of Oakland & a private owner at the corner of 8 th & Center to build 3 for-sale units.	
1999 HOPE VI -- Total Units to be Developed			Westwood	20 public housing, 40 tax credits & 8 for-sale <i>Number has been revised to 61 tax credit units.</i>
			Park & Ride	26 public housing,56 tax credits, & 8 for-sale <i>Number has been revised to 61 tax credit units.</i>
			8 th & Center	3 for-sale
			<u>Total</u>	46 public housing, 96 tax credits, & 19 for-sale <i>Number has been revised to 122 tax credit units</i>

Development Name	Location	Existing Units	Planned Activities
2000 HOPE VI – Coliseum Gardens			
Coliseum Gardens	6722 Olmstead St.	178 units	Demolish all 178 public housing units. The 178 public housing units will be replaced in privately owned developments being built throughout the City of Oakland. The site will be developed as a mix of housing types by a private developer. <i>Demolish all 178 public housing units. The site will be developed as a mix of housing types by a private developer.</i>
2000 HOPE VI -- Total Units to be Developed			<div>Coliseum - primary</div> <div>30 public housing, 20 tax credit & 85 affordable for-sale</div> <div><i>Number revised to 97 public housing, 255 tax credit units and 33 for sale.</i></div> <div>Off-site</div> <div>148 public housing, at least 46 tax credits</div> <div>Number revised to 81 public housing units and 164 tax credit units.</div> <div><u>Total</u></div> <div>178 public housing, 66 tax credits, & 85 affordable for-sale</div> <div><i>Numbers have been revised to 419 tax credit units and 33 for sale units</i></div>
2002 HOPE VI – Tassafioranga (Proposed)			
Tassafioranga	945 84 th Ave.	87 units	Concept is in the discussion stage.

3. Public Housing Drug Elimination Program (PHDEP)

PHDEP continues community policing activities at the six largest public housing developments and specific targeted smaller sites scattered throughout the City of Oakland. Support services are being provided through Resident Services Coordinators specifically assigned to assist residents at the targeted sites. Additionally, the Boys and Girls Club are continuing their clubhouses on-site at Lockwood Gardens, Coliseum Gardens and Peralta Villa. Asian Community Mental Health Services (ACMHS) is providing counseling and translation services to non-English speaking residents of the large public housing developments. The Corporation for Supportive Housing provides on-site services in coordination with welfare-to-work activities.

The 2002 PHDEP grant is in the process of being closed out. The grant program has not been funded by HUD for the next fiscal year; therefore, this is the last PHDEP grant for the Oakland Housing Authority.

4. Grant Programs for Social Services and Economic Development in Public Housing

Name of Grant Program and Description	Partners	Units or Families Served
<i>Resident Uplift and Economic Development (RUED)</i> Job training, placement and retention services for welfare-to-work activities in West Oakland.	East Bay Asian Local Development Corp., Bay Area Urban League, Bridge West Oakland Housing, Oakland Private Industry Council, Asian Community Mental Health Services, Corporation for Supportive Housing, Boys & Girls Club, Oakland Community Housing Inc., Westside Economic Development Corporation, City of Oakland – Enhanced Enterprise Community, Eden Housing	500 <i>This grant will expire in March, 2003.</i>
<i>Tenant Opportunity Program / Technical Assistance Grant (TOP/TAG)</i> Technical assistance for established resident councils. Each resident council must apply for funds from HUD which are awarded on a competitive basis.	Resident Councils at Lockwood Gardens, Campbell Village, Peralta Villa and Chestnut Court	933 <i>These grants are in the process of being closed out.</i>

Name of Grant Program and Description	Partners	Units or Families Served
<p><i>HOPE VI (Chestnut)</i> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.</p>	<p>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, Alameda County Youth Development, Asian Community Mental Health Services, Bay Area Urban League, Boys & Girls Club, Child Care Food Program, ICRI Support Network, City of Oakland Life Enrichment Agency, East Bay Asian Local Development Corporation, East Bay Conservation Corps, Marriott Corporation, Oakland Child Health & Safety Initiative, Oakland Unified School District, Women's Economic Agenda Project, YMCA, Weed and Seed</p>	<p>83 <i>Families continue to receive community and supportive services through HOPE VI partner agencies.</i></p>
<p><i>HOPE VI (Westwood)</i> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.</p>	<p>Youth Employment Partnership/Youthbuild, Alameda County Community Food Bank, Alameda County Social Services Agency, Alameda County Youth Development, Asian Community Mental Health Services, Asian Neighborhood Design, Bay Area Urban League, Boys & Girls Club, Child Care Food Program, International Child Resource Institute, City of Oakland Life Enrichment Agency, City of Oakland Office of Parks and Recreation, East Bay Asian Local Development Corporation, East Bay Conservation Corps, Marriott 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, 7th Street McClymonds Corridor Initiative (Hewlett Foundation/San Francisco Foundation), America Works Partnership</p>	<p>46 <i>Families continue to receive community and supportive services through HOPE VI partner agencies.</i></p>

Name of Grant Program and Description	Partners	Units or Families Served
<i>HOPE VI (Coliseum)</i> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.	East Oakland Community Development Corporation, Oakland Citizens Committee for Urban Renewal, Boys & Girls Club, America Community Partnerships, Science in the 'Hood, Youth Employment Partnership, Corporation for Supportive Housing, Bay Area Community Services, Bay Area Urban League, Oakland private Industry Council, East Oakland Youth Development Center, Conciliation Forums of Oakland, Westside Economic Development Corporation, Big Brother Big Sisters, Girls Inc., University of California Cooperative Extension, Asian Community Mental Health Services, Ujima Housing, International Child Resource Institute, Community Food, Eastmont Mall Computer Center, San Francisco Bay Girl Scout Council, Center for Family Counseling	178 <i>Families continue to receive community and supportive services through HOPE VI partner agencies.</i>
<i>Welfare-to-Work Mentorship Program</i> Services are provided to targeted public housing and Section 8 residents to ensure they are in compliance with welfare-to-work regulations.	Alameda County Social Services Agency, Corporation for Supportive Housing	500 <i>Residents continue to receive assistance to ensure compliance with welfare-to-work regulations.</i>

5. 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. Second, the Authority will continue to solicit resident input into the Authority's annual Capital Fund Program. 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.

The Oakland Housing Authority continues to pursue several courses of action for increasing resident participation in the management of public housing including efforts to strengthen the existing Resident Councils , by soliciting resident input into the Authority's annual Capital Fund Program and by expanding programs that will provide public housing residents with job training and employment opportunities.

Tenant Opportunities Program (TOP) / Technical Assistance Grant (TAG)

Authority staff is working in partnership with four Resident Councils that received \$100,000 each in TOP/TAG grants. OHA is providing technical assistance on financial management, fund raising, newsletter preparation, community organizing, leadership skill development and other activities aimed at economic empowerment and capacity building. The Authority and Resident Councils are working to achieve the common goal of creating a better living environment in the public housing communities.

These grants are in the process of being closed-out.

b. Resident Opportunities for Home Ownership

Through the HOPE VI program, the Authority is developing approximately 35 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 attempting to develop 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 Authority is developing approximately 70 affordable homeownership units which will be available to public housing residents.

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 or similar homeownership counseling. The Authority will encourage residents to participate in Individual Development Account (IDA) Program which will match family savings on a 2:1 basis.

The Oakland Housing Authority continues to exploring opportunities for homeownership for residents and continues to collaborate with the City of Oakland, non-profit agencies and others to encourage residents to become homeowners.

6. Lead Based Paint Hazard Reduction

i. General Actions to Address Lead-Based Paint Hazards

A number of actions have been initiated to address the problem of lead-based paint hazards in Oakland. The City of Oakland is a member of the Alameda County Joint Powers Authority who had established specific quantitative objectives. The following summarizes those goals and actual accomplishments:

ACTION	GOAL	ACTUAL
Distribution of Lead Safe Painting Prep Kits to homeowners who receive paint through our Self-Help Paint Program	1,320	1,302
Distribution of Lead Test Kits to all homeowners who participate in our rehabilitation loan programs	2,640	2,470
Participation by Rehabilitation Advisory staff in “refresher” certification classes	12	2
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” conditions	1,000	775
Provide risk assessment referrals to the County program where hazards appear significant	330	598
Coordination of Homeowner Lead Awareness Events	33	105
Coordination of lead-safe painting instruction and home renovation classes	13	11
Provide information and referral services to information line callers	660	465
Provide information and referral services to Website visitors	3,300	n/a

ii. Integration of Lead-Based Paint Hazard Abatement in City Programs

During the year, Residential Lending expanded its focus on lead-based paint hazards to meet full compliance with HUD's "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance":

1. All program loan applicants where children under the age of 6 reside or visit for more than 40 hours per year are strongly encouraged to have the children tested for "elevated blood" condition. In addition, we prepare a referral with their information to Alameda County Lead Poisoning and Prevention Program (ACLPPP) for a lead hazard risk assessment on the property.
2. We have updated *The Paint Program-A Fact Sheet* disclosure to detail the hazards and safe work practices dictated by new lead-based paint hazard regulations.
3. We continue to compile, record and analyze data on the at-risk populations Citywide to address needs and enhance the targeted neighborhoods initiative.
4. All program loan application packets include extensive disclosures of lead-based paint hazards and all Homeowners are given the current "Protect Your Family From Lead in Your Home" guide booklet and must sign an acknowledgment of receipt of the booklet.
5. The Mortgage Loan Supervisor is the designated representative to the Joint Powers Authority and continues to work closely with the ACLPPP to develop cooperative activities to abate lead-based paint hazards.
6. All of the staff in the Residential Lending and Rehabilitation Services Unit have attended both HUD- sponsored training and California State Department of Health-sponsored training on the new regulations, current techniques and methodology for handling lead-based paint hazards.
7. We continue to review and revise Housing Rehabilitation programs to address the needs of the community
8. We continue to seek funding to meet the increased rehabilitation costs motivated by the new lead-based paint hazard abatement responsibilities. We administer a matching funds contract with ACLPPP to abate lead hazards during the rehabilitation of certain housing units, where children under the age of 6 reside or frequently visit; sixty-six (66) risk assessments were conducted and twenty-six (26) clearances were completed under this grant at June 30, 2002..
9. In conjunction with the revision of operational procedures, we have reviewed and revised the Rehabilitation Standards and Specifications for the remediation and abatement of lead-based paint hazards based on changes in the regulations.

7. Coordination

The 2001-2002 Action Plan described a variety of actions to 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 are listed below, with accomplishments shown in *italics*.

- 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 is a regular participant in these meetings, providing updates on current activities and occasionally making presentations on issues of interest to the EBHO membership.

- Similarly, the City will continue to work closely with the Emergency Services Network (ESN) of Alameda County, an umbrella organization comprised of organizations providing housing and supportive services to the homeless, including Alameda County Mental Health Services. The City will continue to assist ESN in the final development phase and implementation of a new method of data collection that will more accurately profile the Oakland Homeless population. ESN and the City's participation in the Alameda County-wide Continuum of Care Planning Committee and the Management Information (MIS) sub-committee helped to pilot a data collection/intake form among several service providers within Alameda County. The pilot was very successful. The City and ESN plans to implement the intake form into a county-wide MIS to be shared among participating Alameda County homeless service providers.

The City is making the tested county-wide intake form a requirement for all homeless services/housing agencies funded by the City's homeless service and housing programs. Required intake form is included in the general requirements for the 2002/03 contracts.

- 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 and the City of Oakland have continued 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 Authority successfully collaborated with the Alameda County Housing and Community Development Office, to secure continued funding from HUD in support of the Shelter Plus Care Program. No new funding for these programs was received in fiscal year 2001-02.

- 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.

The Oakland Housing Authority's Family Unification Program (FUP) provides assistance to families for whom the lack of adequate housing is the sole remaining barrier to reuniting children placed in foster care with their parents. To increase the number of families that could be served with a limited amount of funding, the Authority developed a program to provide a regular Section 8 voucher to families who were no longer in need of enhanced supportive services and successfully "graduate" them from FUP. This program has greatly increased the number of families able to be served by FUP. The Authority has graduated 21 FUP families to regular Section 8, a 42% turnover rate of our fifty unit program.

- The 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 Oakland Housing Authority contracted 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 Authority trained and utilized 4 interns to provide outreach and assistance to TANF recipients, who were 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 Authority's contract with ACSSA expired on June 30, 2001.

- The City's Community & Economic Development Agency 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).

The City is a grantee of the HUD 2001 HOPWA grant. The City has entered into its ninth grant agreement with HUD for this program. The types of services, housing developments, and assistance provided by ACHCD and CCCCDD are driven by the strategically developed AIDS Housing Plans for each county. To date, AIDS housing units have been increased by approximately 147 bedroom units within the Oakland EMSA. Several housing development, rehabilitation and acquisition projects are yet underway. Each county has taken the appropriate actions to allocate HOPWA funds and other funds that compliment in order to maintain current level of housing and services, create set-aside units for persons with HIV/AIDS and their families, mainstream and affordable housing, and technical assistance to HIV/AIDS housing and service providers.

- 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 county-wide service delivery. A county-wide working group including representatives from the City of Oakland, ten other cities, the County, homeless providers, consumer, and advocates is overseeing the execution and administration of activities defined in the Plan.

The City continues its participation in the implementation of the current Alameda County-wide Continuum of Care Plan (COCP). The City serves in various capacities in the COCP and its subcommittees. Susan Shelton, City of Oakland CEDA staff serves as chair of the Continuum of Care Council. Cynthia Chimonyo, CEDA staff is a designated Council member and participates in the Self-Sufficiency and Safety Net Committee. Mike Church, CEDA staff, participates in the Data Collection Management Committee. Dupsi Brown-Kuria, CEDA Staff, serves as chair of the Standards of Service Committee. Preparation is being made for the planning and organization of the next five-year COCP for years 2004-2009. Organization of the next plan is scheduled for mid-year 2003.

- The Community and Economic Development Agency 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.

These lists continue to be maintained. In FY 2001-02, the City developed a web site that makes this information available via internet.

- The Eden Information and Referral Service (Eden I & R) maintains a comprehensive listing of housing and services available to homeless people throughout Alameda County.

An annual directory is produced for all of Alameda County, referred to as *The Blue Book - Directory of Human Services for Alameda County*.

Eden I & R completed and made available the 2002-2003 edition of the Directory of Human Services for Alameda County. In this edition, over 100 new agencies were added and changes were made and noted for more than 250 agencies.

- As a member of the Alameda County Joint Powers Authority, the City of Oakland will work with governmental agencies and health agencies to address the problem of lead-based paint hazards.

The City continues to be an active participant in the Joint Powers Authority.

Upon the recommendation of the City of Oakland's staff representative to the JPA, a jurisdictional collaborative including the cities of Oakland, Fremont, Livermore, Pleasanton, San Leandro, Hayward, Union City, and the Alameda County Housing and Community Development Agency was established in December 2000. The collaborative's activities have included submitting a comprehensive Transitional Implementation Plan to summarize the needs of all members for more lead-certified contractors, working with ACLPPP to develop lead certification examination preparation classes for contractors and outreach to recruit more contractors for the rehabilitation programs.

The Residential Lending and Rehabilitation Services Unit hosted a Contractor's Forum that included presentations by staff from Workforce Development and Code Enforcement. The focus was to improve communication and knowledge of available resources to the contractors and improving customer service delivery to Oakland's homeowners as well as the contractor community.

- The City initiated a 5-Year Oakland Homeownership Assistance Alliance (OHAA) with Freddie Mac, Bank of America, the Low Income Housing Fund, the Local Initiative Support Corporation and the Homebuyer Assistance Center September 1999. Wells Fargo Home Mortgage, Inc. joined the beginning of 2001. The goal of the Alliance is to increase the number of homeowners by 10,000 over five (5) years.

Significant progress has been made towards reaching the goal. The two-year report showed that the number of homeowners in the City increased by 1,650 as of September 2001. More than 300 were to be added in the following months as a result of new housing developments that were underway. Efforts continue to come closer to the goal.

The City of Oakland and Freddie Mac received a Best Practice Recognition from the United States Conference of Mayors for the Oakland Homeownership Assistance Alliance.

- 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. The City, with several surrounding municipalities, has formed a Joint Powers Authority to issue bonds to finance a lease purchase program that will be available in as many as 20 cities in the greater Bay Area.

The bonds for the Lease Purchase Program was extended to September 30, 2002. No additional applications are being accepted at this time. A new program is being explored.

- Enhanced Enterprise Community (EEC)

The City of Oakland was designated in 1994 as a federally funded Enhanced Enterprise Community through the federal Empowerment Zone/Enterprise Community 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 given to enterprises and projects in those areas that met EEC goals.

1. EEC Loan Review Policy

The Policy Board provides recommendations to the City Council regarding the public benefits of loans funded through the EEC Revolving Loan Fund (EEC-RLF).

This program has been responsible for 6 loans to date totaling nearly \$2,798,000 dollars. These funds leveraged an additional \$2,673,000. This is in addition to the \$17 million dollars of EEC Flagship loans that were reviewed by the Policy Board and later approved by the City Council.

2. Use Of Resources

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 Development Block Grant funded programs, business loans and technical assistance, and commercial façade improvement programs. These various programs and activities are implemented in collaboration with other City sponsored programs and activities that benefit the EEC area and its residents.

10. Anti-Poverty Strategies

The City was involved in a wide array of activities to reduce the number of persons living in poverty. Many of these were undertaken in conjunction with Federally-funded housing and community development activities; others were undertaken as separate initiatives.

a. Local Hiring Requirements on City-funded Projects

The City of Oakland has two local hiring requirements on City-funded construction projects

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 establishes an employment goal of 50% of the total project workforce hours on a craft-by-craft basis be performed by Oakland residents and 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 refers a continuous pool of construction workers to the City. This pool of workers is maintained in a data bank. With a 3-day notice, workers may be referred in response to a request by an employer.

Because the CBOs serve a variety of clients the employer has access to qualified individuals of all races, languages, skill levels and physical abilities. The relationship between the CBOs and closely with trade unions and all employers seeking such assistance.

LCERP maintains a data bank of construction workers and as of June 30, 2002, there are 3,192 available for work on City projects. To date, 2,105 workers have been placed on Construction projects since July 1993.

