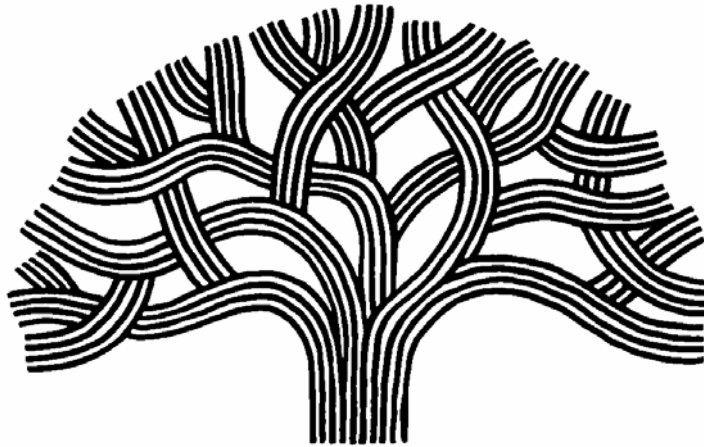


# **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

**July 1, 2004 - June 30, 2005**

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September 30, 2005  
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 five-year 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. Annual Action Plans have been published for each subsequent program year.

This Consolidated Annual Performance and Evaluation Report (CAPER), provides information on accomplishments in the City of Oakland, for the program year July 1, 2004 through June 30, 2005, 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, 2004 through June 30, 2005 to address the City's stated housing and community development goals and objectives. The information corresponds to the housing and community development priorities 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 submitted by the City to HUD through HUD's Integrated Disbursement and Information System (IDIS). Some IDIS reports for the HOME, ESG and HOPWA programs are contained in this CAPER document. IDIS reports for the CDBG program are available upon request.

**PART I:**

**NARRATIVE REGARDING ANNUAL PERFORMANCE**

## Narrative A: Non-Housing 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.

### 1. Funds Made Available During Program Year

#### Federal Resources for Non-Housing Community Development Activities

PROGRAM
a. <u>Community Development Block Grant</u>  The City received \$9,961,000 in Community Development Block Grant funding, plus program income of \$3,495,441. The total funding received from both sources is \$13,456,441.
b. <u>Community Services Block Grant</u>  <i>The City received \$680,593 in CSBG funds to support anti-poverty programs and services.</i>
c. <u>Head Start</u>  <i>The City's Office of Health and Human Services received \$14,529,908 to provide child care and tutorial programs.</i>
d. <u>Department of Agriculture/Healthy Start</u>  <i>The USDA provided \$370,561 to fund lunch programs for children in the Head Start program.</i>

#### State Resources for Non-Housing Community Development Activities

PROGRAM
a. Workforce Investment Act (WIA)  <i>This Federal grant provides employment and training services to meet the needs of unemployed job seekers, underemployed workers and employers. For the 2004-05 fiscal year, the City received approximately \$7,478,529.</i>

## Local Resources for Non-Housing Community Development Activities

<b>PROGRAM</b>
<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 &amp; 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>

## **2. Economic Development**

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

### Activities

#### **(A) Business Development Program**

The Business Development Program is a part of the City of Oakland's Community and Economic Development Agency, –Redevelopment Division. Business Development staff is responsible for implementing programs that retain and attract businesses (retail, commercial/office, industrial) and increase employment throughout the City of Oakland's Community Development Districts. Business Development staff accomplishes these goals by serving as the point of entry for prospective and existing businesses seeking capital, workforce, energy efficiency programs, training and technical assistance, business incentives and real estate products (site location assistance, environmental services, etc.) and permit streamlining. Business Development coordinates business retention, expansion and attraction efforts and oversees the development and implementation of Oakland's retail attraction strategy. A contract with the Oakland Commerce Corporation (OCC), a non-profit technical assistance provider, supplements staff resources, specifically with industrial business outreach and job retention. This contract is not funded using CDBG funds

#### **(B) Neighborhood Commercial Revitalization**

The Neighborhood Commercial Revitalization (NCR) Program is a part of the City of Oakland's Community and Economic Development Agency, Economic Development Division. NCR staff is responsible for implementing programs to improve the physical and economic condition of targeted commercial corridors throughout the City of Oakland's Community Development Districts. NCR staff utilizes the framework of the National Trust for Historic Preservation's Main Street Program to develop revitalization strategies for neighborhood commercial districts. The multi-pronged Main Street approach focuses on Organization, Design, Promotion, Economic Restructuring and Cleanliness/Safety. The following activities are implemented by NCR staff based on the Main Street approach:

- Organization- staff works to organize property owners and merchants to address problems that adversely affect the viability of the commercial district and to coordinate the delivery of city services.
- Design- staff implements the Commercial Property Façade Improvement Program that offers architectural design assistance and matching grants to rehabilitate and improve the façade of commercial buildings. Urban design concept plans for pedestrian and streetscape improvements are developed to create business and pedestrian friendly environments along high trafficked corridors.
- Promotion- staff assists merchant associations to plan and implement events to promote shopping in NCR areas. NCR co-sponsors festivals, develops business directories and



supports the City of Oakland's Shop Oakland campaign which promotes shopping in Oakland.

- Economic Restructuring- staff developed and maintains a database of economic conditions in NCR target areas. The database includes land uses, zoning, property ownership, list of businesses, retail sales and property taxes, vacant properties list, ½ and 1 mile demographic information, etc. This information is used to identify locations for perspective new businesses and development projects, business attractions, market analysis and to identify trends.
- Cleanliness and Safety- the relationship between the appearance of an area and public safety is emphasized by staff to merchant and community groups. Working with merchants associations and community organizations NCR staff coordinates cleanup events on commercial corridors. Staff also coordinates with Code Compliance to reduce the number of blighted properties with the Façade Improvement Program. Education and outreach are the principle activities of this initiative.

### **(C) Commercial Lending**

The Commercial Lending 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. Commercial Lending 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.

### Economic Development Activities and Accomplishments

<b>ACTIVITY NAME LOCATION CEDA AREA</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<b>Business Development</b> -All sectors:	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	Assist 100 businesses to remain in Oakland; retain or attract 1,000 jobs; attract 13 new businesses to Oakland.	Assisted 201 businesses to remain in Oakland, retained 7,547 jobs in Oakland, attracted 18 new businesses and created 887 jobs.
<b>Industrial</b>	Provide information, location advise and research, for new industrial firms seeking space in Oakland, work to retain and increase the local job base within existing firms, and retain industrial businesses in Oakland.	Attract 6 new industrial companies, retain at least 12 firms representing no less than 150 jobs within Oakland, approve 3 new Brownfields loans. And two new grants for environmental site assessment of Brownfield sites.	Attracted 8-12 firms interested in moving to Oakland with total of 631 jobs. Retained 8 Firms with 298 jobs. (OCC): 48 Service Business Expansion: 4 Firms with 13 jobs. Approved 5 new Brownfields Loans
<b>Retail</b>	Provides information and referrals to startup, existing and new-to-Oakland retailers, restaurateurs, and arts and entertainment businesses citywide	Increase City's sales tax base Increase shopping options for Oaklanders and visitors to Oakland Increase commercial district vitality	Attract, retain and/or expand 15 retail businesses and 5 non-retail businesses; creating or retaining 500 jobs Increase sales tax revenue Increase number of retailers that generate \$100,000 or more in sales tax revenue
<b>Office and Commercial</b>	Financing, location assistance, and coordination with other city departments for clients seeking office and general commercial space, including research & development, biotech and other educational and scientific research, and technology companies.	Attract and assist the location with Oakland of at least 10 firms representing the commercial sector, including telecommunication, biotechnology, research & development firms.	Provided technical assistance for the formation of the Coliseum Construction Corridor association representing businesses with a total of 775 jobs Managed the East Bayshore telecommunications strategy to enhance fiber optics in the East Bay commercial centers. Provided assistance to commercial businesses seeking office space.

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Recycling Market Development Zone</b>	Promote the location of businesses using recycled material within production of finished products, intermediary processing firms, and promote operations with sustainable business practices	Provide technical assistance to 30 local recycling-based businesses Develop or assist in the development of 3 loans and/or grants to local businesses Execute prospecting mail survey to 100+ local recycling-based businesses	Retained 34 jobs Assisted 26 diverse Oakland firms with growth strategies Marketed the RMDZ program to at least 10 businesses Assisted in creation of 15 new jobs in Oakland
<b>Neighborhood Commercial Revitalization</b>  Specific NCR Target Areas	NCR staff works with businesses, property owners, community groups in 15 NCR areas to improve the physical and economic condition of the commercial district. This is accomplished through the collection and analysis of baseline economic data; organizing and assisting merchant associations; implementing the Commercial Property Façade Improvement Program; designing and constructing streetscape improvement projects; assisting with the establishment of Business Improvement Districts (BIDs); developing business directories and other materials to promote shopping and to market NCR areas as locations for new businesses and investors.	Complete 40 façade improvement projects; provide assistance to 15 neighborhood merchant associations; assist in the establishment of 1 new BID; assist in the renewal and reauthorization of the 4 existing BIDs; monitor the implementation of 4 streetscape improvement projects and maintain baseline economic data for 10 NCR areas.	Completed 29façade improvement projects consisting of 43 storefronts; provided assistance to 15 merchant groups/Business Improvement District (BID) Managers; provided information to 125 small businesses a quarter; facilitated the establishment of 1 new BID (Temescal) and assisted in the renewal/reauthorization of 4 existing BIDs in Rockridge, Montclair, Lakeshore/Lakepark and Fruitvale; monitored 3 streetscape projects (Laurel/MacArthur Blvd.; CEO and Elmhurst/International Blvd. and Elmhurst /MacArthur Blvd.); manage a streetscape planning process in the Foothill/Seminary commercial district with funding provided by the Metropolitan Transportation Commission and the Central City East Redevelopment Area and maintained baseline data for 7 NCR target areas.



<b>ACTIVITY NAME LOCATION CEDA AREA</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<b>Commercial Lending Services</b>  targeting is Citywide	CLP provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The CLP also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs.	Intake assessment and technical assistance to approximately 1,200 clients; workshop classes to over 600 individuals; fund approximately \$1mm of loans; increase employment opportunities and newly create approximately 72 jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation, Small Business and Growth Center, Ultimate Staffing Services and Williams & Associates.	The Commercial Lending office continues to offer the Oakland Small Business community core services through contract services with area non-profits. The Commercial Lending office has been successful in collecting on four defaulted loans totaling \$1.2M. Additionally, the Commercial Lending Unit expanded its scope of services with the OBDC authorizing that organization to underwrite loans up to \$249,500.
<b>National Development Council</b>  Citywide	The National Development Council (NDC) is a national consulting firm that provides technical assistance to eligible neighborhood and small business clients of the Community and Economic Agency. NDC is an integral advisory resource to CEDA's CLP when considering complex financing structures for HUD-108 financed projects. NDC will be an important advisor to CLP when developing financing structures for projects involving multiple lenders assuming various security positions.	Assist CLP staff with approximately 6 to 8 projects when considering complex financing structures.	NDC has assisted staff as an integral advisory resource with review and development of complex financing structures for approximately 8 or more projects.

**ENHANCED ENTERPRISE COMMUNITY REVOLVING LOAN FUND  
(PROVISIONS FOR BUSINESS ASSISTANCE)**

<b>ACTIVITY NAME</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
Geer's Market	EEC Funded	To assist in rehabilitation of façade of commercial building, interior improvements and equipment purchase for expansion of market.	Rehabilitation of façade of commercial building, interior improvements and purchase of equipment.
Playa Azul Restaurant	EEC Funded	To assist with the purchase of new signage, windows, doors, security system and furniture for the expansion and upgrade of existing business.	Purchase of new signage, windows, doors, security system and furniture for expanding and upgrading the existing business.
Dobashi Project	EEC Funded	To assist with the completion of façade work for a new commercial property development; and purchase and installation of laundry equipment.	Completion of façade work for acquisition of commercial property, purchase and installation of laundry equipment.

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

#### **(A) 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 FY04-05 funding for public service activities to be carried out through 23 subrecipient agreements with 21 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 3 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:

Domestic Violence Intervention	1
Hunger Relief	3
Senior Services	5
Social Services	2
Substance Abuse Intervention and Prevention	1
Youth Services	14

Four of the subrecipient agreements were not implemented during FY04-05.