15% Apprenticeship Program

On February 1, 2000, the City of Oakland's Apprenticeship Workforce Development partnership System [OAWDPS] was created to increase Oakland resident's participation as apprentices on City funded construction projects. The 15% Apprenticeship Program requires contractors to work Oakland Apprentices 15% of the hours worked on a craft-by-craft basic. The hours worked must be performed on City of Oakland projects, or 7.5% of the hours must be performed by residents apprentices on a non-City of Oakland or Oakland Redevelopment Agency Project. In May 2000, incentives and punitive guidelines were added to this policy.

The Port of Oakland's Employment Resources Development Department (ERDP) operates a similar program.

b. Living Wage Ordinance

Entities that receive more than \$100,000 in financial assistance from the City or Agency are required to pay employees wages in compliance with the City's Living Wage Ordinance. The current wage rates are \$9.95/hour if health benefits are included, and \$10.87/hour if health benefits are not provided.

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 person 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.

Approximately five agencies funded under the City's homeless services/shelter or transitional housing programs provide various forms of job development and job search assistance to clients.

d. Laney College Carpentry Program

Through a partnership with the Oakland Rotary Club and Laney Community College, the City makes available vacant lots or acquires vacant houses to be rehabilitated through Laney's construction training programs, which provide students with skills necessary to enter the construction trades.

The program recently sold a completely renovated single-family house to a low-income, first-time homebuyer. The family of five moved in during the Labor Day holiday weekend. The program currently has two (2) single-family units under construction near Children's Hospital. These units will also be sold to low-income, first-time homebuyers upon completion

e. Business Opportunities for Public Housing Residents

The Oakland Housing Authority will continue to expand opportunities for public housing residents to 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.

The Oakland Housing Authority continues to expand opportunities to public housing residents to establish small businesses. The Authority is in the process of developing a new tracking system for Section 3 compliance.

f. Job Training and Employment Programs in Public Housing

The Authority will continue to expand programs that provide public housing residents with job training and employment opportunities. The Resident Internship Program will continue which provides several residents with a work site opportunity/experience in a variety of clerical and paraprofessional functions. Additionally, as part of the Capital Fund Program, the Authority sets public housing resident hiring goals for companies that have contracts in excess of \$100,000 with the Authority and will continue to monitor contract compliance with these goals.

Job placement activities are supported by a variety of community based organizations, that provide residents access to job readiness, job referral, and job placement assistance. In addition to the Authorities Resident Internship Program, residents also have the opportunity to enroll in various job training programs in construction, customer service, computer operations and cabling certification.

g. Section 8 Family Self-Sufficiency Program

The Authority's Family Self-Sufficiency Program assists residents with becoming self-sufficient and saving for the future. Over 200 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 seeking to increase program size by 1000 participants.

h. Youthbuild

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.

No applications were made to Youthbuild.

i. Workforce Development Program

The Workforce Development Program seeks to increase the job placement rate for unemployed City residents and to improve the overall outcomes of the employment and training systems. One of our primary focuses is to link businesses to over 190 Employment and Training programs including the Oakland Private Industry Council (PIC). The Workforce Development unit also develops strategies and data to address employment needs. It stimulates job placement orders through marketing of the Enterprise Tax Credits and other incentives available to businesses. A monthly job listing and specialized targeted recruitment matches qualified workers to jobs in the community. The Workforce Development Unit concentrates its efforts to attracting and retaining businesses by providing a complete array of services as a business incentive.

These services include outreach, recruitment, assessment interviewing, and financial incentives.

The Workforce Investment Board (WIB) was set up by the City of Oakland to administer federal funds from Workforce Investment Act of 1998 (WIA) at the local level. This legislation authorizes a variety of workforce investment programs and activities intended to increase the quantity and quality of employment opportunities for job seekers, help individuals achieve greater employment and earnings potential by improving their occupational skills and qualifications, and provide employers with a better qualified workforce. The Oakland WIB comprises representatives of private-sector businesses, organized labor, community-based organizations, local government agencies, and local education agencies. It provides policy guidance, establishes strategic direction, and designates the operator for City-sponsored workforce development activities. Currently the WIB provides services to both job seekers and employers through the Oakland Private Industry Council (PIC) and the two One-Stop Career Centers (downtown and East Oakland) that the PIC operates. Representing the resources of more 150 public and private partners, the Oakland One-Stop Career Centers help job seekers prepare for work, find and retain employment, and advance their careers. They also offer services intended to help employers save time and money on recruitment, meet hiring goals, and reduce turnover rates. The centers are affiliates of EASTBAY Works, a network of 14 such centers located throughout Alameda and Contra Costa Counties whose mission is to advance the economic well-being of the region by developing and maintaining a skilled workforce.

j. Life Enrichment Agency

The operational functions of the Community Action Agency (CAA) for Oakland are carried out in the Human Services department.

Major anti-poverty efforts by category are:

1. Children and Youth

The Department of Human Services, Children and Youth Services Division also runs the Safe Walk to School Program (SWS). In 1998, the City of Oakland analyzed data from a comprehensive needs assessment conducted by the East Bay Public Safety Corridor Partnership, as well as statistics supplied by the police department and the school district. The data showed that incidents of violence involving children, such as physical assault or illegal altercations, most often occur between 3 PM and 6 PM. A second and slightly less dramatic peak time for youth assaults was revealed to be between 8 AM and 9 AM. Also data provided by the Oakland Pedestrian Safety Project showed that from 1996-2000, there were 233 youth under the age of 17 hit by cars within a quarter mile of a school. To address these safety issues, SWS places adult monitors at heavily traveled streets around selected Oakland public schools during the hours when children walk to and from school. SWS monitors patrol the streets on foot, looking for safety problems and helping children to cross the streets safely. The monitors wear bright green safety vests with the program name on the back so that children and parents know who they are and why they are there.

The monitors also carry radios to report incidents or call for help if necessary. In addition, SWS monitors are trained to be crossing guards.

2. Adults of Labor-Force Age

In January 2002, the Community Action Agency allocated \$100,000 for calendar year 2002 towards support of Project Choice, a multi-agency collaboration designed as part of a comprehensive strategy to reduce crime in Oakland through prevention and intervention. The CAA contribution represents one third of the total investment made this year by the City towards this project. Through Project Choice, the City has placed a high priority on and invested local resources in reducing crime via comprehensive efforts to reintegrate juvenile and young adult parolees into the community. The program targets young adults (Parolees) 16-30 by providing job development/employment choice, education, and case management/coaching to reduce and prevent recidivism. It builds on, leverages, and enhances the capacity of an existing and growing multi-agency effort to protect public safety by targeting reentering parolees for intensive supervision and services.

3. Senior and Disabled Citizens

4. General Strategies to Reduce Poverty

There are a number of strategies and programs pursued by the City which cut across age boundaries and which serve to address either the causes or symptoms of poverty, or both.

City of Oakland Life Enrichment Agency: Summary of Programs/Activities for FY 2001-2002

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Oakland Head Start 150 Frank Ogawa Plaza, 5th Floor, Oakland, CA 94612</p> <p>Citywide</p>	<p>Provide comprehensive early childhood development services to 1,395 low-income Oakland children ages 3-5 and their families.</p>	<p>1. Oakland Head Start will enhance its mental health services to better support the mental well-being of Head Start children, families and staff.</p>	<ul style="list-style-type: none"> • OHS hired 2 Early Intervention Assistants in Dec. 2001 who assist with mental health observations, evaluations and communication with contracted mental health service providers. • In 2001, OHS established new contracts with local mental health service providers and began to develop new partnerships with additional local Mental Health Service Providers. • OHS participates in the Safe Passages Early Childhood Mental Health Policy Group • The Second Step Violence Prevention Curriculum is currently being implemented in OHS classrooms (2002). • OHS received mental health services to staff and parents through local organizations at via Proposition 10 funding.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Oakland Head Start 150 Frank Ogawa Plaza, 5th Floor, Oakland, CA 94612</p> <p>Citywide</p>	<p>Provide comprehensive early childhood development services to 1,395 low-income Oakland children ages 3-5 and their families.</p>	<p>2. Oakland Head Start Program will increase the outreach efforts to homeless children and families, and provide services that are sensitive to their needs. Oakland Head Start will continue to enrich the early literacy and language skills of Head Start children and their families in developmentally appropriate ways.</p>	<ul style="list-style-type: none"> • OHS is developing partnerships with homeless and domestic violence shelters/temporary living residences. • OHS is developing a partnership with Building Opportunity for Self Sufficiency (BOSS). • OHS recently partnered with Booth Family Apartments (via Volunteers of America-Bay Area) to provide volunteer opportunities and to Booth's resident mothers whose children attend Head Start.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Oakland Head Start 150 Frank Ogawa Plaza, 5 th Floor, Oakland, CA 94612 Citywide	Provide comprehensive early childhood development services to 1,395 low-income Oakland children ages 3-5 and their families.	3. Oakland Head Start will continue to enrich the early literacy and language skills for Head Start children and their families in developmentally appropriate ways.	<ul style="list-style-type: none"> • OHS/AHHS has been invited to submit an application for the Early Reading First (US Dept. of Education with the OUSD Early Care and Education Department, which could provide funding to improve professional development for preschool teachers and will establish literacy centers for young children and their families. • Ongoing Accomplishments include: <ul style="list-style-type: none"> -Head Start sites have in-class libraries and Head Start children participate in the Leap Frog Home-School Connection activities and the "Books for Wider Horizons" project. -Head Start staff participated in the California Reading and Literacy Project (CRLP) 2001. -OHS conducts the Read to Me Family Literacy project and with the Department applied for and received Even Start Family Literacy project grants (2001).

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Oakland Early Head Start 150 Frank Ogawa Plaza, 5 th Floor, Oakland, CA 94612 Citywide	Provide comprehensive parenting and early childhood development services to 200 low-income Oakland children ages 0-3 and their families. Operation of this program is delegated to the Spanish Speaking Unity Council.	<i>Please note:</i> The Goals and Objectives for the Oakland Early Head Start are carried out by and The Spanish Speaking Unity Council - SSUC (Oakland Head Start Delegate Agency).	<ol style="list-style-type: none"> 1. Successfully re-competed for grantee status, after first 5 years of program. 2. Applied for expansion of program (56 full-day/full-year slots). Grant decision still pending. Currently converting 16 part-day slots to full-day/full-year slots. 3. Operated 3 sites Ñ in East Oakland, Fruitvale, and West Oakland. 4. Served 200 families, including expectant mothers (usually 8 to 15% at any one time.) 5. Almost 100% retention of children from expectant mothers in program (almost all transition to center-based program between ages 2-8 months.
Youth Leadership and Development Youth Advisory Commission 250 Frank Ogawa Plaza Oakland, CA Citywide	Youth leadership, training, commission meetings	Engage young people in local government; Train local youth in civic engagement skills; Establish youth priorities in discussion and consultation with Mayor and City Council	<ol style="list-style-type: none"> 1. The Commission (YAC) completed the “Y” files for last year’s elections and interviewed the candidates and distributed the results to registered voters, youth and youth orgs. 2. Sponsored a youth concert – Who Rocks the Mike – w/ the Mayor’s Office. 3. Implemented a youth and civic engagement grant and held 6 all-day Saturday leadership trainings. 4. Implemented Camp Sol youth camp- 5-day leadership training @ UC Santa Cruz for approx 25 youth w/ public officials. 5. Facilitated the Youth Citizens Academy with CMO & OUSD for 25 youth w/13 trainings 6. Attended several conferences, retreats and fairs, both local, out of state and in Canada.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
ASSETS Senior Employment Program 150 Frank Ogawa Plaza Oakland, Ca Citywide	Increase skills, self confidence, and employability using classroom training, work experience, and personalized guidance in job seeking efforts	Serve a minimum of 225 low-income adults; enroll 135 into program, place 35 into unsubsidized jobs with average wage at placement of \$7.25 hourly.	218 low income adults were served. 42 were placed in unsubsidized employment \$10.69 ws the average hourly wage.
Multipurpose Senior Services Program 150 Frank Ogawa Plaza Oakland, Ca Citywide	Case management for frail, elderly persons to allow them to remain in their own homes, avoiding early institutionalization.	Will provide case management services to 450 individuals	4,920 individuals were served during the year
Linkages 150 Frank Ogawa Plaza Oakland, Ca Citywide	Case management for persons 18 and older who are functionally impaired and not eligible for nursing home placement.	Will provide case management services to 250 individuals.	264 individuals were provided case management
Community Action Agency Welfare to Work Hunger Relief	Provide job training, placement, education, case management and support services Provide well balanced meals and assistance for emergency housing	Provide services to 150 clients - 75 ongoing clients and 75 new clients Provide 40,000 brown bag meals for families	150 clients served; 75 were ongoing clients and 75 were new clients. More than 83,000 brown bags were provided.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Advocacy	Provide advocacy, support, and education to increase awareness on issues that assist low income ability to reach self-sufficiency	Host, sponsor and facilitate community forums on a range of identified issues such as housing, energy, etc.	2 community forums were held – one on personal finances and one on substance abuse issues.
Senior Support	Increase older workers' employability and skills by providing range of employment and training services	Provide service to 16 low income older adults	16 low income older adults were provided employment and training services
Project Choice	Case Management/ Coaching for ex-offenders aged 16-30	Provide wrap around case management to 90 ex-offenders	Project only began 12/1/01. For the period 1/1/02-6/30/02, 71 ex-offenders were enrolled and 57 were provided wrap-around case management.

Narrative F: Leveraging, Commitments, Match and Support for Other Applications

1. Leveraging

The City was extremely successful in leveraging other funds in conjunction with Federal grant funds. Other funds made available include:

- The Oakland Redevelopment Agency made available \$15,964,351 in funds from the Low and Moderate Income Housing Fund, generated from tax increments from redevelopment activities and repayments from prior loans. Funds were used in the following ways:
 - Housing Development \$9,362,814
 - First-time Homebuyers \$1,350,000
 - Debt Service on Bonds for Housing Activities \$3,458,318
 - Staff and Overhead \$1,793,219
- The City's first time homebuyer program leveraged \$11,755,436 from private bank lending and \$931,934 from Homebuyer equity.
- Low Income Housing Tax Credits were awarded to the following projects:
 - Chestnut/Linden Court Rental was awarded \$20,090,027 in Federal Credits.
 - Downs Senior Housing was awarded \$ 1,900,000 in Federal Credits.
 - DRACHMA was awarded \$ 2,057,107 in Federal Credits.
 - North Oakland Senior Housing was awarded \$ 6,532,850 in Federal Credits.
- Other financing awards for housing development include assistance for the following projects:
 - Chestnut Court Ownership received \$150,000 in Affordable Housing Program funds.
 - Chestnut/Linden Court Rental received \$604,000 in Affordable Housing Program funds.
 - Downs Senior Housing received \$85,000 in Affordable Housing Program funds.
 - DRACHMA received \$95,000 in Affordable Housing Program funds.
 - Fruitvale Transit Village received \$25,800,000 in 501(c)3 bond proceeds
 - Linden Street Homes received \$32,000 in Affordable Housing Program funds.

- North Oakland Senior Housing received \$320,000 in Affordable Housing Program funds and a \$6,000,000 construction loan from Wells Fargo Bank.
- Northgate Apartments received \$210,000 in Affordable Housing Program funds.
- Oak Park Apartments received \$1,959,087 in Multifamily Housing Program funds from the California Department of Housing and Community Development, \$159,000 in Affordable Housing Program funds and \$4,450,000 in CDLAC Private Activity Bond Proceeds.
- Westwood Gardens Rental received \$1,002,000 in Affordable Housing Program funds, \$3,560,000 in HOPE VI funds and a \$22,180,000 construction loan from private bank.
- The Community Housing Services Unit received the following awards:
 - The Oakland Army Base received \$125,000 in from the Alameda County Social Services Agency, \$56,000 from the City of Berkeley and \$50,000 from the State of California Emergency Housing Assistance Program
 - The Henry Robinson Multi-Service Center received \$250,000 from Alameda County Social Services.

2. Commitments and expenditures

Specific information on commitments and expenditures of federal grant funds is contained in HUD's Integrated Disbursement and Information System (IDIS). The information in IDIS reflects the date on which activities were "funded" and funds were drawn down. Actual commitment and expenditure dates are often earlier than the dates recorded by IDIS.

The table on the following page is a list of funding approved by the City Council and the Redevelopment Agency (ORA) during the program year, including both Federal and non-Federal funds.

Some of these funding commitments are contingent on the projects securing additional funding from non-City sources, including bank loans and tax credits, and therefore firm commitments have not yet been signed.

3. Matching funds

Information on HOME matching funds is contained in the program-specific narrative for the HOME program.

Matching funds for the Emergency Shelter Grant (ESG) program are discussed in the program-specific narrative for the ESG program.

FY2001-2002 Allocations of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA (1)	ORA (2)
Housing Rehabilitation Loan Programs	Owner Rehab	7/1/2000	\$3,187,840	\$0	\$0	\$0
Vacant Housing/Housing Development Programs	Mixed	7/1/2000	\$325,000	\$0	\$0	\$0
Paint Programs	Owner Rehab	7/1/2000	\$375,000	\$0	\$0	\$0
Minor Home Repair	Owner Rehab	7/1/2000	\$250,000	\$0	\$0	\$0
Emergency Home Repair	Owner Rehab	7/1/2000	\$400,000	\$0	\$0	\$0
Access Improvement Grants	Owner Rehab	7/1/2000	\$155,000	\$0	\$0	\$0
Fair Housing	Housing Service	7/1/2000	\$374,981	\$0	\$0	\$0
Shared Housing	Housing Service	7/1/2000	\$35,321	\$0	\$0	\$0
Reverse Annuity Mortgage Program	Housing Service	7/1/2000	\$21,818	\$0	\$0	\$0
Rental Assistance Program	Housing Service	7/1/2000	\$55,764	\$0	\$0	\$0
Homeless Winter Relief Program	Homeless	7/1/2000	\$225,000	\$0	\$0	\$0
Community Land Trust	Ownership	7/1/2001	\$0	\$0	\$0	\$2,500,000
First Time Homebuyer Program	Homebuyer	7/1/2001	\$0	\$0	\$1,350,000	\$1,250,000
Chestnut Court/Linden Court	Rental	3/12/2002	\$0	\$0	\$322,300	\$377,700
Drachma	Rental	3/12/2002	\$0	\$0	\$229,000	\$0
Horizon Townhomes	Ownership	3/12/2002	\$0	\$0	\$2,165,000	\$0
Lake Merritt Apartments	Senior	3/12/2002	\$0	\$0	\$1,900,000	\$0
Northgate	Rental	3/12/2002	\$0	\$3,593,900	\$0	\$349,229
Oak Park	Rental	3/12/2002	\$0	\$0	\$1,188,000	\$0
Sister Thea Bowman II	Senior	3/12/2002	\$0	\$1,045,800	\$1,000,000	\$0
Southlake Towers	Senior	3/12/2002	\$0	\$1,000,000	\$445,300	\$0
Westwood Gardens Rental	Rental	3/12/2002	\$0	\$1,000,000	\$2,500,000	\$0
Palm Villas ⁽³⁾	Ownership	4/9/2002	\$0	\$0	\$700,000	\$1,000,000

(1) Redevelopment Agency Low/Moderate Income Housing Fund

(2) Redevelopment Agency Affordable Housing Bond Funds

(3) \$1,000,000 listed for Palm Villas was from non-housing funds, not bond funds.