- i. Boys and Girls Clubs of Oakland was funded to provide the Educational Enhancement program to enhance the academic skills of youth aged 6 to 17. Development of the agreement has been delayed pending submission of required data by the subrecipient.
- ii. Boys and Girls Clubs of Oakland was funded to provide the SMART Moves program to help youth aged 6 to 17 develop the skills to resist alcohol, drugs and premature sexual activity. Development of the agreement has been delayed pending submission of required data by the subrecipient.
- iii. Girls, Inc. of Alameda County was funded to provide GIRLStart, an after-school and summer academic enrichment program for 1<sup>st</sup> and 2<sup>nd</sup> grade girls, but implementation of the program has been delayed while the CD District Board and the subrecipient negotiate the location at which the services will be delivered.
- iv. Jobs for Homeless Consortium was funded to provide the Homeless Employment Through Learning and Preparation Program but, because of performance issues with the subrecipient's other HUD-funded programs, the funds are being reallocated to Goodwill which will deliver the services.

#### **(B) Infrastructure (Neighborhood Improvements)**

Consistent with the Five-year Strategy to meet the needs of low- and moderate-income Oakland residents, funds from the FY04-05 grant were allocated for capital improvements to two public service facilities:

- i. To assist with renovation of the Project Yes! multi-service youth center administered by the Alameda County Health Care Services Agency.

- ii. To assist with architectural costs for renovation of the Oakland Homeless Project administered by Building Opportunities for Self Sufficiency, a private, nonprofit agency serving homeless, disabled and poor families and single adults. Development of the agreement has been delayed pending submission of required data by the subrecipient.



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

<b>ACTIVITY NAME</b> <b>LOCATION</b> <b>CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<b>Domestic Violence Intervention</b> <ul style="list-style-type: none"> <li>Family Violence Law Center/Domestic Violence Prevention Project</li> </ul>	Legal assistance Crisis counseling Support services	100 Individuals	210 Individuals
<b>Hunger Relief</b> <ul style="list-style-type: none"> <li>Alameda County Community Food Bank/Shared Maintenance &amp; Delivery Scholarships</li> <li>Elmhurst Food Pantry/Emergency Food Brown Bag Program</li> <li>Life Enrichment Agency-Aging, Health &amp; Human Services-Hunger and Homeless Programs/ Supplemental Hunger Program</li> </ul>	Food purchase & distribution	162,234 Individuals	153,084 Individuals
<b>Seniors</b> <ul style="list-style-type: none"> <li>Bay Area Community Services/Meals on Wheels for Seniors</li> <li>Legal Assistance for Seniors/Legal Services for Seniors</li> <li>Life Enrichment Agency-Aging, Health &amp; Human Services/Senior Companion Information Referral Program</li> <li>Life Long Medical Care-Over 60 Health Center/East Oakland Clinic</li> <li>Seton Senior Center/Active Living for Refugee &amp; Immigrant Seniors</li> </ul>	Information & referral Needs assessment Support services In-home support Companion services Legal services Recreation and physical activities Outreach & education Medical care Social services Hot meals	858 Individuals	14,228 Individuals
<b>Social Services</b> <ul style="list-style-type: none"> <li>East Bay Central American Refugee Committee/Youth and Family Enrichment Program</li> <li>Oakland Citizens Committee for Urban Renewal/Eastmont Computing Center East Oakland Community Connector Project</li> </ul>	Computer training Family support and assistance Youth development	800 Families 3,410 Individuals	7,295 Individuals

LOCATION CEDA Area	ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
	<b>Substance Abuse</b>	Residential and day treatment	72 Individuals	43 Individuals
	<ul style="list-style-type: none"> <li>▪ <i>Healthy Babies Project/Healthy Families Program</i></li> </ul>	Support services Referrals		
	<b>Youth</b>	Work experience and career preparation	60 Families	116 Families
	<ul style="list-style-type: none"> <li>▪ <i>Alameda County Health Care Foundation/Model Neighborhood Program</i></li> <li>▪ <i>Camp Fire Boys &amp; Girls/Kids With Dreams Project</i></li> <li>▪ <i>Eastside Arts Alliance/HipHop Multimedia</i></li> <li>▪ <i>Eastside Arts Alliance/Youth Performance Workshop</i></li> <li>▪ <i>La Clinica de la Raza-Fruitvale Health Project/Hawthorne Elementary School-Based Clinic</i></li> <li>▪ <i>Life Enrichment Agency-Aging, Health &amp; Human Services/Safe Walk To School</i></li> <li>▪ <i>Marcus A. Foster Educational Institute/Prescott Circus Theatre Satellite Program</i></li> <li>▪ <i>Oakland Asian Students Educational Services/Youth Programs</i></li> <li>▪ <i>Precision Drill Ministries/"Positive Role Models" Mentoring Program</i></li> <li>▪ <i>Project Re-Connect</i></li> <li>▪ <i>Project SEED/Supplemental Mathematics Instruction Program</i></li> <li>▪ <i>The First Place Fund for Youth/Emancipation Training Center</i></li> <li>▪ <i>Volunteers of America/After School Program</i></li> <li>▪ <i>Volunteers of America/YMCA Teen Center</i></li> </ul>	Case management Tutoring and instruction Academic assistance Cultural and life enrichment Health care and education Housing search assistance Counseling and support services Leadership development Mentor support Life skills training Safety monitoring	10,738 Individuals	13,119 Individuals

<b>LOCATION</b>	<b>ACTIVITY NAME</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
	<b>CEDA Area</b>			
	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>Alameda County Health Care Services Agency/Project YES! Youth Center Renovation</li> <li>Building Opportunities for Self Sufficiency/Oakland Homeless Project Renovation</li> </ul>	Multi-service youth center rehabilitation  Emergency housing and support service center for homeless persons with mental illness	2 Facilities	1 Facility

## **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. (A revised AI is under development). The following narrative is a summary of the 1997 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 2004-2005 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

1. 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.
2. Efforts to increase private lending activity in minority areas through community reinvestment efforts.

*The City continues to be an active participant in efforts to ensure that lenders comply with their obligations under the Community Reinvestment Act. The City has a linked-banking ordinance that limits the City's banking business to lending institutions that are meeting community credit needs.*

3. Efforts to improve housing conditions and housing opportunities within areas of minority concentration through the use of targeted investment of federal resources.

*The City's lending programs for rehabilitation of owner-occupied housing are targeted to the seven Community Development Districts, which have the highest concentrations of minority households.*

*To provide greater housing opportunities for minorities, the City gives higher ranking to applications to develop new housing in areas with low concentrations of poverty, which are also areas with lower concentrations of minorities.*

## Fair Housing Activities

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Community Opposition to the Siting of Affordable Housing</b>  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.
<b>Discrimination in Rental Housing General Tenant Issues with Disparate Impact on Minorities</b>  Counseling, education and advocacy  <i>East Bay Community Law Center</i>	Provide free legal assistance with housing related problems	Provide legal representation for 72 individuals and counseling for 644.	Counseled 615 at tenant workshops. Counseled 792 individuals through the Low Income Eviction Project. Provided 104 individuals with legal representation.
<b>Discrimination Against Protected Classes</b>  Education, counseling, investigation and advocacy  <i>Sentinel Fair Housing</i>	Investigate, mediate and refer in cases of housing discrimination	Test 10 discrimination cases, conduct 12 workshops, distribute 1,200 information and referrals, investigate 48 fair housing cases, and counsel 160 clients  (A portion of the funding for this organization is supporting eviction prevention activities)	Provided fair housing information and referrals to 3,665 people. Investigated 123 fair housing cases. Held 22 community engagements and 14 law training workshops. Conducted 3 Oakland housing discrimination tests. Distributed 5,136 sets of educational materials.

<b>IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<p><b>Increase Access to Housing for Persons with Disabilities</b></p> <p>Education, marketing</p> <p><i>Center for Independent Living</i></p>	<p>Provide housing services and housing-rights counseling to persons with physical and mental disabilities</p>	<p>Provide housing search counseling for 230 individuals and discrimination counseling for 36 individuals</p> <p>Facilitate access to housing for low-income persons with disabilities</p>	<p>Provided housing search and counseling to 877 individuals and discrimination counseling to 94 individuals. Provided 36 van/cab rides.</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.

### *1. Funds Made Available*

The following is a listing of new Federal grant funds that were made available to the City in FY 2004-2005, 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 formula grant funds is contained in the IDIS system.

Listings of specific commitments made with HOME, 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.

#### Community Development Block Grant (CDBG)

The City allocated \$5,200,904 in CDBG funds for housing activities, including housing rehabilitation programs, homeless programs and a number of housing services.

#### Rental Rehabilitation Program

A total of \$146,724 was received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. These funds were allocated primarily to provide additional funding for the Home Maintenance and Improvement Program (HMIP) to provide loans for rehabilitation of owner-occupied homes.



## HOME/ADDI

The City received a total HOME grant of \$4,866,500. An additional \$438,234 was awarded to the City for the American Dream Downpayment Initiative. Funds were allocated to the following uses:

Housing Development	4,574,759
Homeownership Assistance	\$438,234
Program Administration/Monitoring	486,650
Grants to Community Housing Development Organizations	
for Organizational Operating Expenses	<u>243,325</u>
<b>TOTAL</b>	<b><u>\$5,304,734</u></b>

The City also received program income in the amount of \$1,540,882 in the form of recapture of loans and a share of appreciation from homes originally assisted with HOME funds.

These funds have been allocated to the Home Maintenance and Improvement Program to provide loans to lower income homeowners to rehabilitate their homes. Because Federal regulations require that program income be expended prior to drawdown of grant funds, on a cash flow basis the program income is applied to the first eligible HOME expenditures that are incurred by the City.

## Emergency Shelter Grant (ESG)

The City received \$369,672 in Emergency Shelter Grant Funds, of which \$18,484 was allocated to cover the City's program administration costs. \$24,388 was used to cover Homeless Management Information System expenses and \$326,800 for emergency shelter and homeless services.

## Supportive Housing Program

The City received three Supportive Housing Program grants for the 2004-05 report year, supporting the following City programs: Matilda Cleveland Transitional Housing Program (\$259,432); Families In Transition/Scattered Sites Program (\$245,146), and the Homeless Families Support Network (\$1,825,154).

In addition, a total of \$4,715,852 was awarded through the HUD SuperNOFA process to other homeless assistance programs located in Oakland.

## Housing Opportunities for Persons With AIDS (HOPWA)

The City received an award of \$2,006,000 under the HOPWA program. The City is lead agency for the metropolitan area, and distributed funds to Alameda County and Contra Costa County based on the relative proportion of AIDS cases, as follows:

Alameda County	\$1,471,686
(includes share of Grantee Administration – 20,060)	
Contra Costa County	\$494,194
Grantee Administration (City)	<u>\$ 40,120</u>
<b>TOTAL</b>	<b>\$2,006,000</b>

## 2. *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.

Summary information contained in the table included at the end of this Section C includes persons assisted with HOME, CDBG, ESG, HOPWA and other federal funds, for projects and activities completed during the program year.

## 3. *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.

## 4. *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. The City has used HOME and Redevelopment Agency funds, in conjunction with funding from the Section 811 program, for new construction of such housing. Funding for new construction and rental assistance is also provide under the HOPWA program.

The City provides rehabilitation assistance for homeowners who are living in housing that is dilapidated or substandard. 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. In extreme cases, the City may order a property be closed and the tenants

relocated. Under the City's Code Enforcement Relocation Ordinance, the City provides relocation assistance to these tenants and then places a lien against the substandard property for the cost of the relocation.

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 have rents equal to 30 percent of the monthly income of households 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.

The City also uses project-based and tenant-based rental assistance to assist extremely low income households. The City has worked closely with the Oakland Housing Authority (OHA) to expand the use of project-based Section 8. However, federal regulations prohibit the use of project-based Section 8 in census tracts with a poverty rate greater than 20 percent. This effectively excludes the majority of Oakland's rental housing stock. OHA was recently approved for the Moving to Opportunity program, which allows it greater flexibility and provides waivers of many federal regulations. This is expected to make use of project-based Section 8 more feasible.

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.