4. Support for other applications

Any entity, public, private or nonprofit, that seeks federal funds for housing activities, must secure a Certificate of Consistency from the City, indicating that the proposed activities are consistent with the Consolidated Plan. This requires that the proposed activity address an identified need, that it is in a geographic area targeted for investment, and that it is generally consistent with the City's overall strategy. If the City does not provide a certification, it must indicate the reasons for not doing so.

The City issued Certificates of Consistency for all activities for which a certificate was requested. The following is a list of those applications:

Federal Program	Project/Activity	Sponsor
FHIP Education and Outreach Initiative	Peer Educator Program	Housing Rights, Inc.
HOPWA	East Oakland Community Project Relocation Project	East Oakland Community Project
HOPWA	Project Independence	Alameda County Housing and Community Development
HOPWA	Allen Temple Arms IV	Allen Temple Arms IV Corporation
Housing Counseling	Home Equity Conversion Program	Eden Council for Hope & Opportunity (ECHO Housing)
Housing Counseling	Project Share/Shared Housing	Eden Council for Hope & Opportunity (ECHO Housing)
Housing Counseling	Rental Assistance Program	Eden Council for Hope & Opportunity (ECHO Housing)
Housing Counseling Program	Housing Counseling	CCCS of the East Bay
Housing Enabled Local Partnerships Program (HELP Program)	Chestnut Linden Court	Oakland Housing Authority
Housing Opportunities for Persons with AIDS Program	Providence House	Gamelin-California Association
HUD Section 202 Supportive Housing for the Elderly	Sister Thea Bowman Manor II	Christian Church Homes and St. Columbia Development Corp.
Section 202 Housing w/Supportive Services for Seniors	Oak Street Terrace	Affordable Housing Associates
Shelter Plus Care	Alameda County Shelter Plus Care Program	Alameda County Housing and Community Development Dept.
Shelter Plus Care	Berkeley Shelter Plus Care Program	City of Berkeley
Supportive Housing	Alameda County Continuum of Care	Various (39 separate applications)

Narrative G: Citizen Participation and Public Comments

The CAPER was prepared by staff in the City's Community and Economic Development Agency (CEDA), which is the lead agency for administration of the HUD formula grants. In preparing the report, the City consulted with other departments within the City, other public agencies, private and nonprofit housing and social service providers, and private and public funding agencies.

The draft report was published on September 10, 2002. A notice of publication and summary of the report was printed in the Oakland Tribune, a newspaper of general circulation serving Oakland. Copies of the draft report were available at no charge at the offices of the Community and Economic Development Agency, 250 Frank Ogawa Plaza, 3rd and 5th Floors, between the hours of 8:30 a.m. and 5:00 p.m. Copies of the public notice were also mailed to a number of housing, social service and community development organizations. The public comment period ran from September 10, 2002 through September 24, 2002. Notices were also published in the Post newspaper Wednesday, September 11, 2002 and the El Mundo newspaper Thursday, September 12, 2002.

A public hearing to review performance and consider current and future housing and community development needs will be held before the City Council in late fall, 2002. Notices of the hearing will be distributed in the same manner as described above. The public hearing is one of two required public hearings conducted by the City as part of the process of preparing the next Consolidated Plan (the second hearing is conducted during the public comment period on the draft Action Plan, usually in mid-April of each year).

Information Available in IDIS Reports

The City uses HUD's Integrated Disbursement and Information System (IDIS), a computerized database maintained by HUD to track commitments and expenditures of federal funds and accomplishments in meeting the goals of the Consolidated Plan. Most of the performance reports are now incorporated into IDIS.

Project information continued to be entered during the comment period and was made available with the final report. Much of the project information is summarized in table format in the report.

Public Comments

No public comments were received.

Narrative H: Self-Evaluation

The City was successful in addressing the majority of the goals and objectives addressed in the Annual Action Plan. The City continues to work to improve the delivery of the restructured Citizen Participation and Evaluation process and the Targeted Housing Program.

All CDBG funds were used to carry out activities that benefit low and moderate income persons. Funds were used to fulfill identified housing, economic development, public service and neighborhood improvement needs. Some of the categories that were assisted include fair housing, child care, senior services, substance abuse, employment and job training, feeding programs and others. These are consistent with the services, target population and needs as identified by the seven community development districts. These activities and strategies have made a positive impact on the identified needs and provided services that might have gone unmet. As in the past, needs continue to exceed the resources available. Major goals are on target.

Assessment of Housing Activities and Accomplishments.

Progress in meeting annual and five-year goals

The table on the following pages shows the five-year and one-year goals for housing and homeless activities established in the City's Consolidated Plan, and the progress toward these goals that was achieved in FY 2001-2002.

Narrative assessments of the City's progress under the ESG and HOPWA programs are contained in the respective program-specific narratives for those two programs.

The City has made substantial progress toward meeting its housing goals. As can be seen in the chart on the following pages, the City is on track to exceed its five-year goals for housing development, particularly in the areas of rental housing for families, seniors and persons with special needs, but also for development of new owner-occupied housing.

Performance for the City's first-time homebuyer program improved substantially over the past year, but has still fallen short of the annual goal. As prices for single family homes continue to rise much faster than incomes, the amount of subsidy required to assist low income first-time homebuyers has increased. The City switched the funding source for this program from HOME funds to Redevelopment Agency funds, which has allowed greater flexibility in the program, and has increased the subsidy amount from \$30,000 to \$50,000. However, with limited funds, this will necessarily reduce the number of households that can be assisted.

Progress in meeting the goals for rehabilitation of both owner-occupied and rental housing continues to be hampered by slower than anticipated progress in developing new programs utilizing HUD Section 108 loan funds. Because these funds must be repaid to HUD with interest, the City must structure the assistance to property owners as amortizing loans with regular payments, rather than the deferred loans that have typically been used. The City is still

exploring ways to structure the program without causing rents or debt service to increase beyond the ability of low and moderate income households to make those payments. One option under consideration is to combine a loan program with rental subsidies available through the use of project-based Section 8 assistance. The City is working closely with the Oakland Housing Authority to develop such a program, but has encountered obstacles because the HUD regulations governing this program are too restrictive for Oakland's conditions. The City is assisting the Housing Authority in seeking waivers from HUD that would make the program more workable.

The number of units assisted under the Paint Programs has fallen sharply due to the high costs associated with complying with new HUD rules regarding abatement of lead-based paint hazards.

For extremely low income households, the principal program for providing housing assistance is the Section 8 rental assistance program. The Oakland Housing Authority has already met over 70 percent of its five-year goal to obtain 1,000 new certificates/vouchers. The Housing Authority continues to explore mechanisms to increase the ability of certificate/voucher holders to find homes and apartments that will accept Section 8 assistance.

Barriers to meeting goals and objectives

The City has overcome several barriers in the past year. In particular, a number of new staff positions have been filled to meet the increased demand for housing programs and services. An asset manager has been hired to ensure that completed housing projects are monitored for compliance with all program requirements. The \$40 million in housing development bonds that was issued in the 1999-2000 program year has been exhausted, and lack of adequate funds continues to be a significant barrier given the magnitude of needs and the high cost of providing housing in this market.

Status of Grant Commitments and Disbursements

The City has met all required deadlines for commitment and drawdown of its grant funds. The City is required to disburse grant funds in a timely matter after drawing them down from HUD. As a rule, the City advances funds to developers and subrecipients and then draws down HUD funds as reimbursement. As a result, all disbursements of Federal funds are timely.

Housing and Homelessness Goals and Accomplishments

	FY 2001-02		5-Year Goal FY 2000-01 to FY 2004-05	Actual Accomplishments to Date
	Goal	Actual		
Priority A: Preservation/Expansion of Supply of Affordable Housing				
Rental Housing Development: Units Built	66	68	400	68
Rental Housing Development: Units Underway				680
Scattered Site Single Family Housing Development: Units Built	45	31	100-200	58
Scattered Site Single Family Housing Development: Units Underway				198
Single Family Housing Acquisition/Rehabilitation: Units Built	0	0	30-60	0
Single Family Housing Acquisition/Rehabilitation: Units Underway				26
Preservation of Existing Affordable Units: Units Built	61	31	All units	31
Preservation of Existing Affordable Units: Units Underway				215
Renovation of Public Housing (HOPE VI): Units Built	0	0		0
Renovation of Public Housing (HOPE VI): Units Underway				384
Priority B: Assistance to First-Time Homebuyers				
Mortgage and Downpayment Assistance	120	85	600 assisted	110
Housing Counseling	0	0	Prepare residents	0
Mortgage Credit Certificates	0	28	Contingent on Fed Appr.	0
Priority C: Housing Rehabilitation and Neighborhood Improvement				
Owner-Occupied Housing Rehabilitation: Units Completed	65	35	600	91
Owner-Occupied Housing Rehabilitation: Units Underway				26
Rental Housing Rehabilitation: Units Completed	45	31	350	58
Rental Housing Rehabilitation: Units Underway				198
Paint Programs for Owner-Occupied Housing: Units Completed	55	71	3,000	205
Paint Programs for Owner-Occupied Housing: Units Underway				0
Minor and Emergency Home Repairs: Units Completed	410	276	1,200	276
Minor and Emergency Home Repairs: Units Underway				26
Priority D: Rental Assistance to Extremely Low Income Families				
Tenant Based Rental Assistance	738	75	1,000 new vouchers	708
Project Based Rental Assistance	0	0		35

	FY 2001-02		5-Year Goal FY 2000-01 to FY 2004-05	Actual Accomplishments to Date
	Goal	Actual		
Priority E: Prevention and Reduction of Homelessness				
Outreach and Information Referral				
Homeless Mobile Outreach Program	2,000	176	10,000 people	518
Health Care for Homeless	3,000	748	15,000 people	1742
Other Outreach Services	3,000	0	15,000 people	0
Information and Referral Services	3,000	0	15,000 people	0
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	2,100	17,030	10,500 People	20,932
Winter Shelter	11,921	13,945	59,605 people	16,022
Emergency Shelter Hotel/Motel Voucher Program	400	1,152	2,000 people	2,284
Transitional Housing				
Existing Transitional Housing Facilities	137	240	440 families	364
Transitional Housing Jobs Campus at Oakland Army Base	11-19	0	Jobs campus for 50 people	0
Supportive Services Program	150-170	240	900 units supp. Housing	
Homeless Prevention				
Rental Assistance	86	606	430 individuals/families	775
Eviction Prevention	70	180	350 individuals/families	363
Legal Assistance	790	1,403	3,505 cases	2,023
Housing Counseling	670	2,213	3,300 cases	2,789
Tenant Education Program	60	53	275 cases	106
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	11	20	55 people	31
Services and Referral	300	536	1,500 people	845
Permanent Housing	9	54	46 units of housing	98
Priority F: Housing For Seniors and Persons with Disabilities				
Housing Development: Units Built	111	175	150	193
Housing Development: Units Underway				186
Access Improvement: Units Completed	10	13	60	23
Access Improvement: Units Underway				14
Priority G: Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities		500	Services/Counseling	1,434
Referral, Information, and Counseling to Residents		5,748	Services/Counseling	6,843
Referral, Information, and Counseling to Families w/Children		393	Services/Counseling	425

Program Specific Narrative

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

A. Assessment of the Relationship of the Use of CDBG Funds to the Priorities, Needs, Goals, and Specific Objectives Identified in the Consolidated Plan

The City received an allocation of \$10,668,000 in CDBG funding. The percentage allocations to various program areas were changed by the City Council in FY 2001-02. Housing Programs received 38% of the CDBG grant allocation, Infrastructure/Neighborhood Improvements and Public Services Programs received 22%, Economic Development Programs received 25%, and 15% was allocated for administration of the grant program. All the CDBG funds have been used to address the City's identified priorities under each of the program areas as stated in the approved Consolidated Plan and are reported in each program section. All activities benefited low- and moderate-income persons.

B. Nature of and Reasons for any Changes in Program Objectives and Indications of How the City would Change it's Programs as a Result of its Experiences

The City did not make any changes in program objectives during the program year and funding allocations did not change from those submitted in the Annual Action Plan during this report period.

During the 2001-02 program year, however, staff continued to implement the restructured citizen participation process for the Community Development Block Grant (CDBG) program and the Consolidated Plan to incorporate a monitoring and evaluation component approved by City Council June 6, 2000. The changes included a full evaluation process for 100% of the projects and programs funded, greater participation by City administration and the City Council, and changes to the timing of citizen input and the structure of the process to include a needs assessment. The City Manager recommended the percentage allocation for housing, economic development and neighborhood improvement/public service activities to the City Council. The community needs assessment and evaluation of prior year projects performance was the objective basis for the City Manager's recommendations to the City Council for the percentage allocations.

The City again contracted with a consulting firm to evaluate all the programs and activities. The City used a customer satisfaction survey with each contract. The results are included in the review and analysis of each project by the evaluation consultant.

C. Assessment of Efforts in Carrying Out the Planned Actions Described in the Action Plan

Funded programs and services have been consistent with actions described in the action plan and annual action plans.

The City pursued all resources that were in the HUD-approved Consolidated Plan. The City did not willfully hinder implementation of the Consolidated Plan by action or inaction.

D. Evaluation of the Extent to Which CDBG Funds Were Used for Activities Benefiting Low and Moderate Income Persons

Funds were used exclusively for activities that met the criteria of the three national objectives. All CDBG funds were used to carry out activities benefiting low and moderate income persons. The funds have provided:

- housing
- economic development activities including technical assistance
- assistance with childcare
- services to prevent citizens from becoming homeless
- food, social, legal, senior and youth services
- domestic violence intervention
- education and job training that provides an opportunity for upward mobility

E. Displacement as a Result of Acquisition, Rehabilitation or Demolition of Occupied Real Property.

No displacement occurred as a result of CDBG-assisted activities during this reporting period.

F. Economic Development Activities and Low/Mod Job Creation; Limited Clientele Activities; Float Loans, Program Income, Loan Repayments and Lump Sum Drawdowns; Rehabilitation Activities; Neighborhood Revitalization Strategies.

Economic development and low/mod job creation

All jobs were made available to low- or moderate-income persons and were taken by low- or moderate-income persons.

Limited clientele activities

All activities undertaken during the program year that served limited clientele fell within the categories of presumed low and moderate income benefit (for example, persons with disabilities).

Float loans, program income and loan repayments

The Home Maintenance and Improvement Program (HMIP) is a revolving loan program that provides deferred and amortized loans to low and moderate income homeowners to correct deficiencies and make accessibility improvements. The Oakland Business

Development, a non-profit benefit corporation, provides technical assistance and loan packaging to small businesses that also result in job creation. This activity also involves a revolving loan fund.

Rehabilitation Activities

See Narrative "C": Affordable Housing Accomplishments, for all Residential Housing Rehabilitation Activities performed.

G. Actions to Ensure Compliance with Program and Comprehensive Planning Requirements

General Monitoring Procedures

The City actively monitored all subrecipients and projects to ensure compliance with program, fiscal and planning requirements. Monitoring included review of monthly invoices and client reports, annual on-site monitoring of financial records and client files, the district coordinator conducted site visits on 100% of the projects and on-site program monitoring was done for most projects. Findings from the Fiscal Services monitoring were researched by the Program Accountant. Service providers completed monthly reports for the Project Administrators on the units of service provided, the cost of providing the service, who the service was provided to and any problems encountered during the month. A public hearing is held each year on the CDBG, HOME, HOPWA and ESG Programs performance. This provides an opportunity for the public to comment on funded services and programs.

Construction Requirements

The Contract Compliance Unit, under the City Manager's Office, reviewed the following seven construction contracts for compliance with L/SLBE(Local/Small Local Business Enterprise) goals:

- International Boulevard Housing Initiative
- OPLP 31-Unit Housing Rehabilitation Project
- Palm Villas Housing Project
- Cultural Arts Gallery Tenant Improvements
- Housewives Market Demolition
- Cultural Arts Gallery Tenant Improvements
- Downs Memorial United Methodist Church Senior Housing Project

Environmental Requirements

The Community and Economic Development Agency (CEDA) is certified by the U.S. Department of Housing and Urban Development (HUD). CEDA conducts the National Environmental Policy Act (NEPA) environment assessments on all projects receiving

federal funds. In addition, CEDA is in compliance with all requirements under the California Environmental Quality Act (CEQA) for environmental assessments.

Projects included in the Consolidated Plan for July 1, 2001 through June 30, 2002 Development were reviewed to determine the projects that required detailed analysis under HUD's Environmental Review Procedures prior to release of HUD funds. The coded review determinations are on the chart on the following pages. Projects coded "58.34" or "58.35" required no further environmental review before expending HUD funds. Projects coded "REVIEW" required a detailed review under HUD's Environmental Review Procedures prior to release of HUD funds.

If a project requires a detailed review under HUD's Environmental Review Procedures prior to release of HUD funds, detailed project information must be provided to CEDA's environmental review staff for preparation of an Environmental Assessment, publication of the required notices, and submission to HUD of a Request for Release of Funds.

**FY 2001-02 Consolidated Plan Projects
Environmental Review Requirements**

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
03 – NEIGHBORHOOD FACILITIES			
National Latina Health Organization/Wheelchair Lift	102	\$ 12,612	58.34
Total 03 – NEIGHBORHOOD FACILITIES		\$ 12,612	
03F – PARKS, RECREATIONAL FACILITIES			
Life Enrichment Agency-Parks & Recreation/Allendale Recreation Center Supplies and Equipment	105	\$ 500	58.34
Life Enrichment Agency-Parks & Recreation/Allendale Recreation Center Basketball Court Renovation	72	\$ 13,000	58.35
Life Enrichment Agency-Parks & Recreation/Golden Gate Recreation Center Improvements	106	\$ 9,042	58.35
Life Enrichment Agency-Parks & Recreation/Willow Park Basketball Court Renovation	104	\$ 15,600	58.35
Total 03F – PARKS, RECREATIONAL FACILITIES		\$ 38,142	
03N – TREE PLANTING			
Life Enrichment Agency-Parks & Recreation/Street Tree Program	107, 109, 151	\$ 31,439	58.35
Total 03N – TREE PLANTING		\$ 31,439	
03T – OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS			
HOPWA (Alameda County)	34	\$ 1,259,480	58.35
HOPWA (Contra Costa County)	53	\$ 425,500	58.35
Homeless Winter Relief (CDBG)	30	\$ 225,000	58.35
Total 03T- OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS		\$ 1,909,980	
05 - PUBLIC SERVICES (General)			
Alameda County Community Food Bank/Shared Maintenance Scholarships	15, 65, 152, 153	\$ 142,962	58.34
Bay Area Black Consortium for Quality Health Care, Inc./the Birthing Project	132	\$ 32,280	58.34
Black Women Organized for Educational Development/Black Women's Resource Center	133	\$ 5,000	58.34
Casa Vincentia/Exit-After Care Partnership Program	16	\$ 42,638	58.34
Elmhurst Food Pantry/Emergency Food Brown Bag Program	7	\$ 70,391	58.34

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
Mayor's Hunger & Homeless Relief Program/Emergency Brown Bag Program	43, 82, 92	\$ 80,168	58.34
North Oakland Parish Programs/Family Support & Community Resource Center	73	\$ 69,107	58.34
Oakland Potluck	168	\$ 40,440	58.34
Total 05 - PUBLIC SERVICES (General)		\$ 482,986	
05A SENIOR SERVICES			
Bay Area Community Services/Meals on Wheels for Seniors	128, 129, 130	\$ 76,853	58.34
Elder Abuse Prevention/Senior Fraud Fighter Program	67	\$ 40,440	58.34
Legal Assistance for Seniors/Legal Services for Seniors	6, 155, 156, 157, 158	\$ 113,204	58.34
Life Enrichment Agency-Aging, Health & Human Services/ Senior Companion Program	159, 160, 161	\$ 39,110	58.34
Life Enrichment Agency-Aging, Health & Human Services/ Senior Citizen Information & Referral Program	22, 162	\$ 35,999	58.34
Lifelong Medical Care-Over 60 Health Center/East Oakland Clinic	68	\$ 71,002	58.34
St. Mary's Center/Senior Homeless Program	101	\$ 40,440	58.34
Total 05A – SENIOR SERVICES		\$ 417,048	
05B - HANDICAPPED SERVICES			
Alameda County Lions Central Committee/Senior Independent Living	69	\$ 10,047	58.34
Center for Independent Living/Disabled Housing Search & Counseling Services	91	\$ 8,037	58.34
Total 05B – HANDICAPPED SERVICES		\$ 18,084	
05C – LEGAL SERVICES			
East Bay Community Law Center/Housing Advocacy	126, 127	\$ 19,188	58.34
Total 05C – LEGAL SERVICES		\$ 19,188	
05D – YOUTH SERVICES			
Alameda County Health Care Foundation/Model Neighborhood Program	2, 98	\$ 135,000	58.34
Boys and Girls Clubs of Oakland/SMART Moves	131	\$ 30,000	58.34
Camp Fire Boys & Girls/Kids with Dreams Project	87	\$ 56,000	58.34
Friends if Golden Gate Library/Computer Laboratory	41	\$ 61,285	58.34
La Clinica de la Raza-Fruitvale Health Project, Inc./ Comprehensive Health Care for Adolescents	110	\$ 51,450	58.34
Life Enrichment Agency-Library Services/Enhancement of Golden Gate Branch Library Services	139	\$ 40,187	58.34
Life Enrichment Agency/OP&R/Earn Your Bike Program	138	\$ 7,500	58.34

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
Love Life Foundation/Community Media Production & Training	100	\$ 20,000	58.34
Office of Fire Services/A Safe Passage Program	140, 141, 142	\$ 63,515	58.34
Project Re-Connect	47, 164, 165	\$ 91,933	58.34
Project SEED/Supplemental Math Instruction Program	10	\$ 35,164	58.34
Supporting Future Growth Child Development Center/Early Outreach Intervention Program	96, 166, 167	\$ 70,140	58.34
<ul style="list-style-type: none"> • Camden St. • Birch Street • 30th Street 			
Total 05D - YOUTH SERVICES		\$ 662,174	
05F – SUBSTANCE ABUSE SERVICES			
Healthy Babies Project, Inc./Healthy Families Program	134, 135	\$ 61,672	58.34
Total 05F – SUBSTANCE ABUSE SERVICES		\$ 61,672	
05G – BATTERED AND ABUSED SPOUSES			
Family Violence Law Center/Domestic Violence Prevention Project	21, 154	\$ 50,686	58.34
Total 05G – BATTERED AND ABUSED SPOUSES		\$ 50,566	
05H – EMPLOYMENT TRAINING			
Jobs for Homeless Consortium/Homeless Employment Through Literacy & Preparation	136, 137	\$ 60,440	58.34
Professional Careers Association, Inc./Life Skills Academy	40	\$ 77,115	58.34
Total 05H - EMPLOYMENT TRAINING		\$ 137,555	
05J – FAIR HOUSING ACTIVITIES			
Fair Housing/Assistance to the Disabled (Center – Independent Living)	143	\$ 78,181	58.34
Fair Housing/Discrimination Against Families (Housing Rights, Inc)	58	\$ 47,273	58.34
Fair Housing/Landlord Tenant Issues (Sentinel Fair Housing)	28	\$ 115,455	58.34
Rental Assistance Program	61	\$ 47,273	58.34
Reverse Annuity Mortgage Program	60	\$ 21,818	58.34
Shared Housing	29	\$ 40,000	58.34
Total 05J – FAIR HOUSING ACTIVITIES		\$ 350,000	
05K - TENANT/LANDLORD COUNSELING			
Housing Counseling	27	\$ 180,000	58.34
Total 05K – TENANT/LANDLORD COUNSELING		\$ 180,000	

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
05L – CHILD CARE SERVICES			
San Antonio Community Development Corporation/Child Care Vendor Voucher Program	19	\$ 120,350	58.34
Total 05L - CHILD CARE SERVICES		\$ 120,350	
05 M - HEALTH SERVICES			
La Clinica de la Raza-Fruitvale Health Project, Inc./Hawthorne Elementary School-Based Clinic	125	\$ 12,000	58.34
Total 05M - HEALTH SERVICES		\$ 12,000	
10- REMOVAL OF ARCHITECTURAL BARRIERS			
Access Improvement Program (AIP) Grants	111	\$ 155,000	58.35
Total 10 - REMOVAL OF ARCHITECTURAL BARRIERS		\$ 155,000	
12 – CONSTRUCTION OF HOUSING			
Community Development Corporation of Oakland/Project Management and Predevelopment Capital	74	\$ 50,234	58.35
Housing Development	31	\$ 2,518,900	SPECIAL REVIEW
Total 12 - CONSTRUCTION OF HOUSING		\$ 2,569,134	
13 – MORTGAGE ASSISTANCE PROGRAM			
Mortgage Assistance Program		\$ 2,518,900	58.35
Total 13 MORTGAGE ASSISTANCE PROGRAM		\$ 2,518,900	
14A – REHAB; SINGLE- UNIT RESIDENTIAL			
Emergency Shelter Program	38	\$ 362,000	58.35
Minor Home Repair	25	\$ 250,000	58.35
Rehabilitation Loan Programs	44	\$ 3,300,000	58.35
Self-Help Paint and Free Paint	24	\$ 475,000	58.35
Vacant Housing/Housing Development Programs	23	\$ 265,000	SPECIAL REVIEW
Total 14A – REHAB; SINGLE-UNIT RESIDENTIAL		\$ 4,652,000	
15 - CODE ENFORCEMENT PROGRAM			
Code Enforcement Program	51	\$ 280,000	58.34
Total 15 – CODE ENFORCEMENT PROGRAM		\$ 280,000	
18B – ED TECHNICAL ASSISTANCE			
Business Development Costs	49	\$ 262,539	58.34
National Development Council	36	\$ 25,000	58.34

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
Neighborhood Commercial Revitalization	33	\$ 707,250	58.35
Neighborhood Commercial Revitalization Program Delivery	45	\$ 1,121,281	58.35
Oakland Business Development Corporation (OBDC) Program Delivery Costs	35	\$ 315,000	58.34
Total 18B - ED TECHNICAL ASSISTANCE		\$ 2,431,070	
18C – MICRO-ENTERPRISE ASSISTANCE			
Oakland Small Business Growth Center	50	\$ 115,000	58.35
San Antonio Community Development Corporation/Small Business NCR Program	75	\$ 68,300	58.35
Total 18C – MICRO-ENTERPRISE ASSISTANCE		\$ 183,000	
21A – GENERAL PROGRAM ADMINISTRATION			
CDBG Program Administration/Monitoring	81	\$ 2,368,650	58.34
HOPWA (City of Oakland – Administration)	54	\$ 17,020	58.34
OCCUR	62	\$ 175,000	58.34
Total 21A – GENERAL PROGRAM ADMINISTRATION		\$ 2,560,670	
21H – HOME ADMIN/PLANNING COSTS (10% CAP)			
HOME Program Administration/Monitoring	80	\$ 443,400	58.34
Total 21H – HOME PROGRAM ADMINISTRATION/MONITORING		\$ 443,400	
21I – HOME CHDO OPERATING EXPENSES (5% CAP)			
CHDO Organizational Operating Expenses	79	\$ 221,700	58.34
Total 21I – HOME CHDO OPERATING EXPENSES		\$ 221,700	

H. Financial Summary Report

The following pages contain the required Financial Summary Report. This information was not generated by IDIS and has been prepared manually.

***Insert Financial Summary Report here

Program Specific Narrative

HOME INVESTMENT PARTNERSHIPS PROGRAM

A. Allocation of HOME Funds

Funding Allocations (new projects and additional funding to existing projects)

During the program year, HOME funds were allocated as follows. These allocations were made from prior year, current year and some future year funds:

Program Administration	\$493,700
CHDO Operating Support	\$246,850
Northgate Apartments x units of family rental housing	\$2,155,177
Sister Thea Bowman II x units of senior rental housing	\$1,045,800
Southlake Tower preservation of x units of subsidized senior housing	\$1,000,000
Westwood Gardens HOPE VI development with x new units of family rental housing	\$1,000,000

B. Summary of Activities Undertaken with HOME Funds

The City continues to utilize its HOME funds to meet a variety of objectives identified in the Consolidated Plan. By the end of the fiscal year, the City had fully met its obligations for both commitment and expenditure of funds.

Projects Completed or Underway

Adeline Street Lofts

2320 Adeline Street

Acquisition and substantial rehabilitation of a warehouse to provide 36 units of rental housing for families

Target population: low and moderate income families

HOME funding: \$2,163,821 (revised total)

CHDO project

Construction was completed in January 2002 and the project is fully occupied.

Allen Temple Arms IV

7607 International Boulevard
24 1-BR units for people with AIDS
HOME funding: \$50,350

New construction of apartments with supportive services for persons with AIDS. Originally funded with HUD Section 811 and local funds, the project was awarded HOME funds in June 2000 to cover unanticipated cost increases.

Construction was 95% complete in June 2001 and marketing was underway.

Alvingroom Court Apartments

1600-2795 Alvingroom Court
Acquisition and substantial rehabilitation of 123 units of rental housing for families
Target population: extremely low, low and moderate income families
HOME funding: \$1,539,500

Construction was mostly complete on this project. Some on-site improvements still remain to be completed.

Bancroft Senior Housing

2320 55th Avenue
New construction of 61 units of rental housing for seniors
Target population: extremely low and low income seniors
HOME funding: \$1,419,847
CHDO project

Construction was completed in September 2001 and the project is fully occupied.

Downs Senior Housing

1027 60th Street
New Construction of 17 units of rental housing
Target population: low income seniors
HOME funding: \$1,308,800
CHDO Project

Construction started in April 2002, and the project is expected to be completed in March 2003.

Fruitvale Transit Village

New construction of a mixed-income, mixed-use transit-oriented development. Contains 47 residential units, of which 10 are HOME-assisted.

Target population: low and moderate income families.

HOME funding: \$750,000

CHDO Project

Construction is underway and is expected to be completed by November 2003.

International Boulevard Family Housing I

6600 International Blvd and 1406 Seminary Ave

New construction of 30 units of rental housing

Target population: low and moderate income families, persons with special needs

HOME funding: \$1,914,457

CHDO project

Construction was completed in March 2002 and the project is fully occupied.

International Boulevard Family Housing II

6006 International Blvd

New construction of 24 units of rental housing

Target population: low and moderate income families

HOME funding: \$2,033,167

CHDO project

Construction started in October 2000. Project completion is anticipated in December 2002.

Rehabilitation Assistance for Existing Owner-Occupied Homes

Citywide

Deferred and amortizing loans for low and moderate income homeowners.

A total of \$1710,213 has been allocated for this program. No activities were undertaken in FY 2001-2002, but all funds are expected to be used in FY 2002-2003.

C. Relation to Consolidated Plan Goals

The City's Consolidated Plan indicates a high priority for rental housing, particularly for very low income seniors and families, and for larger families. All available HOME funds were allocated for rental housing, including housing for seniors and families. HOME-

assisted projects contain more than the minimum required number of units affordable to very low income households, and the City grants priority in its funding awards to projects with a higher proportion of units serving larger families (units with 3 or more bedrooms).

D. Community Housing Development Organizations (CHDOs)

The City has designated a total of six local nonprofits as CHDOs -- Oakland Community Housing, Inc. (OCHI), Resources for Community Development (RCD), Jubilee West, Community Development Corporation of Oakland (CDCO), Affordable Housing Associates (AHA), and the East Bay Asian Local Development Corporation (EBALDC).

HOME commitments to CHDOs have far exceeded the minimum program requirement of 15% of each year's allocation. As of June 30, 2000, the City had allocated more than 30% of its HOME funds to CHDOs since the inception of the program in 1992.

Several CHDOs, and organizations seeking to become CHDOs, have been referred to third party intermediaries funded by HUD to provide training and technical support.

During the year, the City continued its partnership with the Local Initiatives Support Corporation (LISC) to complete the Partners in Community Building program. This program provides training, technical assistance and operating support to CHDOs to help them better integrate their housing development work with neighborhood revitalization efforts. Two Oakland organizations, Oakland Community Housing, Inc. (OCHI) and the East Bay Asian Local Development Corporation (EBALDC), participated in the program.

The City will be continuing work with LISC in a new 3-year program, the Durable CDCs Initiative, which will include the Partners II program. As in the first Partners program, the City will provide operating support to CHDOs that are selected to participate in the Partners II program.

The City also provided operating support to both AHA and RCD, both of whom are currently developing HOME-assisted rental housing.

E. Minority Outreach

The City continues to monitor the performance of HOME-assisted developers in doing outreach to increase the participation of minority and women owned firms in contracts funded under the HOME program.

During the program year, construction was completed on the Bancroft Senior Housing, International Boulevard Family Housing, Allen Temple Arms IV, and Adeline Street Lofts projects.

The MBE/WBE Report is included at the end of this section.

F. Matching Funds

The statute and regulations governing the HOME program require that participating jurisdictions contribute matching funds to their HOME-assisted housing program. The match requirement is based on the amount of HOME funds disbursed during the federal fiscal year, which runs from October 1 through September 30.

A HOME Match Report, covering the FY 2001-2002 program year, is included at the end of this section.

The City is required to provide matching funds for all disbursements of HOME funds awarded in FY 1993 or later. HOME regulations normally require that HOME funds be matched by a 25% contribution. Because the City has qualified as a "fiscal distress" area, the requirement is reduced to 12.5% of the HOME disbursements.

The City's cumulative matching fund contributions continue to be far in excess of the amount required, and the excess match is carried forward from year to year.

F. Monitoring of Completed Rental Projects

The City hired a new asset manager to perform monitoring of HOME-assisted and other City-assisted projects.

The following rental projects were monitored:

- Coolidge Court
- Bancroft Senior Homes
- Irene Cooper Terrace
- E.C. Reems Gardens
- Harrison Hotel

All projects were found to be in compliance with all HOME requirements, with 2 exceptions:

The EC Reems Garden project had increased rents without prior City approval. However, the rents were less than the maximum allowed under HOME regulations. The owner has been advised to seek City approval for future rent increases.

The Harrison Hotel's elevator did not have a current inspection certificate. The management company has been attempting to get the elevator company to inspect the elevator. The City has given the owner 90 days to bring the project into compliance.

G. Displacement and Relocation

The International Boulevard Family Housing II project displaced 2 lower income households during the 2002-2003 program year, due to the demolition of 2 existing single family homes. As required by the Uniform Relocation Act and Section 104(d) of the Community Development Act of 1974, replacement units will be provided in the project. The households were given relocation assistance and first priority for occupancy in the new project.