##### *5. Detailed Status of Housing Activities*

The tables on the following pages provide detailed information on all housing activities undertaken by the City, regardless of whether they were financed with federal funds. Information on actions to prevent and reduce homelessness is contained separately in Section D.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>10211 Byron</b> <i>Elmhurst</i>	Site acquisition of a lot for 50 future rental housing units and a church	Begin predevelopment	Site acquisition loan was extended until December 2005. The Borrower is in the process of refinancing to repay the Agency loan.
<b>10900 Edes Ave.</b> <i>Elmhurst</i>	Remediation of contamination on the site. Construction of infrastructure and new construction of 26 homeownership units	Complete Remediation of contamination. Commence infrastructure construction.	Goals were met. Agency loan closed, allowing continuation of predevelopment, site preparation, and infrastructure work.
<b>1574 – 1590 7th St.</b> <i>Western Oakland</i>	Site acquisition of a lot for future rental housing.	Begin predevelopment	Obtained predevelopment loan from LISC. Conducting predevelopment activities.
<b>2001 Linden St.</b> <i>Western Oakland</i>	Site acquisition of a lot for new construction of 8 townhomes	Begin predevelopment	Site acquisition loan was repaid. The deed of trust was reconveyed. The developer will build 32 ownership units, of which, 8 units will be restricted to 80% AMI, per Agency Affordability Agreement.
<b>3701 Martin Luther King Jr. Way</b> <i>Western Oakland</i>	Site acquisition of a lot for future rental housing.	Begin predevelopment	Predevelopment activities in place.
<b>5825 Foothill</b> <i>Central East Oakland</i>	Site acquisition of a vacant bowling alley and 3 lots for 30 future townhouses	Complete financing	Site Acquisition loan was repaid. The deed of trust was reconveyed. The site was transferred to another non-profit.
<b>Calaveras Townhomes</b> 4862-4868 Calaveras  <i>Outside of Community Development Districts</i>	New construction of 28 affordable for-sale townhomes	Begin construction of 28 townhomes. Begin marketing the homes.	Plans approved and ready to submit for permits. Construction delayed by increasing costs, without increase of funds available. This has necessitated a reconfiguration of the affordability breakdown among units, now underway. (Agency funds only.)

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Coliseum Gardens HOPE VI – Rental, Phase I</b> Corner of 69th Street and Hawley Streets  <i>Central East Oakland</i>	New construction –115 units. Includes replacement of 35 units of public housing and new construction 80 tax-credit rental units	Complete entitlement process Apply for/obtain tax credits and all financing Complete architectural Drawings Obtain building permit Begin construction	Entitlements completed, tax credits and MHP financing approved, all design review completed and building permits issued. Mixed finance closing in November, 2004 and construction started December, 2005.
<b>Coliseum Gardens HOPE VI – Rental, Phase II</b> Corner of 69 <sup>th</sup> Street and Snell Streets  <i>Central East Oakland</i>	New construction—129 units Includes replacement of 39 units of public housing and new construction 90 tax-credit rental units	Complete entitlement process Apply for tax credits and all financing Complete architectural drawings Obtain building permit Begin construction	Entitlements completed, tax credits and bond authority approved. Working through final environmental clearances from State DTSC and anticipate closing and construction start by October, 2005.
<b>Coliseum Gardens HOPE VI – Rental, Phase III</b> 66 <sup>th</sup> Street crossing over Leona Creek Drive and Lion Way  <i>Central East Oakland</i>	New construction—106 units. Includes replacement of 32 units of public housing and new construction 74 tax-credit rental units	Begin entitlement process Apply for some financing Begin architectural drawings	Working through entitlement process and design review. Anticipate closing and construction start by February, 2006.
<b>Coliseum Gardens HOPE VI – Ownership</b> Lion Way  <i>Central East Oakland</i>	Development of 32 for-sale homes	Begin entitlement process Apply for some financing Begin Architectural drawings	Development partner Chambers is still in predevelopment.
<b>Faith Housing</b> Corner of 7 <sup>th</sup> St. and Campbell St.  <i>Western Oakland</i>	Land assembly for 70 affordable housing units	Obtain development funding	Conducting predevelopment activities. Finalizing the sales analysis and development budget.
<b>Golf Links Infill Project</b> 2824 82nd Ave/8207 Golf Links Rd., 8251-8329, 8379, 8395, 8177 Golf Links Rd.  <i>Elmhurst</i>	New construction of 10 homeownership units	Begin construction of first two units by June 2005.	No work done – construction of preceding units behind schedule, as is preparation of needed DDA.
<b>Horizon Townhouses</b> 9800, 9809-15 MacArthur Blvd.  <i>Elmhurst</i>	14 new, affordable 3- bdrm homeownership townhouse units for families	Start construction	Reconfiguring the project. Finalizing the sales analysis and development budget.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Leola Terrace, Phase II</b> 90 <sup>th</sup> Ave. at MacArthur Blvd.  <i>Elmhurst</i>	Rehabilitation of 8 existing units.	Begin rehabilitation of Part B by December 2005 Complete rehabilitation of Part B by December 2005	The rehabilitation of the existing 8 units is still anticipated to be done. However, the project is currently on hold. Agency will need to find a new developer for this part of the project.
<b>Madison &amp; 14<sup>th</sup> Street Apartments</b> 160 14th St.  <i>Eastlake/San Antonio/Chinatown</i>	New construction of 79 rental units and ground floor retail space	Begin predevelopment Pursue full funding	Received City/Agency loan commitments totaling \$6,995,500 (including previously committed Site Acq. Loan). Received commitment for MHP (\$6,269,689); AHP (\$759,600); and Bank commitment (\$15,650,000). Received zoning, planning and design approval.
<b>Mandela Gateway Ownership Housing</b> 8 <sup>th</sup> St. between Mandela Parkway and Center Sts.  <i>Western Oakland</i>	New construction of 14 for-sale townhomes and flats	Negotiate loan documents, Begin and substantially complete construction.	Project is stalled due to financing gap caused by sharp increase in cost of construction defect liability insurance.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Mandela Gateway –Rental</b> 1364 and 1420 7 <sup>th</sup> St.  <i>Western Oakland</i>	168 total units: 122 units of new low-income family housing 46 units to replace 46 dilapidated public housing units at Westwood Gardens.  Some units will be built on nearby sites in the neighborhood  36 1-bedroom units 80 2-bedroom units 42 3-bedroom units 10 4-bedroom units  Project also includes commercial space	Complete construction by December 2005.	Completed in January 2005. The project is fully occupied.
<b>Oak Park Apartments</b> 2616 E16th St.  <i>Fruitvale/San Antonio</i>	Rehabilitation of an existing 56-unit apartment complex to reconfigure the building into 35 rental units	Complete rehabilitation.	Completed in Sep. 04.
<b>Palm Court</b> 10 <sup>th</sup> St. at Union St.  <i>Western Oakland</i>	12 for-sale single-family detached housing units	Complete construction of 8 homes and start construction on remaining four homes.	Under construction. Completion expected in October 2005.
<b>Palm Villa (formerly MacArthur Park)</b> MacArthur Blvd. between 90 <sup>th</sup> and 94 <sup>th</sup> Ave.  <i>Elmhurst</i>	New construction of 78 single-family detached homes 4 4-bdrm units 74 3-bdrm units	Complete construction and close on the remaining units by Sept 2004	Construction on the final units was completed by January 2005. The final 17 units closed escrow in this reporting period, with the final one closing in Feb. 2005.
<b>Paul Wang Infill Program</b>  <i>Various locations</i>	New construction of 13 homeownership units	Begin construction of first four units by July 2004.	First and second units completed in fall of 2004 with two units underway..

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Pukatch Infill Project</b> 1728 14th Street, 1430 8th Street, 816 Center Street  <i>Western Oakland</i>	Sale of land for construction of 9 units of market rate for sale housing.	Sites originally purchased with CDBG funds will be sold at fair market value and the sales proceeds will be allocated as program income for other CDBG-eligible activities.	8 <sup>th</sup> & Center sites removed – to be sold as surplus property. 14 <sup>th</sup> St. site sold to Pukatch (\$45k program income); approvals are nearing completion; development to start within 12 months (market rate).
<b>Sausal Creek Townhomes</b> 2464 & 2470 26 <sup>th</sup> Avenue  <i>Fruitvale/San Antonio</i>	New construction of 17 ownership units.	New Project	The Agency loan was closed in June 2005. The developer is in the process of obtaining building permits. Construction will start in September 05.
<b>Seven Directions (Native American Health Center)</b> 2946 International Blvd  <i>Fruitvale/San Antonio</i>	New construction of 38 rental housing units and Native American Health Center	Complete financing and start construction	The Agency loan was closed in June 2004. Due to unexpected cost increase, the project design was reconfigured. NEPA review is in process. Construction is expected to start in winter 2005.
<b>Toler Heights New Housing Development (Black Phoenix Housing)</b> 2475 and 2515 98 <sup>th</sup> Ave. 98 <sup>th</sup> Ave. at Stearns Ave.  <i>Elmhurst</i>	New construction of 6 homeownership units	Construction to have begun by July 2004. Completion of construction by June 2005.	Two home sites transferred to developer and construction loans closed, June 2005. (Homes to be finished by early 2006; others to begin immediately after.)
<b>UniDev – Workforce Housing</b>  <i>Citywide</i>	Predevelopment loan funding to facilitate development of 250+ units of workforce housing on institution owned land and raise revenue stream for institutional partners	Negotiate partnership institutional landowner(s), begin feasibility study	Project stalled indefinitely.



## Assistance to First-Time Homebuyers

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF AC- TIVITY</b>	<b>ONE YEAR GOALS</b>	
<b>ACORN Housing Corporation</b>  <i>Citywide</i>	Assist families obtaining home purchase, refinance, home equity and home improvement loans, correcting mortgage delinquencies and defaults, and overcoming predatory lending problems	Counsel 100 people or families about buying a home. Conduct 8 series of educational workshops. Counsel 55 homeowners who are victims or potential victims of predatory lending.	This contract has been delayed.
<b>American Dream Downpayment Initiative</b>  <i>Citywide</i>	Assist low income families to become first-time homebuyers. Funds will be used to supplement funding under the MAP program described below.	Provide assistance to 40 low income first-time homebuyers.	Program was not implemented during the fiscal year. Internal program guidelines and provider for housing quality inspections being finalized.
<b>Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers</b>  <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$10,000	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes	8 applications received and approved.
<b>First-Time Homebuyers CalHOME Program</b>  <i>Citywide</i>	Operated by State Dept of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$50,000	Offer financial assistance to 20 first-time homebuyers.	Program to be implemented next fiscal year.

## Assistance to First-Time Homebuyers

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF AC- TIVITY</b>	<b>ONE YEAR GOALS</b>	
<b>First-Time Homebuyers Mortgage Assistance Program (MAP)</b>  <i>Citywide</i>	Assist first-time homebuyers with deferred loans of up to \$50,000	Offer financial assistance to 50 first-time homebuyers.	81 applications received 67 approved 12 applications withdrawn 2 applications denied
<b>Homeownership Education Program</b>  <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homeownership classes, which aid in qualifying for special loan programs offered by program lender partners	Continue to offer monthly homebuyer-education classes to 600-800 potential first-time homebuyers	12 homebuyer education classes held; 424 persons attended
<b>Lao Family Community Development Multilingual Homeownership Center</b>  <i>Eastlake/San Antonio/Chinatown and Fruitvale</i>	Provide homebuyer and savings counseling for first time homebuyers	Workshop participation of 210 residents with 65 receiving on going bilingual counseling, 35 residents will be pre-approved for financing, 700 residents will receive outreach material.	Workshop participation of 114 residents, 85 received ongoing counseling, 21 were pre-approved for financing and 4,658 residents received outreach material.