Insert MBE/WBE report here
(labeled Annual Performance Report)

INSERT HOME MATCH REPORT HERE

IDIS - C04PR07

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
DRAWDOWN REPORT BY VOUCHER NUMBER
OAKLAND, CA

DATE: 09-06-02
TIME: 19:18
PAGE: 1

REPORT FOR ACTIVITY : ALL
PROGRAM : HOME
FUND TYPE : ALL
SOURCE TYPE: ALL
RECIP TYPE : ALL
DATE RANGE : 07-01-2001 TO 06-30-2002

VOUCHER NUMBER	LINE ITEM	IDIS ACTIVITY	DATE CREATED	STATUS	STATUS DATE	SEND DATE	GRANT NUMBER	TYPE	AMOUNT
654330	2	1480	7/16/2001	COMPLETE	7/17/2001	7/16/2001	M-00-MC-060208	AD	\$25,947.00
658457	2	1480	7/27/2001	COMPLETE	7/28/2001	7/27/2001	M-00-MC-060208	AD	\$13,851.00
661700	1	1480	8/7/2001	COMPLETE	8/8/2001	8/7/2001	M-00-MC-060208	AD	\$6,226.00
679236	3	1480	9/27/2001	COMPLETE	9/28/2001	9/27/2001	M-00-MC-060208	AD	\$31,231.00
704014	2	1480	12/10/2001	COMPLETE	12/12/2001	12/11/2001	M-00-MC-060208	AD	\$100,363.00
731128	2	1480	2/28/2002	COMPLETE	3/6/2002	3/5/2002	M-00-MC-060208	AD	\$94,738.00
748076	1	1480	4/16/2002	COMPLETE	4/17/2002	4/16/2002	M-00-MC-060208	AD	\$44,294.00
767130	1	1480	6/10/2002	COMPLETE	6/11/2002	6/10/2002	M-00-MC-060208	AD	\$54,231.00
658457	1	1583	7/27/2001	COMPLETE	7/28/2001	7/27/2001	M-96-MC-060208	CO	\$28,301.00
661700	2	1584	8/7/2001	COMPLETE	8/8/2001	8/7/2001	M-96-MC-060208	CO	\$20,955.00
679236	1	1389	9/27/2001	COMPLETE	9/28/2001	9/27/2001	M-96-MC-060208	CO	\$20,000.00
679236	2	1583	9/27/2001	COMPLETE	9/28/2001	9/27/2001	M-96-MC-060208	CO	\$16,053.00
704014	1	1584	12/10/2001	COMPLETE	12/12/2001	12/11/2001	M-96-MC-060208	CO	\$22,523.00
732703	1	1604	3/5/2002	COMPLETE	3/6/2002	3/5/2002	M-96-MC-060208	CO	\$35,267.00
732703	2	1604	3/5/2002	COMPLETE	3/6/2002	3/5/2002	M-97-MC-060208	CO	\$16,387.00
744001	1	1584	4/4/2002	COMPLETE	4/6/2002	4/5/2002	M-97-MC-060208	CO	\$28,720.00
744001	2	1583	4/4/2002	COMPLETE	4/6/2002	4/5/2002	M-97-MC-060208	CO	\$31,849.00
654332	1	1585	7/16/2001	COMPLETE	7/17/2001	7/16/2001	M-99-MC-060208	CR	\$130,827.00
658453	1	1387	7/27/2001	COMPLETE	7/28/2001	7/27/2001	M-99-MC-060208	CR	\$494,005.00
661697	1	1585	8/7/2001	COMPLETE	8/8/2001	8/7/2001	M-99-MC-060208	CR	\$84,513.00
661697	2	1387	8/7/2001	COMPLETE	8/8/2001	8/7/2001	M-99-MC-060208	CR	\$93,453.00
679241	1	1585	9/27/2001	COMPLETE	9/28/2001	9/27/2001	M-99-MC-060208	CR	\$107,063.00

VOUCHER NUMBER	LINE ITEM	IDIS ACTIVITY	DATE CREATED	STATUS	STATUS DATE	SEND DATE	GRANT NUMBER	TYPE	AMOUNT
679241	2	1387	9/27/2001	COMPLETE	9/28/2001	9/27/2001	M-99-MC-060208	CR	\$50,450.00
704025	1	1585	12/10/2001	COMPLETE	12/11/2001	12/10/2001	M-99-MC-060208	CR	\$127,537.00
731129	1	1585	2/28/2002	COMPLETE	3/6/2002	3/5/2002	M-99-MC-060208	CR	\$76,987.00
744002	1	1714	4/4/2002	COMPLETE	4/6/2002	4/5/2002	M-00-MC-060208	CR	\$335,968.00
770715	1	1714	6/18/2002	COMPLETE	6/20/2002	6/19/2002	M-00-MC-060208	CR	\$146,914.00
770751	1	1585	6/18/2002	COMPLETE	6/20/2002	6/19/2002	M-99-MC-060208	CR	\$260,994.00
770751	2	1585	6/18/2002	COMPLETE	6/20/2002	6/19/2002	M-00-MC-060208	CR	\$240,715.00
775327	1	1585	6/28/2002	COMPLETE	7/5/2002	7/3/2002	M-00-MC-060208	CR	\$159,535.00
654330	1	707	7/16/2001	COMPLETE	7/17/2001	7/16/2001	M-99-MC-060208	EN	\$180,461.00
770718	1	1590	6/18/2002	COMPLETE	6/20/2002	6/19/2002	M-99-MC-060208	EN	\$50,350.00

TOTAL HOME DRAWDOWNS	\$3,130,708.00
TOTAL EXEMPT FROM MATCH (AD AND CO)	\$590,936.00
TOTAL SUBJECT TO MATCH (CR AND EN)	\$2,539,772.00
MATCH PERCENTAGE	12.5%
MATCH LIABILITY	\$317,471.50

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
STATUS OF HOME GRANTS FOR
OAKLAND, CA MXXMC060208

DATE: 06-28-02
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PAGE: 1

PJ: OAKLAND, CA

----- COMMITMENTS FROM AUTHORIZED FUNDS -----						
(A)	(B)	(C)	(D)	(I)	(J)	(K)
		AD/CO FUNDS				
FISCAL YEAR	TOTAL AUTHORIZATION	ADMIN/OP RESERVATION	COMMITMENT REQUIREMENT	TOTAL AUTHORIZED COMMITMENTS	% OF REQT CMTD	% OF AUTH CMTD
1992	4,282,000.00	428,200.00	3,853,800.00	3,853,800.00	100.0	100.0
1993	2,830,000.00	424,500.00	2,405,500.00	2,405,500.00	100.0	100.0
1994	3,455,000.00	518,250.00	2,936,750.00	2,936,749.77	99.9	99.9
1995	3,708,000.00	556,200.00	3,151,800.00	3,151,800.00	100.0	100.0
1996	3,889,000.00	583,350.00	3,305,650.00	3,305,650.00	100.0	100.0
1997	3,804,000.00	570,600.00	3,233,400.00	3,233,400.00	100.0	100.0
1998	4,113,000.00	616,950.00	3,496,050.00	3,496,050.00	100.0	100.0
1999	4,427,000.00	664,050.00	3,762,950.00	3,762,950.00	100.0	100.0
2000	4,435,000.00	665,250.00	3,769,750.00	2,059,537.33	54.6	61.4
2001	4,937,000.00	740,550.00	4,196,450.00	7,649.00	0.1	15.1
TOTAL	39,880,000.00	5,767,900.00	34,112,100.00	28,213,086.10	82.7	85.2

----- COMMITMENTS FROM AUTHORIZED FUNDS CONTINUED -----					
(A)	(E)	(F)	(G)	(H)	(I)
	CR/CC FUNDS	%	SU FUNDS	EN FUNDS	
FISCAL YEAR	AMOUNT RESERVED TO CHDOS + CC	CHDO RSVD	RESERVATIONS TO OTHER ENTITIES	PJ COMMITMENTS TO ACTIVITIES	TOTAL AUTHORIZED COMMITMENTS
1992	3,516,532.00	82.1	0.00	337,268.00	3,853,800.00
1993	583,783.00	20.6	0.00	1,821,717.00	2,405,500.00
1994	726,366.77	21.0	0.00	2,210,383.00	2,936,749.77
1995	910,130.00	24.5	0.00	2,241,670.00	3,151,800.00
1996	583,350.00	15.0	0.00	2,722,300.00	3,305,650.00
1997	570,600.00	15.0	0.00	2,662,800.00	3,233,400.00
1998	2,843,628.00	69.1	0.00	652,422.00	3,496,050.00
1999	1,975,901.00	44.6	0.00	1,787,049.00	3,762,950.00
2000	1,966,401.00	44.3	0.00	93,136.33	2,059,537.33
2001	7,649.00	0.1	0.00	0.00	7,649.00
TOTAL	13,684,340.77	34.3	0.00	14,528,745.33	28,213,086.10

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

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INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
STATUS OF HOME GRANTS FOR
OAKLAND, CA MXXMC060208

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PJ: OAKLAND, CA

----- PROGRAM INCOME (PI) -----							
FISCAL	PROGRAM INCOME	AMOUNT		NET	DISBURSED	TOTAL	%
YEAR	RECEIPTS	COMMITTED TO	%	DISBURSED	PENDING	DISBURSED	DISB
		ACTIVITIES	CMTD		APPROVAL		
TOTAL	0.00	0.00	0.0	0.00	0.00	0.00	0.0

----- COMMITMENT SUMMARY -----		
TOTAL COMMITMENTS FROM AUTHORIZED FUNDS		28,213,086.10
NET PROGRAM INCOME DISBURSED	+	0.00
TOTAL COMMITMENTS		28,213,086.10

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
STATUS OF HOME GRANTS FOR
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----- DISBURSEMENTS -----				
(A) FISCAL YEAR	(B) TOTAL AUTHORIZATION	(G) TOTAL DISBURSED	(H) % DISB	(I) GRANT BALANCE
1992	4,282,000.00	4,282,000.00	100.0	0.00
1993	2,830,000.00	2,830,000.00	100.0	0.00
1994	3,455,000.00	3,454,999.77	99.9	0.23
1995	3,708,000.00	3,708,000.00	100.0	0.00
1996	3,889,000.00	3,889,000.00	100.0	0.00
1997	3,804,000.00	3,690,756.00	97.0	113,244.00
1998	4,113,000.00	3,907,350.00	95.0	205,650.00
1999	4,427,000.00	3,178,933.61	71.8	1,248,066.39
2000	4,435,000.00	1,322,171.00	29.8	3,112,829.00
2001	4,937,000.00	0.00	0.0	4,937,000.00
TOTAL	39,880,000.00	30,263,210.38	75.8	9,616,789.62

----- DISBURSEMENTS CONTINUED -----					
(A) FISCAL YEAR	(C) DISBURSED	(D) RETURNED	(E) NET DISBURSED	(F) DISBURSED PENDING APPROVAL	(G) TOTAL DISBURSED
1992	4,282,000.00	0.00	4,282,000.00	0.00	4,282,000.00
1993	2,830,000.00	0.00	2,830,000.00	0.00	2,830,000.00
1994	3,462,499.77	7,500.00	3,454,999.77	0.00	3,454,999.77
1995	3,708,000.00	0.00	3,708,000.00	0.00	3,708,000.00
1996	3,889,000.00	0.00	3,889,000.00	0.00	3,889,000.00
1997	3,690,756.00	0.00	3,690,756.00	0.00	3,690,756.00
1998	3,907,350.00	0.00	3,907,350.00	0.00	3,907,350.00
1999	3,178,933.61	0.00	3,178,933.61	0.00	3,178,933.61
2000	1,162,636.00	0.00	1,162,636.00	159,535.00	1,322,171.00
2001	0.00	0.00	0.00	0.00	0.00
TOTAL	30,111,175.38	7,500.00	30,103,675.38	159,535.00	30,263,210.38

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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----- HOME ACTIVITIES COMMITMENTS/DISBURSEMENTS -----

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(C) AMOUNT COMMITTED TO ACTIVITIES	(D) % CMTD	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	100.0	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	100.0	2,405,500.00	100.0
1994	2,936,750.00	2,936,749.77	99.9	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	100.0	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	100.0	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	100.0	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	100.0	3,496,050.00	100.0
1999	3,762,950.00	3,762,950.00	100.0	2,736,233.61	72.7
2000	3,769,750.00	2,059,537.33	54.6	883,132.00	23.4
2001	4,196,450.00	7,649.00	0.1	0.00	0.0
TOTAL	34,112,100.00	28,213,086.10	82.7	26,002,315.38	76.2

----- HOME ACTIVITIES COMMITMENTS/DISBURSEMENTS CONTINUED -----

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(E) DISBURSED	(F) RETURNED	(G) NET DISBURSED	(H) % NET DISB	(I) DISBURSED PENDING APPROVAL	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	0.00	3,853,800.00	100.0	0.00	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	0.00	2,405,500.00	100.0	0.00	2,405,500.00	100.0
1994	2,936,750.00	2,944,249.77	7,500.00	2,936,749.77	99.9	0.00	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	0.00	3,151,800.00	100.0	0.00	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	0.00	3,305,650.00	100.0	0.00	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	0.00	3,233,400.00	100.0	0.00	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	0.00	3,496,050.00	100.0	0.00	3,496,050.00	100.0
1999	3,762,950.00	2,736,233.61	0.00	2,736,233.61	72.7	0.00	2,736,233.61	72.7
2000	3,769,750.00	723,597.00	0.00	723,597.00	19.1	159,535.00	883,132.00	23.4
2001	4,196,450.00	0.00	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL	34,112,100.00	25,850,280.38	7,500.00	25,842,780.38	75.7	159,535.00	26,002,315.38	76.2

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----- ADMINISTRATIVE FUNDS (AD) -----								
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT AUTHORIZED FROM PI	AMOUNT RESERVED	% AUTH RSVD	BALANCE TO RESERVE	TOTAL DISBURSED	% RSVD DISB	AVAILABLE TO DISBURSE
1992	428,200.00	0.00	428,200.00	100.0	0.00	428,200.00	100.0	0.00
1993	283,000.00	0.00	283,000.00	100.0	0.00	283,000.00	100.0	0.00
1994	345,500.00	0.00	345,500.00	100.0	0.00	345,500.00	100.0	0.00
1995	370,800.00	0.00	370,800.00	100.0	0.00	370,800.00	100.0	0.00
1996	388,900.00	0.00	388,900.00	100.0	0.00	388,900.00	100.0	0.00
1997	380,400.00	0.00	380,400.00	100.0	0.00	380,400.00	100.0	0.00
1998	411,300.00	0.00	411,300.00	100.0	0.00	411,300.00	100.0	0.00
1999	442,700.00	0.00	442,700.00	100.0	0.00	442,700.00	100.0	0.00
2000	443,500.00	0.00	443,500.00	100.0	0.00	439,039.00	98.9	4,461.00
2001	493,700.00	0.00	493,700.00	100.0	0.00	0.00	0.0	493,700.00
TOTAL	3,988,000.00	0.00	3,988,000.00	100.0	0.00	3,489,839.00	87.5	498,161.00

----- CHDO OPERATING FUNDS (CO) -----							
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	% AUTH RSVD	BALANCE TO RESERVE	TOTAL DISBURSED	% RSVD DISB	AVAILABLE TO DISBURSE
1992	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1993	141,500.00	141,500.00	100.0	0.00	141,500.00	100.0	0.00
1994	172,750.00	172,750.00	100.0	0.00	172,750.00	100.0	0.00
1995	185,400.00	185,400.00	100.0	0.00	185,400.00	100.0	0.00
1996	194,450.00	194,450.00	100.0	0.00	194,450.00	100.0	0.00
1997	190,200.00	190,200.00	100.0	0.00	76,956.00	40.4	113,244.00
1998	205,650.00	205,650.00	100.0	0.00	0.00	0.0	205,650.00
1999	221,350.00	221,350.00	100.0	0.00	0.00	0.0	221,350.00
2000	221,750.00	221,750.00	100.0	0.00	0.00	0.0	221,750.00
2001	246,850.00	246,850.00	100.0	0.00	0.00	0.0	246,850.00
TOTAL	1,779,900.00	1,779,900.00	100.0	0.00	771,056.00	43.3	1,008,844.00

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----- CHDO FUNDS (CR) -----									
FISCAL YEAR	CHDO REQUIREMENT	AMOUNT RESERVED TO CHDOS	% REQ RSVD	FUNDS COMMITTED FOR ACTIVITIES	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE
1992	642,300.00	3,516,532.00	547.4	3,516,532.00	100.0	0.00	3,516,532.00	100.0	0.00
1993	424,500.00	583,783.00	137.5	583,783.00	100.0	0.00	583,783.00	100.0	0.00
1994	518,250.00	726,366.77	140.1	726,366.77	100.0	0.00	726,366.77	100.0	0.00
1995	556,200.00	910,130.00	163.6	910,130.00	100.0	0.00	910,130.00	100.0	0.00
1996	583,350.00	583,350.00	100.0	583,350.00	100.0	0.00	583,350.00	100.0	0.00
1997	570,600.00	570,600.00	100.0	570,600.00	100.0	0.00	570,600.00	100.0	0.00
1998	616,950.00	2,843,628.00	460.9	2,843,628.00	100.0	0.00	2,843,628.00	100.0	0.00
1999	664,050.00	1,975,901.00	297.5	1,975,901.00	100.0	0.00	1,939,897.28	98.1	36,003.72
2000	665,250.00	1,966,401.00	295.5	1,966,401.00	100.0	0.00	883,132.00	44.9	1,083,269.00
2001	740,550.00	7,649.00	1.0	7,649.00	100.0	0.00	0.00	0.0	7,649.00
TOTAL	5,982,000.00	13,684,340.77	228.7	13,684,340.77	100.0	0.00	12,557,419.05	91.7	1,126,921.72

----- CHDO LOANS -----	
FISCAL YEAR	AMOUNT AUTHORIZED
1992	351,653.20
1993	58,378.30
1994	72,636.70
1995	91,013.00
1996	58,335.00
1997	57,060.00
1998	284,362.80
1999	197,590.10
2000	196,640.10
2001	74,055.00
TOTAL	1,441,724.20

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----- CHDO CAPACITY (CC) -----								
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	AMOUNT COMMITTED	% AUTH CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	BALANCE TO DISBURSE
1992	128,460.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1993	84,900.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1994	103,650.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1995	111,240.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1996	116,670.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1997	114,120.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1998	123,390.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1999	132,810.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2000	133,050.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2001	148,110.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	1,196,400.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00

----- RESERVATIONS TO STATE RECIPIENTS AND SUB-RECIPIENTS (SU) -----								
FISCAL YEAR	AMOUNT RESERVED TO OTHER ENTITIES	% REQ RSVD	AMOUNT COMMITTED	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE
1992	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1993	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1994	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1995	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1996	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1997	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1998	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1999	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2000	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2001	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00