## Housing Rehabilitation and Neighborhood Improvement

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF AC- TIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Alameda County Lead Poisoning &amp; Prevention Program Partnership</b>	Identify Lead-Safe Housing Program applicants who have children under the age of six residing or frequently visiting; Reimbursement of \$7500 per unit where lead hazards abated	25 single-family detached units	21 units identified 18 units received grant funds reimbursement
<b>Ancillary Program Delivery Services Provided during Application Intake</b>	Information & referral on reverse mortgages; counseling & referral on alternative financing, credit repair, insurance coverage, budgeting & finance, legal, delinquent property taxes, elder abuse, property maintenance,	N/A	Over 50% (56 ) of the applicants who make application to the Rehab programs also require assistance with one or more of the activities noted.
<b>Emergency Home Repair Program</b>  <i>7 Community Development Districts</i>	Emergency repair and rehabilitation financing (minimum loan of \$2,500 and maximum of \$7,500)	50 units will be assisted and 50 loan applications will be originated	Applications Received: 26 Applications Approved: 17 Units Rehabilitated: 26
<b>Home Maintenance and Improvement Program</b>  <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred and amortized loans) of up to \$40,000 for rehabilitation of 1- to 4-unit owner-occupied properties	35 units will be rehabilitated and 50 loan applications will be originated	Applications Received: 54 Applications Approved: 20 Units Rehabilitated: 35
<b>Lead-Hazard Control Paint Program</b>  <i>7 Community Development Districts</i>	Exterior house-painting and Lead Hazard Remediation grants for homeowners	20 single-family detached units will be repainted and/or have lead hazards removed or contained	Applications Received: 33 Units Repainted: 58

Housing Rehabilitation and Neighborhood Improvement

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF AC- TIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Minor Home Repair Program</b>  <i>Citywide</i>	Grants to seniors or disabled for minor home repairs. Administered by Alameda County.	Repair 150 housing units	Units Repaired: 205
<b>Rebuilding Together Oakland Christmas in April Program</b>  <i>Citywide</i>	Renovation of homes and community facilities	Renovate 35 homes and community facilities.	Units Renovated: No data available
<b>Weed and Seed Collaborative Task Force</b>	Provide additional financial assistance to rehab units identified for exterior blight by Weed & Seed Coordinator. Weed & Seed provides \$5,000 per unit.	N/A	3 units identified 1 unit assisted and completed with AIP grant funds 1 unit pending assistance with HMIP loan funds 1 unit assisted and completed with Lead-Safe Housing Program grant

## Rental Assistance for Extremely Low Income Families

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Family Unification Section 8 Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals	The Oakland Housing Authority has instituted a program with CFPS to “graduate” families who have successfully reunified. This will allow more families to be served by freeing up Family Unification vouchers from the Authority’s allocation. 5 new families will be served this year because of this policy	The Authority accepted and reviewed 15 new FUP referral applications from the Alameda County Department of Social Service and admitted 10 new families into the FUP program in FY 2004-05.
<b>Project-Based Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals	Project-based vouchers are funded from the Authority’s existing tenant-based allocation. The Authority is working with the City and local nonprofits to receive a waiver from HUD to allow the Authority to utilize project-based assistance in Oakland	The Authority and the City have agreed to utilize the City of Oakland’s affordable housing RFP process as a competitive mechanism to issue project-based vouchers. 20 PBV were committed to the City’s Uptown Affordable Housing development, which was awarded to RCD. The Authority and the City are also negotiating to award PBV to 3 additional developments selected for funding via the City’s annual affordable housing NOFA process.  30 new PBV units were leased up at the Mandela Gateway HOPE VI development.
<b>Section 8 Mainstream Program</b>  <i>Citywide</i>	Rental assistance for disabled individuals and families	No new funding is anticipated	No new funding received. The Section 8 Mainstream Program is fully leased
<b>Section 8 Rental Assistance Program</b>  <i>Citywide</i>	Rental assistance to families and individuals	No new funding is anticipated.	No new funding was received for the Section 8 Housing Choice Voucher (HCV) Program in FY 2004-05. The HCV program was 96.3% leased up for the FY ending 6/30/05

Rental Assistance for Extremely Low Income Families (cont'd)

<b>ACTIVITY NAME</b> <b>LOCATION</b> <b>CEDA Area</b>	<b>DESCRIPTION OF</b> <b>ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<b>Shelter Plus Care Rental Assistance</b>  <i>Citywide</i>	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. No new funding is anticipated	No new funding was received in FY 2004-05 for Shelter Plus Care Programs.

## Housing for Seniors and Other Persons with Special Needs

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF AC- TIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Access Improvement Program</b>  <i>7 Community Development Districts</i>	Grants for accessibility modifications to 1-to-4-unit properties where owners or tenants have disabilities.	Originate grant applications for 12 units. Complete rehabilitation work on 10 units.	Application received: 12 Application approved: 17 Units completed: 12
<b>Altenheim Senior Housing – Phase I</b> 1720 MacArthur Blvd.  <i>Glenview/Diamond</i>	Conversion of former assisted living facility to 67 low income rental units for seniors, meeting and community space (Phase I)	Secure funding remainder of funding	Phase 1 of project expanded to 93 units to handle all rehabilitation in one phase. Additional NOFA funds of \$2,306,100 committed in February 2005. Planning approvals obtained. Tax credits (9%) totaling \$13.5M awarded in June 2005. Construction financing committed.
<b>Eastmont Court</b> 6850 Foothill Blvd.  <i>Central East Oakland</i>	New construction of 19 units of rental housing. 9 – 1BR units 10 – 2BR units	Complete construction by Spring 2005	Construction completed March 2005. Cost certification and project close-out in process.
<b>ECHO Home Equity Conversion Program</b>  <i>Citywide</i>	Counseling and advocacy for City of Oakland senior homeowners regarding all home-equity plans	Provide information and referrals, conduct group presentations to seniors citywide and counseling to 35 seniors interested in home equity conversions	Provided information and referrals to 152 residents and counseling to 75 seniors.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF AC- TIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Housing Opportunities for Persons With AIDS (HOPWA)</b>  <i>Alameda County &amp; Contra Costa County</i>	Housing and continued services for individuals and families of individuals living with HIV/AIDS Acquisitions of housing units New construction of permanent housing for persons with HIV/AIDS  Additional units to be announced	Assist approximately 1,600 persons and/or families with HIV/AIDS shelter, transitional housing, permanent housing, and housing information services. Maintain capacity of existing housing and support services, including the acquisition of existing licensed service-enriched emergency housing facilities for persons with AIDS Continue development of additional set-aside of 35 HIV/AIDS living units in non-HIV/AIDS situations Begin construction June 2004 Reserve funds for technical assistance and address emerging issues Continue Project Independence (shallow rent subsidy program)	Assisted 390 persons with HIV/AIDS and their 86 family members with housing assistance. 79 families received housing assistance services.  Information and referral services for HIV/AIDS services and housing was provided to more than 339 households  Existing HIV/AIDS housing inventory and capacity has been maintained.  Construction, rehabilitation and development of 3 projects were completed within the fiscal year, adding 76 housing units to the inventory of housing with approximately 8 of the 76 units dedicated to persons living with HIV/AIDS. Other projects are scheduled for completion as early as September 2005. Development continues for 71 living units with approximately 39 of these units dedicated to persons with HIV/AIDS. In addition, acquisition of property for a new 100-bed shelter facility has been completed w/predevelopment work under way.  Funds have been committed to support the Alameda County Wide Multi-Plan to be completed within
<b>Lincoln Court Senior Housing</b> 2400 MacArthur Blvd.  <i>Outside CD Districts</i>	New construction of 82 units of one bedroom, low income senior housing.	Obtain final financing commitments. Negotiate and execute loan documents. Begin construction by November 2004.	Started construction in October, 2004.



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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF AC- TIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>MLK/BART Senior Homes</b> 3829 Martin Luther King Jr. Way  <i>Western Oakland</i>	Site acquisition of a lot for 33 future senior rental housing units with ground floor community space.	Begin predevelopment. Re-apply for HUD 202.	Neither HUD 202 nor Oakland NOFA assistance was approved. Some efforts being made to rework project, but it seems likely to be abandoned as a senior development.
<b>Oak Street Terrace Senior Housing</b> 1109 Oak Street  <i>Downtown</i>	New construction of a senior housing development. 39 studio units.	Begin construction by October 2003 Complete construction by Dec. 2004	The project is complete and fully occupied.
<b>Percy Abram Jr. Senior Apartments</b> <b>(Sister Thea Bowman Manor II)</b> 1070 Alcatraz Ave.  <i>North Oakland</i>	New construction of 44 units 44 1-bdrm senior units  Adjacent to existing Sister Thea Bowman Manor; includes community space, social services, staff services coordinator and entry plaza between the buildings	Close of City/Agency loan expected by June '04. In FY'04-'05: complete plans-specs and other predevelopment; complete all reviews-approvals needed to obtain HUD 202 Firm Commitment. Begin construction by Dec. 31, 2004.	City/Agency loans closed August 2004. HUD 202 initial close end of Dec, with immediate start of construction. Construction now approx 20% complete.
<b>Southlake Tower Apartments</b> 1501 Alice St.  <i>Western Oakland</i>	Project preserves 130 units of very affordable Section 8 senior housing at risk for conversion to market-rate.	Start of work has been delayed, but is expected to begin in Spring of 2004 and be substantially complete by the end of calendar '04.	Project complete
<b>Saint Andrew's Manor Senior Apartments</b> 3250 San Pablo Ave.  <i>Western Oakland</i>	Rehabilitation of 60 units of senior housing and refinancing of existing HUD 236 mortgage.	New Project	Achieved initial underwriting approval from CalHFA for refinancing.
<b>Saint Patrick's Terrace Senior Apartments</b> 1212 Center St.  <i>Western Oakland</i>	Rehabilitation of 66 units of senior housing and refinancing of existing HUD 236 mortgage.	New Project	Achieved initial underwriting approval from CalHFA for refinancing.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF AC- TIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Sojourner Truth Manor</b> 5815, 5915 and 6015 MLK Jr. Way  <i>North Oakland</i>	Minor rehabilitation (elevators, entry doors and safety equipment upgrades) at complex of 87 senior housing units in three buildings.	Close loan documents; begin construction.	Loan negotiations underway. Loan closing delayed to Summer 2006.



## Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<b><i>Renters</i></b>	
0 – 30% of MFI	65
31 – 50% of MFI	131
51 – 80% of MFI	6
<b>TOTAL</b>	<b>202</b>
<b><i>Owners</i></b>	
0 – 30% of MFI	12
31 – 50% of MFI	18
51 – 80% of MFI	6
<b>TOTAL</b>	<b>36</b>
<b><i>Homeless*</i></b>	
Single Individuals	31
Families	649
<b>TOTAL</b>	<b>680</b>
<u>Non-Homeless Special Needs</u>	494
<b>TOTAL</b>	<b>494</b>
<b>TOTAL Housing</b>	<b>1412</b>
<b>Total 215 Housing</b>	<b>1412</b>

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

Racial/Ethnic Breakdown	Hispanic	Non-Hispanic	Total Racial/Ethnic
<b>Single Race</b>	<b>27</b>	<b>1106</b>	<b>1133</b>
White	23	235	258
Black/African American	4	701	705
Asian	0	139	139
American Indian/Alaskan Native	0	17	17
Native Hawaiian/Other Pacific Islander	0	14	14
<b>Multi-Race</b>	<b>90</b>	<b>172</b>	<b>261</b>
American Indian/Alaskan Native & White	0	51	51
Asian & White	0	0	0
Black/African American & White	0	50	50
American Indian/Alaskan Native & Black/African American	0	0	0
Other Multi-Racial	90	71	160

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.

## **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, 2004 – January 30, 2005)**

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$17,400	\$19,850	\$22,350	\$24,850	\$26,850	\$28,800	\$30,700	\$32,800
31-50%	\$29,000	\$33,100	\$37,250	\$41,400	\$44,700	\$48,000	\$51,350	\$54,650
51-80%	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450

**(For Units First Occupied from January 31, 2005 - June 30, 2005)**

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$17,400	\$19,850	\$22,350	\$24,850	\$26,850	\$28,800	\$30,700	\$32,800
31-50%	\$29,000	\$33,100	\$37,250	\$41,400	\$44,700	\$48,000	\$51,350	\$54,650
51-80%	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450

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

<u>Unit Size</u>	<u>7/1/04</u>	<u>3/1/2005</u>
SRO	691	691
O BR	921	921
1 BR	988	989
2 BR	1,189	1,189
3 BR	1,365	1,365
4 BR	1,503	1,503
5 BR	1,640	1,641