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----- TOTAL PROGRAM FUNDS -----				
(A)	(B)	(C)	(I)	(J)
FISCAL	TOTAL	PROGRAM INCOME	TOTAL	AVAILABLE
YEAR	AUTHORIZATION	AMOUNT	DISBURSED	TO DISBURSE
1992	4,282,000.00	0.00	4,282,000.00	0.00
1993	2,830,000.00	0.00	2,830,000.00	0.00
1994	3,455,000.00	0.00	3,454,999.77	0.23
1995	3,708,000.00	0.00	3,708,000.00	0.00
1996	3,889,000.00	0.00	3,889,000.00	0.00
1997	3,804,000.00	0.00	3,690,756.00	113,244.00
1998	4,113,000.00	0.00	3,907,350.00	205,650.00
1999	4,427,000.00	0.00	3,178,933.61	1,248,066.39
2000	4,435,000.00	0.00	1,322,171.00	3,112,829.00
2001	4,937,000.00	0.00	0.00	4,937,000.00
TOTAL	39,880,000.00	0.00	30,263,210.38	9,616,789.62

----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL	COMMITTED	NET DISBURSED	NET DISBURSED	NET	DISBURSED	TOTAL
YEAR	AMOUNT	FOR ACTIVITIES	FOR ADMIN/OP	DISBURSED	PENDING APPROVAL	DISBURSED
1992	3,853,800.00	3,853,800.00	428,200.00	4,282,000.00	0.00	4,282,000.00
1993	2,405,500.00	2,405,500.00	424,500.00	2,830,000.00	0.00	2,830,000.00
1994	2,936,749.77	2,936,749.77	518,250.00	3,454,999.77	0.00	3,454,999.77
1995	3,151,800.00	3,151,800.00	556,200.00	3,708,000.00	0.00	3,708,000.00
1996	3,305,650.00	3,305,650.00	583,350.00	3,889,000.00	0.00	3,889,000.00
1997	3,233,400.00	3,233,400.00	457,356.00	3,690,756.00	0.00	3,690,756.00
1998	3,496,050.00	3,496,050.00	411,300.00	3,907,350.00	0.00	3,907,350.00
1999	3,762,950.00	2,736,233.61	442,700.00	3,178,933.61	0.00	3,178,933.61
2000	2,059,537.33	723,597.00	439,039.00	1,162,636.00	159,535.00	1,322,171.00
2001	7,649.00	0.00	0.00	0.00	0.00	0.00
TOTAL	28,213,086.10	25,842,780.38	4,260,895.00	30,103,675.38	159,535.00	30,263,210.38

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----- TOTAL PROGRAM PERCENT -----									
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
			%	%	%	%	%	%	%
FISCAL	TOTAL	PROGRAM INCOME	COMMITTED	DISB FOR	DISB FOR	NET	DISBURSED	PENDING	TOTAL
YEAR	AUTHORIZATION	AMOUNT	FOR	ACTIVITIES	ADMIN/OP	DISBURSED	APPROVAL	DISBURSED	AVAILABLE
									TO
									DISBURSE
1992	4,282,000.00	0.00	90.0	90.0	10.0	100.0	0.0	100.0	0.0
1993	2,830,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1994	3,455,000.00	0.00	84.9	84.9	15.0	99.9	0.0	99.9	0.0
1995	3,708,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1996	3,889,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1997	3,804,000.00	0.00	85.0	85.0	12.0	97.0	0.0	97.0	2.9
1998	4,113,000.00	0.00	85.0	85.0	10.0	95.0	0.0	95.0	5.0
1999	4,427,000.00	0.00	85.0	61.8	10.0	71.8	0.0	71.8	28.1
2000	4,435,000.00	0.00	46.4	16.3	9.8	26.2	3.5	29.8	70.1
2001	4,937,000.00	0.00	0.1	0.0	0.0	0.0	0.0	0.0	100.0
TOTAL	39,880,000.00	0.00	70.7	64.8	10.6	75.4	0.4	75.8	24.1

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BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR
OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- ACQUISITION ONLY ---									
1586	148 ISLETON AVE OAKLAND, CA 94603	1	1	05-25-01	30,000.00	30,000.00	100.0	CP	07-03-01
1587	3223 62ND AVE OAKLAND, CA 94605	1	1	05-25-01	30,000.00	30,000.00	100.0	CP	07-03-01
--- ACQUISITION AND REHABILITATION ---									
707	2600 - 2795 E.C. REEMS COURT OAKLAND, CA 94605	123	118	01-27-98	1,539,500.00	1,205,751.00	78.3	OP	07-16-01
1388	2320 ADELINE ST OAKLAND, CA 94607	38	37	06-29-00	2,163,821.00	2,127,917.28	98.3	OP	04-23-01
--- ACQUISITION AND NEW CONSTRUCTION ---									
808	2320 AND 2320 B 55TH AVENUE OAKLAND, CA 94621	61	61	06-22-98	1,419,847.00	1,419,747.00	99.9	OP	07-06-00
1004	1218 - 1230 2ND AVE OAKLAND, CA 94606	40	39	10-29-98	526,000.00	525,900.00	99.9	OP	03-19-01
1387	6600 INTERNATIONAL BLVD OAKLAND, CA 94704	30	29	06-29-00	1,914,457.00	1,914,453.00	99.9	OP	09-27-01
1585	6006 INTERNATIONAL BLVD OAKLAND, CA 94621	24	24	05-25-01	2,033,167.00	1,608,636.00	79.1	OP	06-19-02
1590	7607 INTERNATIONAL BLVD OAKLAND, CA 94621	24	24	07-03-01	50,350.00	50,350.00	100.0	FD	06-19-02
1633	3300 AND 3400 EAST 12TH STREET OAKLAND, CA 94601	47	10	06-27-02	750,000.00	0.00	0.0	OP	06-27-02
1714	1027 60TH ST OAKLAND, CA 94608	17	16	03-25-02	1,308,800.00	482,882.00	36.8	OP	06-19-02

*STATUS CODE: CP=COMPLETED FD=FINAL DRAW (DRAWN=FUNDED, BUT ACTIVITY STILL OPEN OP=OPEN (BUDGETED OR UNDERWAY) XX=CANCELED

Program Specific Narrative

EMERGENCY SERVICES GRANT AND CONTINUUM OF CARE FOR HOMELESS PERSONS

2001/02 EMERGENCY SHELTER GRANT - ACCOMPLISHMENT NARRATIVE

Assessment Goals & Objectives:

Through ESG funded activities and activities supported by other match funding sources, more than 21,609 persons received services and/or shelter that either prevented episodes of homelessness, provided temporary relief from homelessness or assisted in the transition out of the state of homelessness.

Coupled with various other resources and/or programs, 2001/02 ESG project activities helped address pertinent Strategic Plan objectives related to housing and other priority homeless needs by providing emergency shelter with limited short-term supportive services for homeless persons. This is part of the City's three-tiered approach to effectively mitigating homelessness for many.

The eligible constituents of ESG activities have or will have the opportunity to access the next phase of the three-tiered approach, transitional housing. Those participants of the City's transitional housing programs are assisted with temporary housing for up to 2 years with supportive services, assisting the participants in transitioning into permanent housing-the final tier of this approach.

ESG activities also provide for retention of permanent housing for those at-risk of being homeless through financial eviction prevention assistance, move-in assistance and legal assistance.

Leveraging Resources:

To meet the dollar-for-dollar matching requirements for the \$362,000 awarded in 2001/02 Emergency Shelter Grant, the City allocated the following amounts from its General Purpose Fund account for homeless shelter and services:

\$115,000	Emergency Housing Program (City General Purpose Fund)
\$176,000 ³	Homeless Mobile Outreach Program (City General Purpose Fund)
\$100,000 ⁴	Oakland Army Base Temporary Winter Shelter (City General Purpose Funds)
<hr/>	
<u>\$362,000</u>	Total Match Funds

³ \$147,000 of the \$176,000 budgeted to this program was committed at 2001/02 ESG match.

⁴ Alameda County awarded the City from its General Fund at total of \$125,000 for the joint venture operations of the Oakland Army Base Temporary Winter Shelter. An additional award of \$56,000 from the City of Berkeley was also used to support this program.

Self-Evaluation:

It is estimated that approximately 5,000 persons are homeless in Oakland at any point in time. The supply of shelter beds in Oakland meets approximately 7-10% of this demand. Through ESG activities and other shelter programs funded through the City, additional beds and/or services are provided or maintained to temporarily house those individuals and/or families plagued with issues leading to homelessness.

2001/02 ESG and other homeless service program activities provided for approximately 1,403 units of legal services to prevent homelessness, 101,901 shelter bednights, 542 hotel/motel bednights, rental assistance to 391 homeless or near-homeless individuals and families, 7,486 units of case management, 38,967 units of food services and other support services.

The City and its contractors continue to seek funding, develop innovative programs, collaborate and coordinate services to provide remedy to the necessities of our homeless population.

While the level of ESG funding remained the same for the 2001/02 fiscal year, the City managed to operate an additional temporary winter shelter at the Oakland Army Base site, housing and feeding on the average of 97 persons per night from November 1, 2001 through April 15, 2002. Approximately 12,360 shelter bednights and meals were provided through this program. This effort was a partnership between Alameda County, City of Berkeley, Emergency Services Network, Operation Dignity and the City.

The City, along with Travelers Aid Society of Alameda County, Inc. administered a Homeless Mobile Outreach and Homelessness Prevention Programs, serving the homeless living in encampments. Within FY 2001/02, over 51 encampments were identified, 163 intakes were completed (128 new cases and 35 reopened cases) and a total of 176 homeless persons living in encampments received services. Approximately 72% of field intake clients followed through in contacting Travelers Aid Society for supportive services.

In addition, the Homeless Mobile Outreach Program provided 3,810 meals, 294 blankets and 660 units of clothing were distributed, 502 condoms, 604 hygiene kits were handed out, 1,152 units of transportation assistance was provided, and 833 bednights of hotel/motel vouchers or shelter were secured.

Agencies Funded and Persons Assisted through the 2001/02 Emergency Shelter Grant Program

The reports on the following pages, are generated from HUD's Integrated Disbursement and Information System (IDIS) and data spreadsheet maintained by City staff, providing additional information on accomplishments of ESG funded and ESG match funded activities in the 2001/02 program year.

2001/02 EMERGENCY SHELTER GRANT STATISTICS AND SERVICES PROVIDED

PERSONS SERVED

ESG JULY 2001 - JUNE 2002 SUMMARY - INCLUDES PERSONS SERVED/SERVICES PROVIDED UNDER PROGRAMS FUNDED W/ESG MATCH DOLLARS (EHP, OABTWS, & HMOP)	White	Black	Hispanic	Asian/ Pacific Islander	American Indian/ Alaskan	Other	Male	Female	Female Head of Household
24 Hour OPTCC	44	289	77	0	2	0	56	270	224
A Safe Place	25	96	59	3	0	7	72	123	73
Ark of Refuge	57	617	55	10	0	50	499	303	115
Building Opportunity for Self Sufficiency	56	371	34	13	8	51	31	56	22
East Bay Community Law Center	155	681	96	69	5	147	429	701	641
East Oakland Community Project	101	527	34	6	1	1	416	167	7
Emergency Services Network	0	0	0	0	0	0	0	0	0
Family Violence Law Center	26	135	94	13	1	4	0	268	128
Health Care for the Homeless	98	542	76	18	14	0	184	441	316
Henry Robinson MSC/Operation Dignity	27	420	73	8	1	0	233	319	117
Operation Dignity (OABTWS)	3,297	8,345	251	114	93	260	8,639	3,721	0
Jubilee Restoration/Missionary Recovery	2	28	1	0	0	0	31	0	0
Phase III	11	110	4	0	0	0	75	50	50
Project Outreach	2	25	12	0	0	0	9	10	0
Salvation Army	168	1,524	124	13	92	3	449	592	415
St. Mary's Center	60	347	30	2	0	4	214	229	0
Travelers Aid Society	102	928	94	47	10	39	552	682	185
Travelers Aid Society/Operation Dignity (HMOP)	23	135	8	2	2	0	116	47	0
TOTAL	4,254	15,120	1,122	318	229	566	12,005	7,979	2,293

21,609

SERVICES PROVIDED

ESG JULY 2001 - JUNE 2002 SUMMARY - INCLUDES PERSONS SERVED/SERVICES PROVIDED UNDER PROGRAMS FUNDED W/ESG MATCH DOLLARS (EHP, OABTWS, & HMOP)	Rent Assistance & Eviction Prevention Move-In Cost	Hotel/ Motel Vouchers	Shelter Bednights	Legal Assistance	Case Management	Food Services	Benefits Advocacy	Housing Advocacy	Other
24 Hour OPTCC	6	29	11,198	8	195	420	20	13	0
A Safe Place	0	116	3,419	2	101	200	0	0	0
Ark of Refuge	154	122	5,456	0	1,166	295	35	93	0
Building Opportunity for Self Sufficiency	43	44	0	0	0	0	0	0	0
East Bay Community Law Center	0	0	0	1,157	0	0	59	1,098	0
East Oakland Community Project	0	0	31,974	0	0	0	80	148	0
Emergency Services Network	0	0	0	0	0	0	0	0	0
Family Violence Law Center	0	0	0	236	280	0	0	45	0
Health Care for the Homeless	7	0	0	0	624	133	70	266	0
Henry Robinson MSC/Operation Dignity	0	0	7,612	0	0	13,023	0	0	0
Operation Dignity (OABTWS)	0	0	12,360	0	0	24,740	0	0	0
Jubilee Restoration/Missionary Recovery	0	0	31	0	31	31	0	14	0
Phase III	0	0	125	0	125	125	0	0	0
Project Outreach	5	139	161	0	0	0	0	0	0
Salvation Army	0	0	28,784	0	4,358	0	0	0	0
St. Mary's Center	132	0	40	0	132	0	0	0	0
Travelers Aid Society	44	0	0	0	311	0	0	0	0
Travelers Aid Society/Operation Dignity (HMOP)	0	92	741	0	163	0	0	0	124
TOTAL	391	542	101,901	1,403	7,486	38,967	264	1,677	124

Program Specific Narrative

HOUSING OPPORTUNITIES FOR PESONS WITH AIDS (HOPWA)

**U.S. Department of Housing and Urban Development
Office of Community Planning and Development**

OMB Approval No. 2506-0133 (exp.11/30/2003)

**Annual Progress Report (APR)
for Housing Opportunities for Persons
With AIDS (HOPWA)**

Housing Opportunities for Persons With AIDS (HOPWA) Annual Progress Report

Public reporting burden for this collection of information is estimated to average 65 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This information is collected under the authority of the AIDS Housing Opportunity Act (AHOA), as amended, 42 U.S.C. 12901, which authorizes HUD to provide States and localities with the resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons living with acquired immune deficiency syndrome (AIDS) or HIV infection and their families. The statute includes the following items that necessitate the collection of this information: (1) the AHOA authorizes the Department to conduct a national competition for the award of funds for ten percent of the annual appropriation for the Housing Opportunities for Persons With AIDS (HOPWA) program; and (2) the AHOA requires that recipients of assistance report on the use of amounts received, including the number of individuals assisted, the types of assistance provided and other information determined to be appropriate by the Secretary. This notice applies to grants selected under the national competitions. HUD selects the highest rated applicants for special projects of national significance and applicants for projects that are part of long-term comprehensive strategies for providing housing and related services in areas that do not qualify for formula allocations. Annual Progress Reports provide HUD with essential information on project activities in reporting to Congress and the public on the use of program funds. In addition, the reports assist HUD Offices in monitoring the use of Federal funds, and ensuring statutory and regulatory compliance. Information is collected on an annual basis in the application to make selections and in the annual progress report to report on program activities based on statutory requirements at 42 U.S.C. 12903(b)(3) and 12911. Less frequent submission of information on program accomplishments, which is contained in the Annual Progress Report, could compromise the legal, efficient and effective implementation of the program. The information to be submitted by applicants and recipients is considered public information, except to the extent that applications contain personal or proprietary information or are in use for the competition during a covered use period under the HUD Reform Act.

General Instructions

Purpose. The Annual Progress Report (APR) tracks the accomplishments of the Housing Opportunities for Persons With AIDS (HOPWA) Program. This report will provide the grantee and HUD with important information necessary to assess the grantee's program.

Applicability. Grantees must complete this report for each program year in which HOPWA grant funds were expended. Each competitive grant should be reported in a separate APR.

Recordkeeping. An optional worksheet is included to assist grantees and project sponsors in recording the information necessary for completing this report. The worksheet may be used to record program information manually or to design a computer database to store and tabulate the information. Names and other individual information must be kept confidential, as required by 24 CFR 574.440. However, HUD reserves the right to review the information used to complete this report, except for names and other identifying information. **Information is reported in aggregate to HUD. Do not submit the worksheet to HUD.**

Operating Year. Grantees have flexibility in setting the dates of operating years. A grantee of a competitively-awarded grant may set the operating start date for its program on a date up to four months following the date of the signing of the grant agreement and any change requires the approval of HUD by amendment.

Organization of the Report. The information included in this report is organized in the following manner:

Part 1 Summary. This section provides an overview of the activities carried out. Grantees also describe any barriers encountered and their actions in response and recommendations for program improvements.

Part 2 Demographics. This part provides information on the characteristics of persons assisted by the program.

Part 3 Program Expenditures and Housing Provided. This part provides information on the financial status of the program including summary expenditure information and information on housing assistance and supportive services by each site and project sponsor.

Final Assembly of Report. After the entire report is assembled, please number every page sequentially.

Filing Requirements. The information in this package must be submitted to: (1) the CPID Division Director in the HUD Field Office 90 days after the end of each program year. Failure to submit an Annual Progress Report may lead to a delay in receiving future grant funds; and (2) an additional copy should be sent to:

HOPWA Program, Office of HIV/AIDS Housing
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
451 Seventh Street, SW Washington, D.C. 20410

**Housing Opportunities for Persons with AIDS (HOPWA)
Annual Progress Report**

Grant Number(s) CA39H98-F001, CA39H99-F001, CAH00-F001, CAH01-F001	Program Year for this report From (mm/dd/yy) July 1, 2001 To (mm/dd/yy) June 30, 2002	
Grantee Name City of Oakland		
Name of EMSA (if applicable) Oakland EMSA		
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31U.S.C.3729,3802)		
Name & Title of Authorized Official Roy L. Schweyer, Director City of Oakland-Community & Economic Development Agency Housing and Community Development Division		Signature & Date (mm/dd/yy)
Name & Title of the Person who can answer questions about this report Susan R. Shelton, Coordinator City of Oakland-Community & Economic Development Agency Homeless and Hunger Programs		Phone (include area code) 510.238.6186
Address 250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612		

Part 1 Summary.

Exhibit A - Overview of Accomplishments.

Please briefly describe the principal activities carried out during the program year on a page(s) attached to this report. List your specific objectives and briefly describe your success in meeting these objectives. Technical Assistance / Resource Development activities should be described in this section. Including information on how recipients of assistance were chosen and on what services were provided.

See attachments on following pages

Exhibit B - Program Improvements.

Describe on a page(s) attached to this report:

(1) Barriers. Any barriers or difficulties that were encountered in implementing the program, including residents' concerns, and actions that were taken to address those issues: and

(2) Recommendations. Any recommendations that you may have for program improvements, including procedural, regulatory, or other changes, and how such improvements would assist eligible persons.

See attachments on following pages

EXHIBIT A & B

2001 HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

Grantee & Community Overview

The City of Oakland is a recipient of funds awarded by the U. S. Department of Housing and Urban Development (HUD) for the 2001 Housing Opportunities for People With AIDS (HOPWA), in the amount of \$1,849,000.

HUD selected the City of Oakland in 1993 as the designated grantee for the Oakland Eligible Metropolitan Statistical Area (EMSA) due to Oakland being the most populous unit of general, local government in the EMSA. The Oakland EMSA consist of the City of Alameda, Alameda County, Antioch, Berkeley, Concord, Contra Costa County, Fremont, Hayward, Livermore, Oakland, Richmond, San Leandro, Union City and Walnut Creek.

The Oakland EMSA is geographically, ethnically and economically diverse, spanning 1,237.5 square miles. Approximately 1.7 million people reside within the Oakland EMSA, with an estimated 13,690 adults and children living with AIDS or the HIV infection.

Alameda County and Contra Costa County are the project sponsors for the City's HOPWA. A wide range of AIDS housing and related services are administered by and through each of the counties. Said services include, but not limited to housing and benefits advocacy, tenant rental assistance, HIV/AIDS housing (community residence housing, family housing, single resident occupancy housing, transitional housing, and permanent supportive housing), tenant services, end-stage care, substance abuse counseling, mental health services, service enriched emergency housing and other supportive services for people with HIV/AIDS and their families. HIV/AIDS housing developments are implemented to increase HIV/AIDS housing inventory throughout Alameda County and Contra Costa County through rehabilitation and renovation projects, new construction projects, and through housing set-asides for special needs.

2001 HOPWA grant sponsors submit monthly and quarterly progress reports to the City for each housing project and service contract supported by HOPWA funds. The City disburses funds to its sponsors for expenditures incurred for HOPWA activities. Each payment request is reviewed for verification of eligible expense and timely proof of payment. Payments are not released until City staff has authorized the charges submitted for payment.

Description of Community Planning:

HOPWA funds for the Oakland EMSA are allocated between Alameda County and Contra Costa County proportionally based on the percentage of HIV/AIDS cases between the two counties for the Oakland EMSA⁵.

⁵ Less 1% of total HOPWA dollars awarded to the City for administration costs.

How HOPWA funds are to be used is determined by multi-year AIDS Housing Plans for each county. AIDS Housing Plans were developed and adopted in 1996 for both counties. The AIDS Housing Plans are comprehensive planning efforts to provide both objective data on the needs of people living with HIV/AIDS and input of the community working on these issues. Coordinators are working diligently to update these plans for the next five years.

The finalized plans are products of site visits to AIDS housing providers, focus groups, housing surveys of persons living with HIV/AIDS, and a series of community planning group meetings with agencies and individuals within the HIV/AIDS housing and services arenas.

Housing and services funded by HOPWA are also complimented with other funding sources. Please refer to the following list of funding sources that are used with HOPWA funds to support HIV/AIDS housing and services throughout the Oakland EMSA:

Section 8	Ryan White Care Act (Title I, II, & IIIB)
HOME Investment Partnership Programs	Public & Indian Housing
Community Development Block Grant	Emergency Shelter Grant
Low Income Housing & Historic Tax Credits	Bond Financing
Federal Home Loan Bank Affordable Housing Program (AHP)	Resolution Trust Corporation
Section 811 Supportive Housing for Persons With Disabilities	Affordable Housing Disposition Program (AHDP)
Supportive Housing Program (SHP)	Shelter Plus Care
HUD-Owned Single Family Disposition	Surplus Federal Property
FEMA Emergency Food & Shelter Program	Mental Health & Chemical Dependency Program
Transitional Living Program	Section 232 Program
Projects for Assistance in Transition From Homelessness (PATH)	Community Services Block Grant Program
Private Insurance	Managed Care Insurance Programs
MediCal	Medicare
Other Third Payers	

Project Accomplishments Overview

Housing Assistance:

Within the Oakland EMSA, HOPWA funds were used during the 2001/02 operating year to complete construction of 54 bedroom units, of which **27** units are dedicated for persons with HIV/AIDS and their families. Acquisition of Walker House, a **7**-bedroom unit was finalized during the operating year as well.

More than **277** individuals and/or families living with HIV/AIDS received some form of housing assistance. Short-term rent, mortgage and utility payments were provided to **33** persons living with AIDS. Licensed service-enriched housing was provided to **20** people and emergency short-term housing was provided to approximately **100** individuals within the reporting period. HIV/AIDS dedicated units and subsidies have exceeded initial targets made in the 1996 AIDS Housing Plans for Alameda and Contra Costa Counties.

Since 1993, **169** HIV/AIDS housing units have been created through HOPWA funding. 75 units have been acquired, 44 HIV/AIDS units rehabilitated, and new construction for 125 HIV/AIDS units have been completed since 1993. See Table #1 for further details.

Support Services:

The accomplishments made for supportive services under the HOPWA program are found to be highly commendable. Priority populations are being served as planned. Substantial improvements in AIDS housing information and referrals have progressed well. AIDS housing standards have been developed for the Oakland EMSA and licensing for HIV/AIDS housing has increased.

As a result, **536** people received housing information services during the program year. Other services provided this report period include the following:

Case Management	Outreach
Benefits Advocacy	Nutritional Services & Meals
Mental Health Services	Alternative Health Services
Substance/Drug Abuse Counseling	Adult Care & Personal Assistance
Client Advocacy	Children's Services
And more.	

Barriers & Trends Within Community:

This is a period of tremendous hopefulness and opportunity for people living with HIV/AIDS. Since 1998, approximately half of all people living with HIV/AIDS have been able to access and respond well to protease inhibitors and/or other combination therapies. Life expectancy has increased due to these new therapies and the widespread availability of care the Oakland EMSA.

However, it is a challenging time to be engaged in planning housing for people living with HIV/AIDS. There is more uncertainty in the AIDS housing field today than ever before due to changes in the epidemic and federal funding. The escalating costs in real estate and rental markets significantly impact the ability of many residents, and all low-income residents, to find safe and affordable housing. Available federal funding, the changing demographics of the population of people living with HIV/AIDS, advances in AIDS treatment protocols, and the availability of affordable housing all impact planning for and providing of AIDS housing and services.

In response to changing times, funding, and needs actions have been taken to allocate funds to maintain current level of housing and services provided through the existing HIV/AIDS continuum; create pools of funds for the creation of set-aside units specifically for persons with HIV/AIDS and their families with non-AIDS specific needs, mainstream and affordable housing; provide for technical assistance and emerging issues; and Project Independence subsidies.

Project-specific barriers reported include those for the following projects or service contracts:

1. Aspen Court (Contra Costa County)

There appears to be a lack of community spirit among tenants. At least 50% of the tenants lead their own personal lives without participating in activities and programs at Aspen Court and express this as their preference. With respect to individual preferences, the program continues to host community meetings and to be present on site to interact with tenants who choose to do so.

2. Alvarez Court (Contra Costa County)

This construction project was delayed due to poor soil conditions. This barrier has been remedied. Construction began in the spring of 2002. The developer, Resources for Community Development is processing the first invoice for approximately \$100,000 for work completed to date.

3. Jayne Avenue Transitional Housing Program/

African-American AIDS Support & Survival Institute [AMMASI] (Alameda County)

The original allocation to this project was for the acquisition and rehabilitation of the Jayne Avenue Transitional Housing facility in Oakland. The original site at Jayne Avenue was sold to another buyer. As a result AMASSI, Inc. lost the property. A predevelopment contract with AMASSI has been developed for cost associated with new site location.

4. Rubicon (Contra Costa County)

Tenant turnover, quite high at this site at one point has declined since the first program year. The increased stability at the Idaho (resident program) to tenants having the opportunity to build community and staff that has established procedure and protocols for resolving site issues.

5. Health Services (Contra Costa County)

- a. The lack of affordable housing in Contra Costa County continues to be a primary barrier to improving the housing situation for persons with HIV/AIDS in the County. The majority of clients served by the HOPWA program have incomes of less than \$700 per month.
- b. Eligibility criteria for many housing programs continue to be problematic in that the homeless definitions generally preclude people who are living with friends, neighbors and relatives. In most cases these individuals are sleeping on a couch or on a floor. They are extremely vulnerable to losing makeshift housing, but Health Services can do nothing to improve their situation because they do not have a roof over their head.
- c. Recently conducted needs assessment indicates that there continues to be great need for financial assistance to acquire or maintain housing. Ryan White Care Act award amount for Contra Costa County is expected to be reduced during the upcoming year. Strict eligibility criteria has been applied for several years to ensure that everyone has fair access to the dwindling funds. One of these criteria is that people can only access the funds once, unless there are extreme

circumstances. This is a barrier to those who feel they must move but cannot show extraordinary circumstances.

- d. Substance abuse continues to prevent many residents from accessing permanent housing. Individuals who are unable to meet the eligibility criteria placed on accessing our Ryan White CARE Act funds have no other options available to them.
- e. Providers of housing advocacy services have been limited to the same allocation for the past several years, and have not been able to expand their services due to the increased cost of doing business.

TABLE #1
COMPLETED HOPWA HOUSING BEDROOM UNITS FROM 1993/94 TO 2001/02

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	ACQUIRED	CONSTRUCTED	REHABILITATED
The Landings 811 East Street Pittsburg, CA	4	4	Affordable Rental	X	X	
Shelter, Inc. 935 East Street Pittsburg, CA	8	4	Affordable Rental			X
Aspen Court 121 Aspen Drive Pacheco, CA	12	12	Community Residence			X
Victoria Apartments 1650, 1670, 1680 Detroit Avenue Concord, CA	12	4	Community Residence			X
Bay Bridge Apartments 1134 36 th Street Emeryville, CA	6	6	Community Residence			X
Providence House 540 - 23 rd Avenue Oakland, CA	40	4	Disabled	X		X
Ark of Refuge 9702 International Blvd. Oakland, CA	7	7	Emergency Housing/ Service Enriched			X
Amara House 1631 Cypress Richmond, CA	5	5	Group Home		X	
Hale Laulima 396 Fairmont Avenue Oakland, CA	5	5	Group Home	X		X
Peter Babcock House 2350 Woosley Street Oakland, CA	5	5	Group Home	X		X
Miramar Housing 101-111 Corpus Chisti & 100-110 Pensacola Alameda, CA	24	24	Single Family Rentals	X		X
Idaho Apartments 10203 San Pablo Avenue El Cerrito, CA	28	11	SRO dwelling	X		X
Concord House 20373 Concord Avenue Hayward, CA	8	8	SRO dwelling	X	X	
Harrison Hotel 1415 Harrison Street Oakland, CA	81	14	SRO dwelling	X		X
North County Women's Transitional Housing 2140 Dwight Way Berkeley, CA	10	4	Transitional Housing- Community Residence			X
Spirit of Hope 1 & 2 Alameda, CA	23 22	6 2	Community Residence			X
Oaks Hotel 587-15 th Street Oakland, CA	84	4	SRO dwelling			X
BOSS-Rosa Parks 521 West Grand Avenue Oakland, CA	13	13	Transitional Housing- Community Residence			X
Allen Temple: Arms IV	24	24	Multi-Family Rental Housing		X	
International Boulevard Family Housing Initiative	30	3	Permanent Multi-Family Rental Housing		X	
TOTAL BEDROOM UNITS	451	169				

The following charts provide information regarding the amount of housing assistance and cost for this assistance that is provided in connection with HOPWA resources.

Name of HOPWA Grantee: City of Oakland
(Sub grantees-Alameda County and Contra Costa County)

Report covers the period 7/01/01 to 6/30/02

Performance Chart 1 –Actual Performance. Types of Housing Units Dedicated to Persons with HIV/AIDS which were supported during the Operation Year.

Type of Unit:	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	Total by type of unit
1. Rental Assistance	N/A	N/A	N/A	N/A	N/A	N/A
2. Short-term/emergency housing payments	N/A	N/A	N/A	N/A	N/A	N/A
3-a. Units in facilities supported with operating costs	42*	94,930	N/A	N/A	N/A	42* AC ⁶
3-b. Units in facilities that were developed with capital costs and opened and served clients	26	333,290	N/A	N/A	N/A	26 AC
3-c. Units in facilities being developed with capital costs but not yet opened	25 6	\$940,201 \$680,000	N/A N/A	N/A N/A	N/A N/A	25 6 AC CC ⁷
Subtotal	99	\$2,048,421	N/A	N/A	N/A	99
Deduction for units reported in more than one category	10	N/A	N/A	N/A	N/A	10
TOTAL	89	2,048,421	N/A	N/A	N/A	89

**Includes 27 shelter beds at East Oakland Community Project and 8 beds at Concord House.*

Please enter the numbers corresponding to performance over the period of time indicated as the operating period of this activity, generally a one year period based on the grantee Consolidated Plan cycle (e.g. June 1 to May 31).

Performance is measured by the number of units of housing that were supported with HOPWA or other Federal, State, local and private funds for the purposes of providing housing assistance or residential support to persons living with HIV/AIDS and their families. Note that this chart does not directly measure supportive service costs. Note that the number of units of housing from HOPWA funds must be the same as reported in the annual year-end IDIS (or APR) data for the three general types of housing: 1. Rental assistance payment; 2. Short-term mortgage and utility payments; and 3. Units in facilities such as community residences, SRO dwellings or other facilities, where operating costs or development costs are incurred.

⁶ Alameda County

⁷ Contra Costa County

Name of HOPWA Grantee:
Report covers the period

City of Oakland
(Sub grantees-Alameda County and Contra Costa
County)
7/01/01 to 6/30/02

Performance Chart 2 – Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Numbers of Units)

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment on comparison with actual accomplishments (or attach)
1. Rental Assistance	N/A	N/A
2. Short-term/emergency housing payments	N/A	N/A
3-a. Units in facilities supported with operating costs	42 AC	42
3-b. Units in facilities that were developed with capital costs and opened and served clients	26 AC	26
3-c. Units in facilities being developed with capital costs but not yet opened	25 AC 48 CC	Not yet opened 6 The 48 units approved is the total yearly goal for all special needs populations in Contra Costa County, including HIV/AIDS.
Subtotal	141	74
Deduction for units reported in more than one category	10	
TOTAL	131	74

Performance Chart 2 repeats information from the plan that was approved for HOPWA-related activities under the grantee's Consolidated Plan/Action Plan. This information should report the estimated number of units that were planned for this operating year with HOPWA, grantee and other funds.

Under the **Comment on comparison with actual accomplishments** column, comments may be provided or sited regarding differences between planned activities (based on estimates from the prior year) and the actual accomplishments over this operating year. In addition to narratives in the CAPER, comments may be provided or attached regarding the comparison of planned activities and actual performance.

Part 2 Demographics.**Exhibit C - Numbers of Persons and Families Assisted During the Program Year with HOPWA Funds.**

1. Persons Assisted With Housing Assistance. In the table below, enter the number of persons who received housing assistance funded by HOPWA during the program year. Do not report on persons only receiving supportive services or persons only receiving housing information services. If a person's HIV status is unknown, count that person in (b).

	AC ⁸	CC ⁹	T ¹⁰
a. Number of persons (adults and children) with HIV/AIDS who received housing assistance	223	38	261
b. Number of other persons in family units who received housing assistance	11	5	16
c. Total of persons who received housing assistance (a. plus b.)*	234	43	277

* Note that this number will be the basic participation number used for reporting other program information throughout the report, including the characteristics of persons assisted (Exhibit D).

2. Families Assisted With Housing Assistance. Of the total of persons assisted with housing assistance (1-c, above), how many family units were assisted (do not include single person households).

(Definition of Family: "Family" means a household composed of two or more related persons. The term "family" also includes one or more eligible persons living with another person or persons who are determined to be important to their care or well being, and the surviving member or members of any family described in this definition who were living in a unit assisted under the HOPWA program with the person with AIDS at the time of his/her death. [Section 574.3])

Total of family units assisted with housing assistance:

AC	CC	T
7	4	11

3. Persons Assisted With Supportive Services Only. In the table below, enter the number of persons who received only supportive services funded by HOPWA during the program year. Do not include persons who received supportive services in conjunction with housing assistance (1-c. above).

	AC	CC	T
a. Number of persons (adults and children) with HIV/AIDS who received supportive services only	0	93	3
b. Number of other persons in family units who received supportive services only	0	150	150
c. Total of persons who received supportive services only (a. plus b.)	0	243	243

4. Persons Receiving Housing Information Services. Enter the estimated number of persons who received housing information services funded by HOPWA during the program year. This number may include persons also reported above (1, 2, and 3).

Estimated total of persons receiving housing information services:

AC	CC	T
423	113	536

⁸ Alameda County

⁹ Contra Costa County

¹⁰ Total

Exhibit D - Characteristics of Persons Receiving Housing Assistance During the Program Year.

Throughout this exhibit answer all questions regarding persons receiving HOPWA supported housing assistance during the year (i.e. persons reported in Exhibit C 1). Do not include information on persons only provided with supportive services or housing information

1. Demographics.

a. Age and gender. Of those who received housing assistance during the operating year, how many are in the following age and gender categories?

	AC	CC	T	AC	CC	T
Persons	Male			female		
a. 17 years and under	3	4	7	2	0	2
b. 18 to 30 years	2	0	2	3	2	5
c. 31 to 50 years	117	22	119	41	9	50
d. 51 years and over	22	4	26	15	1	16

b. Hispanic/non-Hispanic. How many participants are in the following ethnic categories?