**Maximum Sale Price/Appraised Value**

**Units occupied or rehabilitated from July 1, 2004 – February 13, 2005:**

***\$290,319***

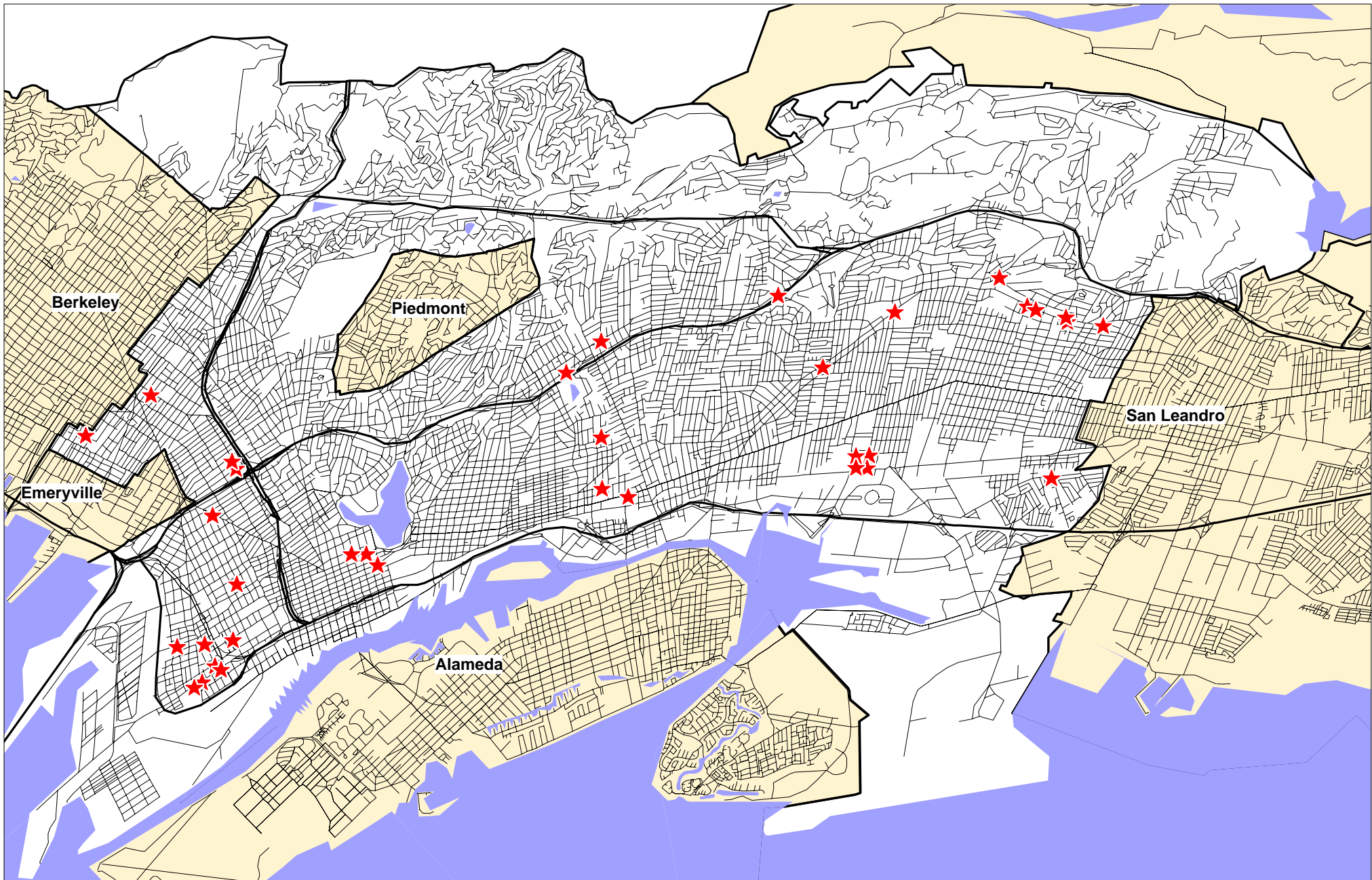
**Units occupied or rehabilitated from February 14, 2005 – June 30, 2005:**

***\$399,000***

## **MAPS:**

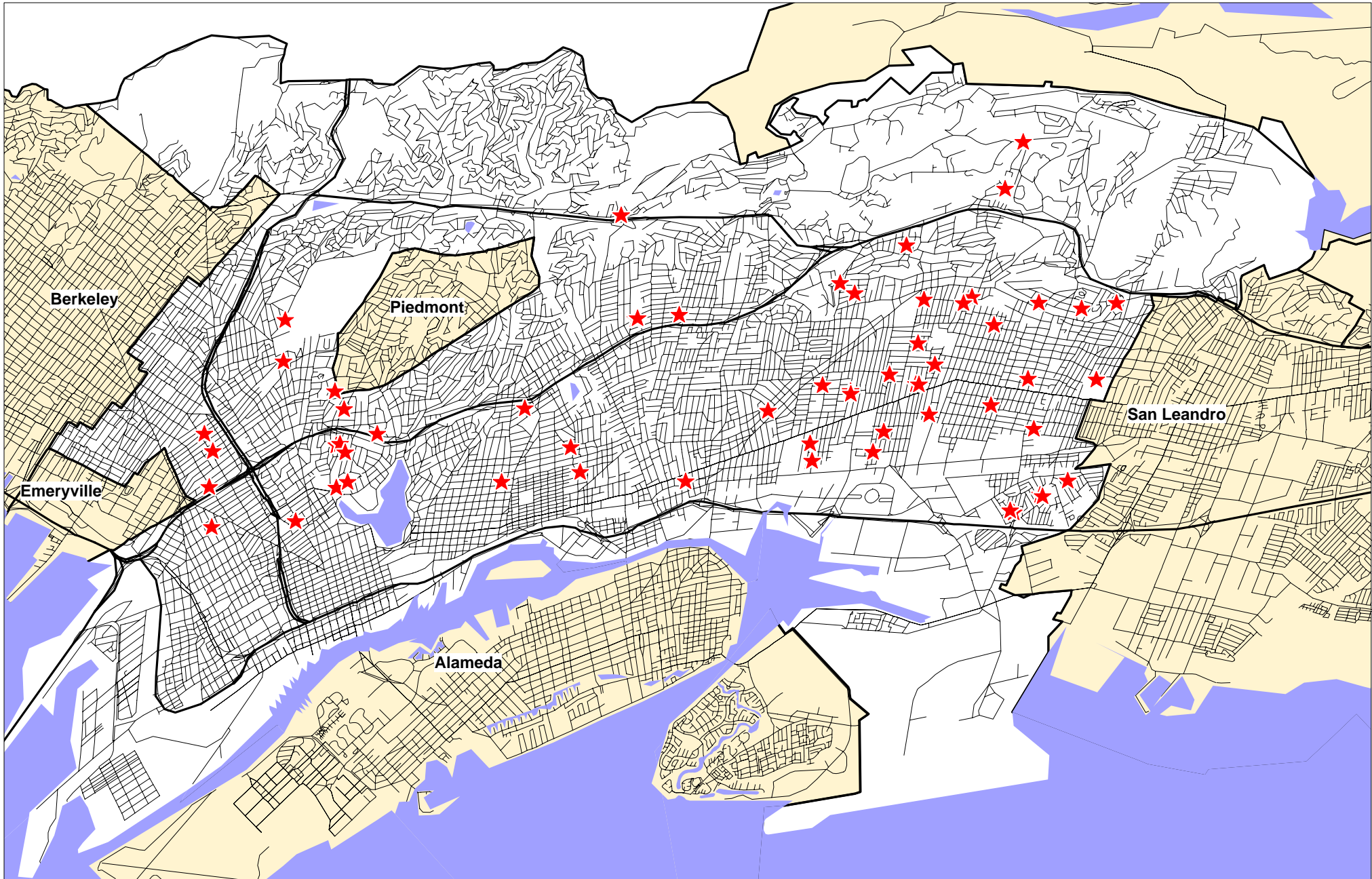
**Housing Development Projects  
First-Time Homebuyer Loans  
CDBG-Funded Rehabilitation Activities  
Emergency Shelter Grant and HOPWA Activities**

# Active Housing Development Projects FY 2004-05

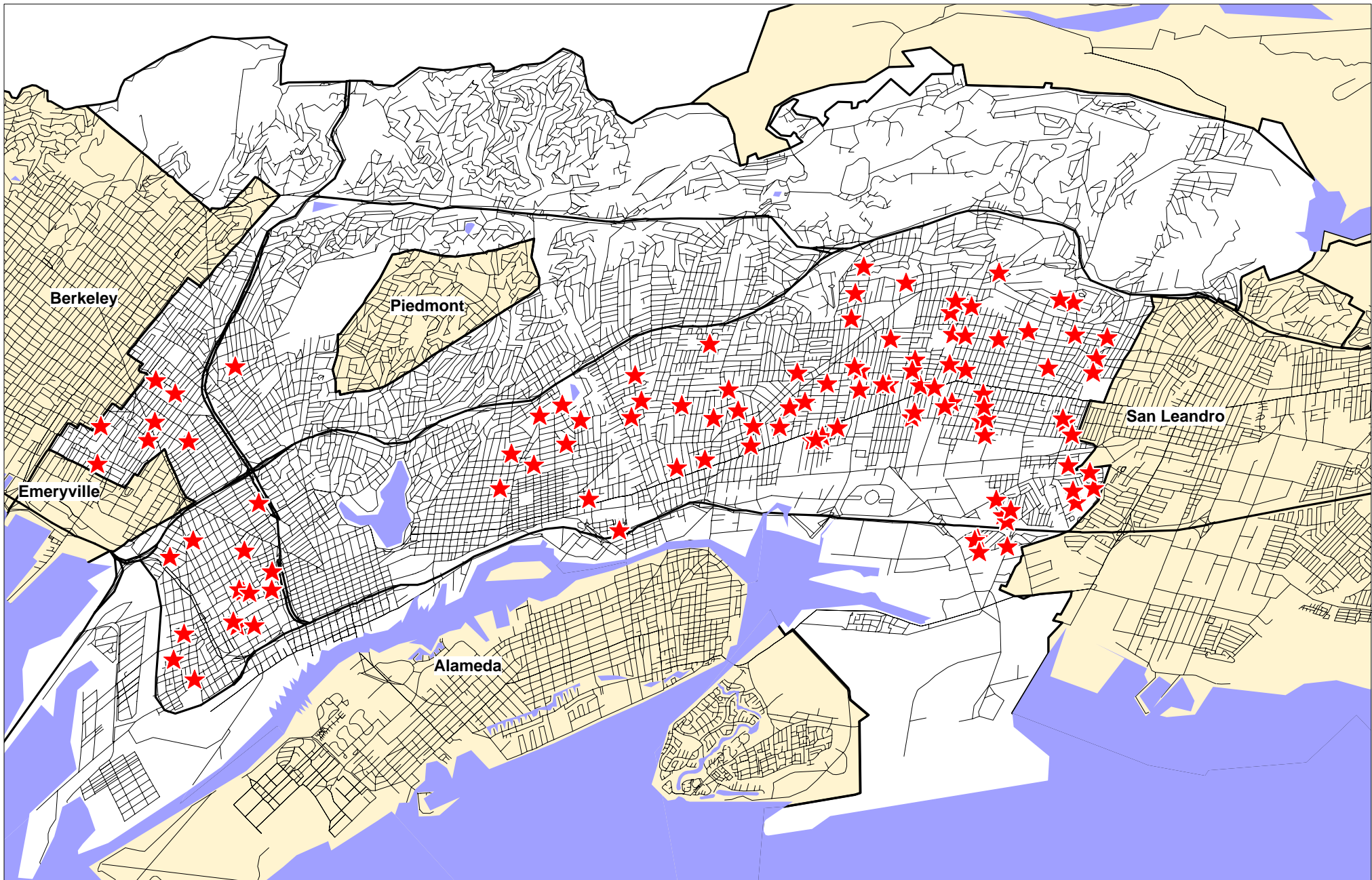




# First Time Homebuyer Assistance FY 2004-05



# Housing Rehabilitation Activities FY 2004-05



## Map 4

## **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 participates in the Alameda County Continuum of Care Partnership, which seeks to address homelessness on a regional basis. In response to HUD's 2003 "SuperNOFA" funding process for 2004 programs, the Continuum of Care Partnership submitted a coordinated application for activities throughout the county, including activities within the City of Oakland.

From this consolidated application, the United States Department of Housing & Urban Development (HUD) awarded \$21.2 million to support new and existing programs serving homeless people in Alameda County. These grants assisted in sustaining fifty-four existing programs county-wide, sustain permanent and transitional housing and provide additional support services to 3,000 homeless families and individuals throughout Alameda County. In addition, one new program will create seven new housing units for homeless individuals and families in Livermore, CA.

Out of the \$22.2 million awarded under the SuperNOFA, approximately \$4.7 million benefits 14 Oakland-based agencies<sup>1</sup> or agencies serving people in Oakland.

Through these awards the following services are 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.

The 2003 SuperNOFA award included three grants directly to the City for the 2004-05 report year, for over \$2.32 million in multi-year renewal funding to support the City's 2004-05 Homeless Families Support Network (HFSN), Matilda Cleveland Transitional Housing (MCTHP), and the City's Scattered Sites Transitional Housing Program/Families in Transition (THP/FIT).