	AC	CC	T
a. Hispanic	14	4	18
b. Non-Hispanic	141	21	162

c. Race. How many participants are in the following racial categories?

	AC	CC	T
a. Asian/Pacific Islander	0	1	1
b. Black	169	20	189
c. Native American or Alaskan Native	2	2	4
d. White	35	15	50

d. Recent living situation. How many participants were in the following living situations immediately prior to entering the program? Include participants in the one category that best describes the participant's most recent living situation.

	AC	CC	T
a. Homeless from the streets	31	1	32
b. Homeless from emergency shelters	26	4	30
c. Transitional housing	9	3	12
d. Psychiatric facility*	2	0	2
e. Substance abuse treatment facility*	4	1	5
f. Hospital or other medical facility*	16	1	17
g. Jail/prison *	12	0	12
h. Domestic violence situation	0	1	1
i. Living with relatives/friends	42	10	52
j. Rental housing	15	4	19
k. Participant-owned housing	0	0	0
l. Other (please specify): Relocated	30	11	41

* If a participant or family head(s) of household came from one of these facilities but were there less than 30 days and were living on the street or in emergency shelter before entering the treatment facility, they should be counted in either the street or shelter category, as appropriate.

2. Incomes. For those receiving housing assistance, enter the number of individuals and family units falling under these income categories at the time of their entry into the program. (The total for this element may differ from the total in Exhibit C 1.)

Alameda County	Gross Monthly Incomes at Entry in Program					
	\$0-250	\$251-500	\$501-1000	\$1001-1500	\$1501-2000	\$2001+
Number of individuals	35	23	178	19	21	0
& Family units	Individuals 0 Families	0	2	1	0	0
Contra Costa County	Gross Monthly Incomes at Entry in Program					
	\$0-250	\$251-500	\$501-1000	\$1001-1500	\$1501-2000	\$2001+
Number of individuals	1 Individuals	2	14	3	1	0
& Family units	0 Families	0	0	0	0	0
Total	Gross Monthly Incomes at Entry in Program					
	\$0-250	\$251-500	\$501-1000	\$1001-1500	\$1501-2000	\$2001+
Number of individuals	36	25	192	22	22	0
& Family units	0	0	2	1	0	0

3. Reasons for leaving. Of those who left a program that provided housing assistance during the operating year and **are not expected to return** (do not include, for example, participants who temporarily left their housing for a brief period of hospitalization), complete the chart below based on how long they were in the program before leaving and the primary reason for their leaving the program. If a participant left for multiple reasons. *Include only the primary reason* for their departure.

Reason for Leaving	Number of Months in Program			
	less than 3	3 to 6	7 to 12	more than 12
a. Voluntary departure	4	8	5	9 ¹¹
b. Non-payment of rent			1	1 ¹²
c. Non-compliance with supportive service requirements	12	7	3 ¹³	1
d. Unknown/Disappeared	30	1		2
e. Criminal activity / destruction of property / violence	1	1		5
f. Death	1			3
g. Other (please specify): Secured other housing	62	1		
Moved In with relatives			1	
Incarcerated		2		
Hospitalized or Board & Care		1		1
Graduated				
Became Shelter residents		4	2	

¹¹ 5 Alameda County, 4 Contra Costa County and 9 total

¹² Contra Costa County

¹³ 2 Alameda County, 1 Contra Costa County, and 3 total

Part 3 Program Expenditures and Housing Provided.

Expenditures are amounts spent for eligible activities. Do not include non-HOPWA sources or in-kind items, such as the value of services or materials provided by volunteers or by other individuals or organizations.

Exhibit E - Summary of Program Expenditures.

This exhibit will provide information about available HOPWA funds and HOPWA expenditures for the program during the reporting period.

Include only expenditures made from a single competitively-awarded HOPWA grant. Please round dollar amounts to the nearest dollar.

HOPWA Funding Available	
1. Unexpended HOPWA funds at end of previous report period (this balance is 0 in the first year of program)	<u>\$3,504,968</u>
2. Amount of HOPWA grant received during period	\$1,864,000
3. Program income (e.g., loan repayments)	\$0
4. Total of HOPWA funds available during period (sum of lines 1 thru 3)	\$5,353,968

Also report the following aggregate totals by type of activity for the report period (totals equal all expenditures of HOPWA funds during this period):

HOPWA Expenditures (Totals by Eligible Activity)	
5. Expenditures for Housing Information Services	\$58,300
6. Expenditures for Resource Identification	\$0
7. Expenditures for Housing Assistance (equals the sum of all sites and scattered-site Housing Assistance reported in Exhibit G.)	\$938,689
8. Expenditures for Supportive Services (equals the sum of all Exhibit H funds used)	\$635,928
9. Grantee Administrative Costs expended	\$35,108
10. Project Sponsor(s) Administrative Costs expended	\$110,238
11. Total of HOPWA funds expended during period (sum of lines 5 thru 10)	\$1,778,260
12. Balance of HOPWA funds at end of report period (line 4 minus line 11)	\$3,575,708

Exhibit F - Units of Housing Assistance.

For housing assistance provided in facilities, including project-based rental assistance, complete Item 1. For housing assistance payments, either tenant-based rental assistance or short-term payments, complete Item 2.

1. Units by type of housing facility. Report the number of units that were used during the program year by number of bedrooms. Enter the number of units of project-based rental assistance under the appropriate type of facility.

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5+ bdrms
a. Short-term facility		20					
b. Single room occupancy dwelling	8						
c. Community residence	0		47	0	0		
d. Other housing facility (specify): Perm/Transitional Housing	0	0	44	5	0	0	0

2. Units by type of housing assistance payment. Report the number of units that were used during the program year by number of bedrooms. Count each unit assisted as one entry regardless of the number of monthly payments made for that unit.

Type of housing assistance payment	Units by Number of Bedroom size						
	SRO	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5+ bdrms
a. Tenant-based rental assistance							
b. Short-term rent, mortgage and utility payments			33				

(Note: This page summarizes information provided on each site or activity location in Exhibit G.)

Exhibit G - Housing Assistance Expenditures.

1. Facility Based Housing Assistance. For each site, provide information on development actions and actual HOPWA expenditures for a facility during the report period. Such facilities include community residences, SRO dwellings, short-term facilities, and other housing facilities approved by HUD, and non-housing based facilities. A site may include more than one structure or type of facility. All expenditures for acquisition, rehabilitation/conversion, lease, repairs, new construction, operating costs and technical assistance for a facility should be reported in this exhibit. (Please do not include funding for related supportive services; these services are reported in Exhibit H. Except for administrative costs for community residences supported by a 1992 grant, all grantee and project sponsor administrative expenses are reported in Exhibit E. Housing information services and resource identification are also reported in Exhibit E.)

1-a Site Information.

Name of project Allen Temple Arms IV	Name and Address of project sponsor Allen Temple 8501 International Blvd. Oakland, CA 94621 For Alameda County
Address/location of site 7607 International Boulevard Oakland, CA 94621	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed January 2002
b. Date rehabilitation started	f. Date operations staff was hired
c. Date rehabilitation was completed	g. Date residents began to occupy March 2002
d. Date new construction started June 15, 1998	h. Date supportive services began March 2002

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence Permanent Multi-Family Rental Housing			22	2			
d. Other housing facility (specify):							

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	
c. Lease	
d. New construction (community residences/SRO dwellings only)	\$0
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$0

Expenditures reported prior to project completion.

1-a Site Information.

Name of project Spirit of Hope-Alameda #1	Name and Address of project sponsor U.A. Housing, Inc. 2131 University Avenue, Suite 224 Berkeley, CA 94704 For Alameda County
Address/location of site	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed
b. Date rehabilitation started May 2000	f. Date operations staff was hired
c. Date rehabilitation was completed March 2001	g. Date residents began to occupy July 2001
d. Date new construction started	h. Date supportive services began July 2001

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence							
d. Other housing facility (specify): Permanent Supportive Housing				3 ¹⁴			

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	\$20,319
c. Lease	
d. New construction (community residences/SRO dwellings only)	
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$20,319

¹⁴ 3 out of 23 units will be set aside for occupancy by persons living with HIV/AIDS and their families.

1-a Site Information.

Name of project Spirit of Hope (Alameda II)	Name and Address of project sponsor U.A. Housing, Inc. 2131 University Avenue, Suite 224 Berkeley, CA 94704 For Alameda County
Address/location of site	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed
b. Date rehabilitation started May 2000	f. Date operations staff was hired
c. Date rehabilitation was completed March 2001	g. Date residents began to occupy July 2001
d. Date new construction started	h. Date supportive services began July 2001

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence				1 ¹⁵			
d. Other housing facility (specify):							

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	\$6,521
c. Lease	
d. New construction (community residences/SRO dwellings only)	
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$6,521

¹⁵ 1 out of 22 units will be set aside for occupancy by persons living with HIV/AIDS and their families.

1-a Site Information.

Name of project OCHI-Oaks Hotel	Name and Address of project sponsor Oaks Associates 405 - 14 th Street, Suite 400 Oakland, CA 94612 For Alameda County
Address/location of site 587 - 15 th Street, Oakland, CA	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed
b. Date rehabilitation started May 2000	f. Date operations staff was hired
c. Date rehabilitation was completed March 2001	g. Date residents began to occupy March 2001
d. Date new construction started	h. Date supportive services began March 2001

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling	4 ¹⁶						
c. Community residence							
d. Other housing facility (specify):							

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	\$67,712
c. Lease	
d. New construction (community residences/SRO dwellings only)	
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$67,712

¹⁶ 4 out of 84 units will be set aside for occupancy previously homeless single adults living with HIV/AIDS

1-a Site Information.

Name of project Miramar Housing (Naval Air Station)	Name and Address of project sponsor Resources for Community Development 2131 University Avenue Berkeley, CA 94704 For Alameda County
Address/location of site 101-111 Corpus Christi & 100-110 Pensacola	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease January 22, 1999	e. Date new construction was completed
b. Date rehabilitation started November 10, 1999	f. Date operations staff was hired
c. Date rehabilitation was completed June 30, 2000	g. Date residents began to occupy March 2001
d. Date new construction started	h. Date supportive services began March 2001

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence							
d. Other housing facility (specify): Cottage Homes/Single Family Rentals				12			

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	\$50,000
c. Lease	
d. New construction (community residences/SRO dwellings only)	
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$50,000

1-a Site Information.

Name of project Housing Alliance	Name and Address of project sponsor Allied Housing Inc. 22245 Main Street, Suite 204 Hayward, CA 94541 For Alameda County
Address/location of site 22198 Center Street Castro Valley, CA 94546	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed
b. Date rehabilitation started	f. Date operations staff was hired
c. Date rehabilitation was completed	g. Date residents began to occupy
d. Date new construction started	h. Date supportive services began

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence			2 ¹⁷				
d. Other housing facility (specify):							

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	
c. Lease	
d. New construction (community residences/SRO dwellings only)	\$60,000
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$60,000

¹⁷ 2 out of 28 units will be set aside for occupancy b person living with HIV/AIDS

1-a Site Information.

Name of project International Boulevard Family Housing Initiative	Name and Address of project sponsor Resources for Community Development 2131 University Avenue Berkeley, CA 94704 For Alameda County
Address/location of site International Boulevard, Oakland, CA	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed March 2002
b. Date rehabilitation started	f. Date operations staff was hired
c. Date rehabilitation was completed	g. Date residents began to occupy May 2002
d. Date new construction started October 2000	h. Date supportive services began June 2002

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence							
d. Other housing facility (specify): Permanent Multi-Family Rental Housing				3 ¹⁸			

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	\$150,000
c. Lease	
d. New construction (community residences/SRO dwellings only)	
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$150,000

¹⁸ 3 out of 30 units will be set aside for occupancy for person living with HIV/AIDS

1-a Site Information.

Name of project Adeline Street Apartments	Name and Address of project sponsor Resources for Community Development. For Alameda County
Address/location of site Berkeley, CA	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed
b. Date rehabilitation started	f. Date operations staff was hired
c. Date rehabilitation was completed	g. Date residents began to occupy
d. Date new construction started February 2001	h. Date supportive services began

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence							
d. Other housing facility (specify): Multi-Family Rental Housing			3 ¹⁹				

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	\$240,000
c. Lease	
d. New construction (community residences/SRO dwellings only)	
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$240,000

¹⁹ 4 out of 17 units will be set aside for occupancy for person living with HIV/AIDS

1-a Site Information.

Name of project Ark of Refuge/Walker House	Name and Address of project sponsor Alameda County
Address/location of site 9702 International Blvd, Oakland, CA	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease October 2001	e. Date new construction was completed
b. Date rehabilitation started	f. Date operations staff was hired
c. Date rehabilitation was completed	g. Date residents began to occupy continued occupancy
d. Date new construction started	h. Date supportive services began continued services

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence							
d. Other housing facility (specify): Multi-Family Rental Housing			7				

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	\$181,989
b. Rehabilitation/conversion/repair	
c. Lease	
d. New construction (community residences/SRO dwellings only)	
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$181,989

1-a Site Information.

Name of project International Boulevard Family Initiative – Phase II	Name and Address of project sponsor Resources of Community Development and East Oakland Community Development For Alameda County
Address/location of site International Blvd, Oakland, CA	

1-b Site development actions. For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed
b. Date rehabilitation started	f. Date operations staff was hired
c. Date rehabilitation was completed	g. Date residents began to occupy
d. Date new construction started May 2002	h. Date supportive services began

1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2bdrms	3 drms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence							
d. Other housing facility (specify): Multi-Family Rental Housing			2 ²⁰				

1-d Expenditures by facility site. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	
c. Lease	
d. New construction (community residences/SRO dwellings only)	\$140,000
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	\$140,000

²⁰ 2 out of 24 units will be set aside for occupancy for person living with HIV/AIDS

2. Scattered-Site Housing Assistance. For housing assistance provided through tenant-based rental assistance and short-term rent, mortgage, and utility payments, submit this form for **each** project carrying out scattered-site housing assistance.

1-a Name and address of project sponsor

AMASSI, INC.
222 - 14th Street, 2nd Floor
Oakland, CA 94612

2-b General location(s) of activity

Oakland, Berkeley, and Fremont, CA

2-c Implementation actions. For the project, provide the following dates. (Do not submit if a previous annual progress report indicated that housing assistance and services had been initiated.)

a. Date residents began to use payments (mm/dd/yy)	May 2000
b. Date supportive services began (mm/dd/yy)	May 2000

2-d Units by type of housing assistance payments. Report the number of units that were used during the program year by number of bedrooms. Count each unit assisted as one entry regardless of the number of monthly payments made for that unit.

Type of housing assistance payment	Units by Number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5+ bdrms
a. Tenant-based rental assistance							
b. Short-term rent, mortgage and utility payments			33				

(36 received rental assistance as of Dec. 2000-put this info in appropriate place)

2-e Expenditures by type of housing assistance payment. Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of housing assistance payment	HOPWA Funds
a. Tenant-based rental assistance	
b. Short-term rent, mortgage and utility payments	\$22,148

Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.*

Name and Address of project sponsor
Ark of Refuge - Walker House (2)
9702 International Boulevard
Oakland, CA 94603
For Alameda County

General location(s) of activity
Oakland, CA

Date services began: July 1, 2001

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	
10. Mental health services	
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify): Licensed, service enriched emergency housing	\$227,902
14. HOPWA total for this sponsor	\$227,902

*For each project sponsor or for the grant in total, report on the amounts expended by type of activity. In cases where multiple activities are carried out by the sponsor and records do not reflect actual expenditures by individual services, provide the total amount expended by the sponsor during the reporting period and an estimate of the amounts by type of activity or, aggregate the amount reported under the primary type of service provided by the sponsor.

Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.*

Name and Address of project sponsor
Building Opportunities for Self Sufficiency
Services at Hale Laulima & Rosa Parks
2065 Kittredge, Suite E
Berkeley, CA 94704
For Alameda County

General location(s) of activity
Hale Laulima Rosa Parks
396 Fairmont Avenue 521 West Grand Avenue
Oakland, CA Oakland, CA

Date services began: July 1, 2001

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	\$81,052
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	
10. Mental health services	
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify)	
14. HOPWA total for this sponsor	\$81,052

Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.*

Name and Address of project sponsor

Eden I & R
570 B Street
Hayward, CA 94541
For Alameda County

General location(s) of activity

Hayward, CA

Date services began: July 1, 2001

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	
10. Mental health services	
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify): Housing Information Services	\$50,890
14. HOPWA total for this sponsor	\$50,890

Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.*

Name and Address of project sponsor

East Oakland Community Project

5725 International Boulevard

Oakland, CA 94621

For Alameda County

General location(s) of activity

Oakland, CA

Date services began: July 1, 2001

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	\$70,335
10. Mental health services	
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify):	
14. HOPWA total for this sponsor	\$70,335

Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.*

Name and Address of project sponsor

OCHI-New Directions
405-14th Street, Suite 400
Oakland, CA 94612
For Alameda County

General location(s) of activity

California Hotel
Oakland, CA

Date services began: July 1, 2001

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	\$16,192
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	
10. Mental health services	
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify)	
14. HOPWA total for this sponsor	\$16,192

Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.*

Name and Address of project sponsor

Providence House

540 - 23rd Avenue

Oakland, CA

For Alameda County

General location(s) of activity

Oakland, CA

Date services began: July 1, 2001

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	
10. Mental health services	\$52,507
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify)	
14. HOPWA total for this sponsor	\$52,507

Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.*

Name and Address of project sponsor

Resources for Community Development
2131 University Avenue, Suite 224
Berkeley, CA 94704
For Alameda County

General location(s) of activity

Bay Bridge Apartments
1134-36th Street
Oakland, CA

Marlon Riggs Apartments

Harrison Hotel
1415 Harrison Street
Oakland, CA

Concord House
20373 Concord Avenue
Hayward, CA

Date services began: July 1, 2001

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	\$47,495
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	
10. Mental health services	
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify)	
14. HOPWA total for this sponsor	\$47,495

Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.*

Name and Address of project sponsor

Catholic Charities

Pittsburg Preschool Council

Shelter, Inc.

1070 Concord Avenue, Suite 200

General location(s) of activity**Date services began:** _____

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	
10. Mental health services	
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify): Housing Information Services	\$89,555
14. HOPWA total for this sponsor	\$89,555