HFSN program, administered by Phoenix Programs, Inc. for the 2004-05 program year is 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. For the 2004-05 program year, 616 families were housed through this program.

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<sup>1</sup> Oakland Homeless Families Program/Families In Transition, City of Oakland's Families In Transition, City of Oakland's Homeless Families Support Network/Supportive Housing Program, City of Oakland's Matilda Cleveland Transitional Housing Program, Homeless One-Stop Welfare-to-Work Employment System, One-Stop Homeless Employment Center, Ark of Refuge/Walker House, Alameda County Homeless Youth Collaborative I and II, Rosa Parks Transition House, Health Housing and Integrated Services Network, Oakland Army Base Workforce Development Campus, Transitional Housing Program for Women, and Transitions Project.

The MCTHP, administered by the Travelers Aid Society<sup>1</sup>, operates a 14-unit transitional housing facility for families with children, providing childcare, employment training, psycho-social assessment and health care services. For the 2004/05 fiscal year, 14 families were housed through this program.

The City's THP/FIT initially administered by the Travelers Aid Society, later assigned and assumed by the East Oakland Community Project, provides transitional housing and support services for low-income families. This scattered-site housing program houses up to 14 families of up to 50 individuals for a maximum period of 24 months. For the 2004/05 program year, 9 families were housed through this program.

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<sup>1</sup> The contract for this program has been assigned and assumed by the East Oakland Community Project, operators of the MCTHP from October 1, 2004 through September 2005.



## Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>ECHO Home Equity Conversion</b>  <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach	Provided information and referral to 152 families/individuals, conducted 75 counseling sessions, and conducted 4 group presentations.
<b>ECHO Rental Assistance Program</b>  <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Prescreen 1500 clients, place and do follow-up for 150 households, provide support counseling, information, referrals, and other forms of outreach	Conducted 1,575 prescreens, provided counseling to 1,079 families/individuals, provided information and referrals to 1,256 families/individuals, made 128 guarantees, and made 54 outreach contacts.
<b>Eden Information and Referral</b>  <i>Citywide</i>	Maintain and increase access to permanent, subsidized, transitional and temporary housing for low to moderate income individuals and families	Expand housing database by 450 Oakland listings and provide information and referral to 1,450 low income Oakland residents	Expanded housing database by 1,093 and provided information and referral to 1,478 low income residents
<b>Emergency Shelter Grant Program</b>  <i>Citywide</i>	1) Shelter and other forms of temporary housing and support services to be provided to the City's homeless population 2) Homelessness prevention (rental assistance, legal assistance and eviction prevention) 3) Assistance to battered women and their children 4) Housing advocacy for seniors 5) Technical assistance	Assist at least 15,000 persons with shelter, services, rental assistance, eviction prevention and/or other support services to the homeless and near-homeless population. This includes services provided with match funding.	Through ESG and ESG match funding programs, 5,696 persons were served with at least 89,168 bednights of shelter, 334 bednights of hotel/motel vouchers, 26 units of rental assistance, 1,517 units of legal assistance, 3,203 units of case management, 136,434 units of food services and 1,799 units of other supportive services.  25 homeless clients were assisted in obtaining transitional housing and 6 in obtaining permanent housing.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Matilda Cleveland Transitional Housing Program (MCTHP)</b> 8314 MacArthur Blvd.  <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 3 SROs 2 1-bdrm units 3 2-bdrm units 4 3-bdrm units 2 4-bdrm units	Assist 14 families	Assisted 24 families with transitional housing during the program year (October 1, 2003 – September 30, 2004).
<b>Sentinel Fair Housing</b>  <i>Citywide</i>	Landlord-tenant mediation services to prevent evictions	Provide dispute resolution for 360 households  (A portion of the funding for this organization is supporting fair housing counseling services)	Addressed 685 landlord tenant cases and provided education and referrals to 3,665 families/individuals
<b>Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN)</b> 1) Henry Robinson MSC 559 16th St. 2) Travelers Aid Society 520 16 <sup>th</sup> St. 3) Oakland Homeless Families Project 1900 Fruitvale, Suite 3E  <i>Downtown and Fruitvale</i>	Provide a continuum of services, shelter and transitional housing to homeless families through a network of agencies 54 units of transitional housing	Assist 348 families (approximately 950 individuals)	Assisted 616 families (approximately 1,979 individuals) with supportive housing and services during the 2004-05 program year (March 1, 2004-February 28, 2005).

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Transitional Housing Program (THP)</b> 1) 173 Hunter Ave. 2) 1936 84 <sup>th</sup> Ave. 3) 5239-A 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St.	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing  3 1-bdrm units 4 2- bdrm units 2 3-bdrm units	Assist 29 families (approximately 82 individuals)	Assisted 9 families (approximately 33 individuals) with transitional housing. 2 families moved into rental housing during the program year (March 1, 2004 – February 28, 2005)
<b>Winter Relief Program</b>  <i>Citywide</i>	Emergency food and temporary shelter during winter months	Assist 2,000 persons	Assisted over 1,264 individuals with over 16,529 bednights of shelter bednights, 1,309 bednights of hotel/motel vouchers, 1,101 units of case management, 27,457 units of food services, benefits advocacy for 406, housing advocacy for 373, 440 units of other support services.



## **Narrative E: Other Actions**

The 2004-2005 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. The original goals and objectives are in normal text; all accomplishments appear in *italicized* text.

### **1. Obstacles to serving underserved needs**

The most significant under-served needs in the City are households with incomes less than 30 percent of area median income who experience housing cost burdens of over 50 percent of income or live in substandard or overcrowded conditions.

The HOME Program and other capital subsidy programs are not in themselves sufficient to serve these needs, because even if all capital costs are subsidized (by financing housing development with grants or deferred loans), the operating costs of rental housing exceed the ability of these households to pay. As a result, the needs of these households cannot readily be met without “deep subsidy” programs as Section 8 and public housing, which ensure that households pay no more than 30 percent of their income for housing. .

The most significant obstacle to serving those needs is the lack of new Section 8 assistance and recent proposals to reduce the level of funding for Section 8. The City continues to advocate for preservation of existing Section 8 funding and for appropriation of additional funding for new, incremental Section 8 assistance.

### **2. 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. The City provided financing and/or support to several existing assisted housing projects to ensure that rent and income restrictions are maintained and extended.*

### **3. Actions to address public policy barriers to affordable housing**

*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 Planning and Zoning Department will continue to develop specific rezoning actions consistent with the Land Use and Transportation Element of the General Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs. Until the rezoning is complete, the City will continue to implement the "best fit" guidelines (Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations) to deal with any inconsistencies between current zoning and the General Plan land use designations.*

- 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.

*The City continued to participate in these activities.*

- The City will continue to work to streamline its processes for the issuance of zoning and building permits, including development of new automated systems and internet based information and application systems.

*The City is in the testing phase of a comprehensive replacement for its computerized Permit Tracking System. This new system will provide faster and more efficient processing of zoning and building permit applications and allow staff and the public access to more information about specific parcels and applications.*

### **4. Institutional Structure for Providing Affordable Housing**

#### **a. Increasing Available Resources**

- Continue attempts to expand the amount of resources available. In particular, the City will actively lobby for increases in State and Federal funding for housing.

*The City has continued to advocate for new sources of funding, in particular by supporting legislation for creation of a National Affordable Housing Trust Fund.*

- Encourage and support the attempts of local non-profit developers and service organizations to secure funds for service delivery and organizational operations from governmental and non-governmental sources.

*For the past year the City has participated in the development of the Alameda Countywide Homeless and Special Needs Housing Plan (the “Multiplan”). One focus of this plan is better coordination of services and housing, including leveraging services funding made available by the Mental Health Services Act (Proposition 63).*

#### b. Coordinating Resources

- Improve coordination required to match accessible housing units available for the disabled with those in need of such units through better referral mechanisms.

*The City funded the Center for Independent Living Oakland Housing Services to provide housing search assistance, counseling and basic fair housing information and referral 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 and independent living services. CIL continues to attempt 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.

*The City has begun work to acquire a comprehensive loan and grant management system to handle all aspects of its programs, including grant allocation, application processing, loan origination, construction lending and monitoring, post-occupancy monitoring, IDIS interface, and query and reporting functions. The City is also considering possible ways of reorganizing service delivery within the Housing and Community Development Division.*

- The City will continue to work with the Oakland Housing Authority to develop a program to “project base” Section 8 assistance (commitments would be tied to specific housing units) to facilitate preservation and rehabilitation of existing housing, including SRO hotels.

*The City and the Oakland Housing Authority have agreed to utilize the City of Oakland's RFP as the competitive selection process required for the approval of Project Based Section 8 units. The Authority will link the award of project-based assistance to the release of affordable housing funds from the City of Oakland in FY 2005-06. In FY 2004-05 the Authority committed an allocation of 20 Project Based Vouchers to the City's Uptown Affordable Housing Development and participated in the RFP selection in process. The Authority is currently negotiating Project Based Voucher awards to 3 additional developments that were selected for City affordable housing funding.*

- Mayor Brown and the City Manager will continue efforts to coordinate effectively with all cities in the County to increase the supply of affordable housing. .

*The City continues to support efforts to ensure that all cities provide their "fair share" of affordable housing to meet regional housing needs.*

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

- Develop mechanisms to increase the capacity of non-profit affordable housing developers and actively encourage non-profit developers to take advantage of local programs such as the Local Initiatives Support Corporation (LISC) training program for non-profit developers.

*The City has worked closely with LISC to implement its Partners in Community Development program to increase the organizational and development capacity of nonprofit housing organizations. The City has also certified CHDOs for technical assistance whenever requested to do so.*

- Use HOME funding (CHDO Operating Support) to support non-profit capacity building.

*The City has ongoing contracts with three CHDOs to provide them with operating support while participating in the LISC Partners in Community Development 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.

*As part of a process to recertify the eligibility of CHDOs, the City has encouraged nonprofits to increase representation of low and moderate income persons in decision-making processes, to establish more formal mechanisms and policies to do so, and to establish more representation of project residents on CHDO boards of directors.*

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

*The City's Hunger & Homeless Programs Section offers training and technical assistance to contracted Oakland homeless service and shelter providers upon request. Several units of technical assistance occurred throughout the year regarding the required reporting, data collection, file maintenance, and the City's contract reimbursement process.*

#### d. 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.

*No employer assisted homeownership programs were implemented. Our partners, particularly FannieMae and FreddieMac, continue to explore opportunities to implement initiatives that expand homeownership.*

- Develop programs which expand private sector investment in the general provision of affordable housing. The Oakland Homeownership Assistance Alliance (OHAA) is a collaborative effort of public agencies, lenders, non-profit organizations and other key players in the housing development community, whose objective is to revitalize Oakland neighborhoods by increasing homeownership opportunities for low and moderate-income households. The goal for this fiscal year is to increase the number of homeowners in Oakland by 2000, through OHAA programs and services and by increasing the number of participating lenders. This will be accomplished by providing new, creative financing tools, one-stop homebuyer assistance centers, debt management counseling, new and innovative mortgage products, and an aggressive marketing and outreach campaign in this challenging housing market.

*Four initiatives were developed during 2004 under the OHAA - Multilingual Homeownership Initiative with Lao Family, Dispel the Myths Oakland with Home Buyer Assistance Center (HBAC) and Associated Real Property Brokers (ARPB) and the East Bay Faith Based Homeownership (EBFBHA) Initiative.*

*As part of National Homeownership Month, the City again partnered with a team of professionals from the lending community, real estate profession, title companies, housing service providers, insurance companies, and non-profit counseling agencies to host the 5<sup>th</sup> Annual Home Buyers Fair. The Fair was free to the public and included informational homebuyer workshops, booths, music, food, and raffle prizes, etc. Workshop topics included the benefits of being a homeowner, how you can qualify for a loan, selecting the right real estate professional, how to repair your credit, selecting and working with a lender, and steps to successfully complete the escrow process. In addition, the actual Fair*

*was preceded by a presentation to real estate professionals on various downpayment assistance programs that also included presentations from other neighboring cities. Congresswoman Barbara Lee spoke during the press conference. Approximately 500 residents attended.*

*The East Bay Faith-Based Homeownership Alliance continues to partner with M.C. VISION Ministries and hold "How-to-Do-It" workshops. Several members have been certified as counselors; they have produced one homebuyer. A press conference was held to publicize the program and enlist new participation.*

- Attempt to overcome housing discrimination by encouraging financial institution participation in mortgage lending to low and moderate income individuals and in low and moderate income communities, largely through joint City and FannieMae efforts to promote existing lending programs and create new programs.
- *Partnering with the City, Housing Authority, PMI, and other counseling agencies, Fannie Mae sponsored the second Women Building Wealth Symposium (WBW). The goal of the WBW is to increase homeownership for low to Moderate income women by providing education and counseling. Approximately 100 attended. The partners continue to develop faith-based programs and relationships.*
- Continue to implement 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 also has legislation in place to prohibit predatory lending practices.

*The City's anti-predatory lending ordinance was defeated by the California Court of Appeals. An anti-predatory lending coalition continues to provide support and resources to residents. Several banks were certified to apply for banking services with the City.*

- In order to overcome housing discrimination by landlords, the City will continue during the coming year to fund fair housing counseling and education agencies which counsel individuals and train landlords and tenants regarding their rights and responsibilities under the law.

*The City provided CDBG funds to several fair housing organizations for this purpose. See Narrative B (Fair Housing), which details the City's activities and accomplishments related to overcoming housing discrimination and other barriers to fair housing.*

## **5. Public Housing Improvements**

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

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

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

*The Authority has been able to count on both the Unity Council and the Asian Resource Center as very valuable community partners. Both have served as application distribution sites during the Authority's program waitlist openings. Additionally, stronger lines of communication have been established throughout the City by the Authority actively working with the NCPC's and the SDS teams*

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

*Improvements are an ongoing effort. The Responsible Person's scope of work has been modified and curb appeal enhancement activity continues throughout the Authority's public housing sites. Graffiti abatement is also an continuing effort at the Authority's public housing sites. Much work has been completed during this past reporting period, but there is still room for improvement.*

**Customer Service** – The Authority will provide improved customer service for our clients, consistent throughout all offices by modifying practices and training staff as needed. A customer service survey will be conducted and the results analyzed.

*The Authority has provided customer service training to public housing staff at all three offices. Front desk protocol has been modified to ensure a higher quality of service for walk in clientele. A customer service survey form has been created and is available at all*

*five offices for clients to assess the level of customer service they received. The results analysis is pending.*

**b. Improvement of the Living Environment**

**Public Housing Capital Fund Activities**

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

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

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

*The final phase of Lockwood Gardens' Modernization project is 99% complete.*

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

*The project at 2002 Mitchell Street was completed in November of 2004. The interior and exterior of this seven unit building has undergone extensive rehabilitation. The building is fully occupied.*

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

*The West District Administration Building was completed in February 2005. The building is occupied by Oakland Housing Authority staff. The building also offers space for community organizations to offer programs for the area residents.*

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

*Capital Grant funds allocated for FY 04/05 was \$8.4 Million.*



### HOPE VI Activities

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

#### **Lockwood Gardens and Lower Fruitvale**

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

*The final phase of Lockwood Gardens is 99% completed. The units will be fully occupied by September 2005.*

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

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

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

*All 46 units were demolished and were replaced in the new development, which added 122 additional tax credit units on the original site and nearby acquired off-sites. This development includes about 20,000 square feet of community retail space, and two of the seven retail spaces have been leased. Construction of the rental development commenced in February 2003 and was completed in the fall of 2004. All 168 rental units were occupied by March, 2005.*

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

*Eighteen families participated in the supportive services component. Out of the 18 families that participated, five residents acquired employment; five residents complete job training & readiness programs; four residents enrolled in GED and 3 completed their GED; four residents participated in ESL programs; 12 families received counseling assistance.*

### **Coliseum Gardens**

In 2000, the Authority received \$34.5 million to revitalize its 178 unit public housing project known as Coliseum Gardens. All 178 existing units will be demolished and replaced on a one-for-one basis. Because of the concentration of public housing units in the Coliseum area, 81 of the 178 public housing units will be replaced in developments scattered “off site” throughout the City of Oakland. The original or “primary site” will be developed as a mix of housing types by the Authority and a developer partnership consisting of EBALDC, the Related Companies and Chambers General Construction, and will include 97 public housing units, 261 additional tax credit units, 32 affordable for-sale units, and 90 senior units. Because of the size of the development, the rental component will be divided into three rental phases, and the ownership component will be timed to coincide with the second or third rental phase. The first phase will consist of 115 rental units, including 30 public housing units. The Authority and its development partners expect to leverage an additional \$100 million in other funds to build out the development as planned.

*The Authority and partners, EBALDC and Chambers, completed the mixed finance closing in October, 2004 and broke ground in November, 2004 on Phase I of Coliseum Primary site.*

### **iii. Public Housing Drug Elimination**

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

*The Authority welcomed seven new on-site youth programs to manage summer and after school activities at 3 Authority sites including the YMCA, City of Oakland Parks and Recreation, City of Oakland Discovery Center, YouthSounds, Attitudinal Healing Art Esteem, Mindful Messages, and the San Francisco Council of the Boys Scouts of America. These programs provide youth enrichment, mentoring and recreational services that promote positive friendships, academic achievement, as well as health and nutrition.*

*In addition to these programs, eleven OHA sites hosted National Night Out. The Oakland Housing Authority Foundation provided each site with a “Back to School” backpack for 75 children between the ages of 6 and 18. The Oakland Housing Authority has also hosted over 30 site meetings to support community building and neighbor watch.*

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

<b>Name of Grant Program and Description</b>	<b>Units or Families Served</b>	<b>Accomplishments</b>
<b>HOPE VI (Chestnut)</b> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.	83	<ul style="list-style-type: none"> <li>▪ Grant Closes September 2005</li> <li>▪ 3 residents acquired employment</li> <li>▪ 5 residents participated in job training &amp; job readiness programs</li> <li>▪ 1 resident enrolled in GED prep</li> <li>▪ 2 residents participated in ESL</li> <li>▪ 2 families received counseling assistance</li> </ul>
<b>HOPE VI (Westwood)</b> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.	46	<ul style="list-style-type: none"> <li>▪ 18 Families taking advantage of CSS Services</li> <li>▪ 5 residents acquired employment</li> <li>▪ 5 residents complete job training &amp; readiness programs</li> <li>▪ 1 resident enrolled in GED</li> <li>▪ 4 residents participated in ESL programs</li> <li>▪ 12 families received counseling assistance</li> <li>▪ 3 residents completed GED</li> </ul>
<b>HOPE VI (Coliseum)</b> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.	178	<ul style="list-style-type: none"> <li>D. 55 families taking advantage of CSS Services</li> <li>E. 14 residents acquired employment</li> <li>F. 10 residents participated in job training &amp; readiness programs</li> <li>G. 2 residents participated in ESL services</li> <li>H. 7 families received counseling assistance</li> <li>I. 2 residents completed job training</li> </ul>

## 6. Public Housing Resident Initiatives

### Resident Participation in Management

The Oakland Housing Authority is pursuing several courses of action for increasing resident participation in the management of public housing. First, the Authority is seeking to strengthen the existing Resident Councils located at large family and selected small public housing developments, including one senior site. Second, the Authority will continue to solicit resident input into the Authority's Annual Plan, which includes the Capital Fund Program. Resident input into the plan is largely acquired through the Resident Advisory Board (RAB), which includes 40 residents appointed to the RAB by the Authority's Board of Commissioners. Third, the Authority will continue to expand programs that will provide public housing residents with job training and employment opportunities through a variety of initiatives and funding sources.

*The Authority has made a significant impact on encouraging resident participation in the management of public housing community sites. Both the Lockwood Gardens Multi-Family Community Resident Council, and the Oak Grove Senior Community Resident Council, have successfully elected new officers, held monthly community meetings to discuss community matters and engage in community building. Each Resident Council also hosted cultural events, guest speakers and other events focused on family health and safety, and consumer education.*

*Resident input is solicited through the Resident Advisory Board, a 40-member Board of resident leaders who represent the rich cultural and demographic diversity of the families who live in Oakland public housing. The RAB meets a minimum of 6 times annually, and provided input to the Authority's Making Transitions Work (MTW) plan.*

*Supporting resident efforts toward achieving economic self-sufficiency goals is an integral part of the Authority's mission. Residents are encouraged to complete career assessments, the results are used for referrals to job readiness, job training, vocational training, job placement and post employment services provided by over 30 Oakland community-based partners. The Authority recognizes that economic self-sufficiency is not achieved in a vacuum, and families require other supportive services to ensure that employment is retained. Consequently, the Authority also hosts various supportive services at its West and East Oakland District Offices including financial management, banking education, parenting classes, resident orientation, disaster preparation, youth after-school and life skills programs*

### Resident Opportunities for Home Ownership

Through the HOPE VI program, the Authority is developing approximately 64 to 69 affordable homeownership units, which will be available to public housing residents, Section 8 participants and other low-income residents in the City of Oakland. Additionally, the Oakland Housing Authority is currently developing a Homeownership Program in consultation with community groups, Fannie Mae, local lenders and the

Resident Advisory Board that will enable eligible families to utilize their Section 8 assistance towards their monthly mortgage and housing costs.

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

*The Authority was successful in receiving a \$500,000 grant to provide homeownership opportunities to 30 residents residing in public housing. This 3-year program will provide Individual Development Accounts, case management, financial management and homeownership preparation. The program is anticipated to launch August 2005.*

## **7. Lead Based Paint Hazard Reduction**

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

*During the fiscal year, 125 program applicants were given the booklet and provided with an overview of lead hazards and appropriate resources for additional information.*

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

*Over 110 rehabilitation work descriptions prepared by Rehabilitation Advisors during the fiscal year included detailed safe work practices and lead-based paint abatement specifications. In addition, over 50 Lead-Safe Homes work descriptions prepared by the Rehabilitation Paint Technician included lead-based paint abatement specifications.*

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

*During FY2005 over 300 property owners in Oakland were provided lead hazard risk assessments.*

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

*Due to a waiting list with over 25 seniors or disabled homeowners for the Lead Safe Homes Program at the beginning of the agreement term, intake for the ACLPPP partnership grant was delayed until February 2004. At the conclusion of the agreement period, 18 units were completed. The total cost of rehabilitation including lead abatement for these units was \$217,229. Eligible costs billed to ACLPPP totaled \$92,365.*

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

<b>ACTION</b>	<b>FY 2004 - 05 GOAL</b>	<b>FY 2004 - 05 ACTUAL</b>
Distribution of Lead Safe Painting Prep Kits to homeowners	1,320	1,313
Distribution of additional lead hazard literature to homeowners where children aged 6 or younger spend a significant amount of time in the home and encourage rehab loan applicants to have children tested for "elevated blood" condition	1,000	3,850
Provide risk assessment referrals to the County program where hazards appear significant	330	314
Coordination of homeowner awareness events	33	94
Coordination of lead-safe painting instruction and home renovation classes	15	8
Provide information and referral services to information line callers	660	581
Provide information and referral services to Website visitors	12,000	13,459
Provide training and certification referrals to Alameda County Lead Poisoning and Prevention Program for local contractors and their employees	65	15
Provide Rapid Response consultations to homeowners	10	26

## 8. Coordination

The 2004-2005 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 and the Authority coordinated to distribute project-based assistance via competitive processes for other affordable housing funds in FY 2004-05. The City and the Authority agreed to link the award of project-based assistance to the release of affordable housing funds from the City of Oakland. In FY 2004-05, the Authority participated in the City's Uptown Affordable Housing RFP process and committed an allocation of 20 Project Based Vouchers to the selected developer. The Authority is currently negotiating Project Based Voucher awards to 3 additional developments that were selected for City affordable housing funding. Also, in FY 2004-05 the Authority also completed the leased up of 30 new Project Based units at the Mandela Gateway HOPE VI development.*

- 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 continues to work with East Bay Housing Organizations and other similar groups.*

- The City will continue to work closely with the Alameda County-wide Continuum of Care Planning Committee (COCPC) in the further development and implementation of a newly developed method of data collection that will more accurately profile the Oakland Homeless population. The City's participation in the Alameda County-wide Continuum of Care Planning Committee and the Homeless Management Information Systems (HMIS) planning committee of the COCPC assisted in the pilot of a data collection/intake form among several service providers within Alameda County, some of which receive HUD funding. The successful completion of the pilot resulted in a

final Standardized Intake form adopted by the City, requiring each agency contracted with the City under its Hunger and Homeless Programs Unit to participate in the collection of data through the use of the Standardized Intake Form. The City as part of the COCPC is participating in the further development of the HMIS. There is a Congressional mandate to implement and operate an HMIS by October 2004 for all communities receiving Federal funds for homeless services and housing. The HMIS planning committee will develop an HMIS that fully supports case management and enhances the Continuum of Care by helping clients receive more integrated services while protecting clients' confidentiality. In addition to improving the flow and efficiency of client services, it is also a goal that the HMIS will provide non-identifiable aggregate data which will be utilized to identify trends and inform homelessness resources and policy directions. The Alameda County-wide HMIS will share information to enhance case management. In beginning phase of the HMIS basic client identifiers will be shared among participating agencies to allow for de-duplicated count of services. It is the intent to build an HMIS that will share assessment data and case plans once the appropriate policies and procedures are implemented, and to the extent that clients' confidentiality and needs are the center of the decision to share information

*The City continues to work closely with the Alameda County-wide Continuum of Care Planning Committee in efforts to more accurately profile the Oakland homeless population through the various development phases of the Management Information System. The City continues to require all homeless service and shelter contractors to complete and submit to Alameda County Continuum of Care Council, the Standardized Intake form to maintain a better grasp on who is being served and the various needs of the homeless population. The City participates in the Homeless Management Information System (HMIS) Planning Committee, to advance the current data collection tool into one that is computerized to capture client-level information over time on the characteristics and service needs of men, women, and children experiencing homelessness. The HMIS will meet HUD requirements regarding aggregate data collection tools focused on unduplicated counts, enhance agency service delivery, facilitate service delivery between agencies, and enhance the Continuum of Care system. Phase one of Alameda County's electronic HMIS has proven to be very successful, starting with approximately 12 participant agencies. Phase II will include approximately 25 more agencies, and phase III, 12-15 agencies.*

- 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.



*No new funding was available for Shelter Plus Care Programs. The Authority has maintained at or near 100% lease up of Shelter Plus Care units administered. Approximately 30 new Shelter Plus Care referral families were admitted into units that turned over in FY 2004-05.*

*The Authority no longer administers SAFAH program units.*

- 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 (FUP).

*In 2002, the Authority graduated 18 families who were issued original FUP vouchers from our FY 1995-96 FUP award. An additional 6 families were graduated from FUP in FY 2003-04. The selected families were successfully reunified and maintained stability in their tenancy for at least 3 years. The graduated families were converted to Housing Choice Voucher program participants to create new FUP openings that could be offered to the next available FUP eligible family. During FY 2004-05, the Authority accepted and reviewed 15 new referral applications from the County for vacated FUP slots. It resulted in 10 new families admitted into the FUP program over the past year. The current FUP program size is 41 and the Authority will continue to accept new FUP referral families until the 50 available FUP slots are fully leased. No new funding was available for Family Unification Program Vouchers in FY 2004-05.*

- 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 Authority continues to collaborate with ACSSA to benefit our mutual clientele.*

- The City's Community & Economic Development Agency and Department of Human Services 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 has continued work with Alameda County Housing & Community Development Department, Alameda County Behavioral Health Care Services, Alameda County Department of Public Health Office of AIDS Administration, Alameda County-wide Continuum of Care Council, and the City of Berkeley Human Services and Housing Departments in the drafting of a Multi-Year Special Needs Housing Plan, which including plans to address the housing and special needs of persons with HIV/AIDS. A final draft of the Multi-Plan was released in July of 2005. Finalization of the Multi-Year Plan is anticipated for the second quarter of fiscal year 2005-06.*

- Alameda County HCD, the City of Berkeley, and the City of Oakland will ensure the continued implementation of the Alameda County-Wide Continuum of Care Plan developed and adopted in 1997. The mission of this plan is to coordinate homeless planning efforts throughout Alameda County to better develop a more comprehensive and coordinated homeless service delivery system. A "continuum of care" plan defines services from prevention of homelessness, through a person's first contact with the "system" of emergency assistance and shelter, transitional housing and services, and permanent housing and jobs. A structure is established for inter-jurisdictional and community cooperation, detailing specific goals for achieving improvement in count-wide service delivery. A county-wide working group including representatives from the City of Oakland, ten other cities, the County, homeless providers, consumers, and advocates will oversee the execution and administration of activities defined in the current Plan. Further, the Committee will take steps to revise the current Plan to better serve the homeless population and direct resources where the greatest needs are. Results from a county-wide effort to count and survey recipients of homeless services and housing in Alameda County will be analyzed to find out from the consumer of such services and housing, which services are being accessed and which needs are getting met or not. The homeless count and survey is the first phase of a three-phase process in developing a revised plan. Following phase one, is the community process (phase two), and ultimately, the drafting of a revised Continuum of Care Plan. This plan will be more data driven, with expectations of meeting the greatest needs of our homeless population in Oakland and the surrounding cities of Alameda County.

*In 2004, the City joined with agencies in Alameda County representing homeless services, mental health, and HIV/AIDS service systems in coordinating a planning process to address housing and related support service needs for their respective target populations. By 2004 the Alameda County Continuum of Care Council was*

*ready to develop a ten year strategic plan to end homelessness and other agencies were ready to do the same for the respective populations. These agencies came together as sponsoring agencies for what is now referred to the Alameda County-wide Homeless & Special Needs Housing Plan. The collaboration creatively leverages knowledge, funding, passion, and expertise to address not only the needs of the homeless addressed in the Alameda County Continuum of Care Plan to End Homelessness, but also the needs of those with HIV/AIDS, mental health issues, disabilities, drug & alcohol abuse issues, etc. through a Multi-Plan. The Alameda County Multi-Plan (the Plan) establishes five goals: To prevent homelessness and other housing crisis; Increase housing opportunities for the Plan's target population; Deliver flexible services to support stability and independence; Measure success and report outcomes; and to develop long-term leadership and build political will.*

- The Department of Human Services – Community Housing Services Division will continue to maintain directories of assisted housing developments, emergency and transitional housing facilities, housing finance programs, and nonprofit housing development and homeless assistance organizations.

*A list of over 89 Oakland-based homeless service and shelter providers, transitional and supportive housing providers, and drug rehabilitation programs is currently maintained by the Hunger & Homeless Programs staff. A list of these resources are also available on the City's website.*

- 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 continues to produce updated versions of the annual distribution of "The Big Blue Book", a directory of human services for Alameda County. The 2005 edition included valuable referral listings of over 1,250 human service agencies and programs in Alameda County.*

- The City's Department of Human Services – Community Housing Services Division will continue to work with Alameda County, the City of Berkeley, and a non-profit agency to obtain funds and staffing to operate a temporary winter shelter at the Oakland Army Base. Shelter and transportation services to the shelter will be available to the homeless population who are unable to access the existing inventory of shelters within Oakland during the cold and rainy season.

*The City ventured jointly with Alameda County and the City of Berkeley to fund the operation of the 2004-05 Oakland Army Base Temporary Winter Shelter (OABTWS). A total of \$313,933 was budgeted to this project through the fund allocations of these three agencies. More than 690 hard-to-serve homeless individuals received more*

*than 12,590 bednights of shelter and 27,169 units of food services during the fiscal year. Phoenix Programs, Inc. operated the OABTWS for fiscal year 2004-05.*

- 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.

*As noted above, a partnership agreement was executed for the period July 1, 2003 to July 31, 2005 for financial assistance from ACLPPP under their "HUD 10" grant for lead hazard control. In addition to the requisite risk assessment report provided by ACLPPP, owner/applicants with children under the age of six (6) are provided an in-home health education consul, and the City is reimbursed for up to \$6,000 per unit where hazards are abated.*

- In September 1999, the City initiated a 5-Year Oakland Homeownership Assistance Alliance (OHAA) with Freddie Mac, Bank of America, the Low Income Housing Fund, Oakland Association of Realtors (OAR), the Local Initiative Support Corporation, Consumer Credit Counseling Services of the East Bay and the Homebuyer Assistance Center. Wells Fargo Home Mortgage, Inc. joined at the beginning of 2001; ACORN Housing Corporation, the Unity Council, Neighborhood Assistance Corporation of America (NACA), Lao Multilingual Homeownership Center, and CHASE Home Mortgage have also joined. The goal of the Alliance is to increase the number of homeowners by 10,000 over five (5) years.

*Four initiatives were developed during 2004 under the OHAA to provide additional homeownership opportunities - Multilingual Homeownership Initiative with Lao Family, Dispel the Myths Oakland with Home Buyer Assistance Center (HBAC) and Associated Real Property Brokers (ARPB), East Bay Faith Based Homeownership Initiative.*

*Oakland has realized approximately 3,000 additional homeowners through this fiscal year. Since 1999, market conditions have impacted the number that were able to purchase in Oakland. Many residents have relocated to outlying areas where home prices are more affordable.*

- The City works with a number of organizations to expand the supply of financing for all types of housing. The City is a member of the Community Reinvestment Coalition that works with lenders, housing advocates and others to create additional sources of capital for affordable housing. A revised Lease Home Ownership Purchase Program was announced in June 2003. The program serves most California cities. The Lease Purchaser shops and selects a home that is purchased by California Mortgage Assistance Corporation (Cal MAC), a nonprofit government corporation created by ABAG Finance Authority for Nonprofit Corporations. Cal MAC leases the property to the Lease-Purchaser for a 39-month lease term.

*The program closed a total of 38 homes; only 7 in Alameda County; 5 in Oakland. The Program officially ended July 31, 2005.*

- The City applied for and received \$1 million from the State of California Department of Housing and Community Development to provide additional mortgage assistance to first-time homebuyers through our Mortgage Assistance Program.

*Guidelines are being developed to implement the program.*

- The City will receive funding from the American Dream Downpayment Initiative (ADDI) for first-time homebuyers. Program funds will be used in combination to reach a lower income population. Preference will be given to buyers through the Oakland Housing Authority Section 8 Homeownership Program

*Guidelines are being developed to implement the program.*

## **EEC Program**

- The City of Oakland was designated in 1994 as a federally funded Enterprise Community through the Federal Empowerment Zone/Enterprise Community Program. As part of the Enhanced Enterprise Community (EEC) program, the City received funds to support economic development and community revitalization in three EEC areas: West Oakland, Fruitvale/San Antonio, and East Oakland. The funds were disbursed in the form of loans and other support to enterprises and projects in those areas that met EEC goals.
- Funding for the EEC Program was provided through a \$3 million grant from the U.S. Department of Health and Human Service's Social Service Block Grant funds (Title XX funds). In addition, \$22 million in Housing and Urban Development (HUD) Economic Development Initiative funds (EDI) and \$22 million in HUD Section 108 loan authority were granted.
- One of the other significant EEC program activities revolved around the "sustainable economic development" strategy. The resources for this strategy included \$22 million in EDI grant funds, and \$22 million of EEC HUD Section 108-loan authority. Half of these funds have been appropriated to economic development projects (flagship projects) to promote economic growth and provide jobs in the targeted EEC areas. The remainder of funds is provided to EEC area businesses through a revolving loan fund. These programs, as well as entrepreneurial training programs, workshops, and business information and referrals continued to be expanded and implemented through the Commercial Lending Program (CLP) of CEDA. The CLP staff continues to make semi-annual status reports to the City Council regarding the overall EEC Revolving Loan Fund portfolio.

- It is predicted that the country's and region's economic growth will not increase dramatically for several quarters to follow. The CLP staff intend to meet lending goals through outreach efforts focused on specific Oakland businesses that fit into the City's targeted industries, businesses that have the capacity to create jobs for low-moderate income residents of Oakland's EEC areas, and those businesses that are poised for future growth.

#### EEC Loan Review Policy

- While resources for supporting the EEC Policy Board activities have diminished, CEDA continues to implement its programs and activities designed to benefit the EEC areas and its residents. Those programs include Neighborhood Commercial Revitalization (NCR) activities, Community Block Grant funded programs, business loans and technical assistance.

#### Use of Resources

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

### **9. 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.

- Local Hiring Goals on City-funded Projects.

#### **i. Local Employment Program**

On February 25, 1993, the City of Oakland established a revised Local Employment Program (LEP) for the City of Oakland and Redevelopment Agency construction projects. The LEP (revised February 1997) 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 36 Community Based Organizations, (CBO) that serve a variety of qualified individuals of all races, languages, skill levels and physical abilities and refer a continuous pool of construction workers to the City. This pool of workers is maintained in a referral data bank. With a 3-day notice, workers may be referred in response to a request by an employer.

The LCERP partners with 36 Community Based Organizations, (CBO) who refers a continuous pool of construction workers to the City. This pool of workers is maintained in a referral data bank. With a 3-day notice, the City may refer Oakland workers in response to a request.

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

LCERP maintains a data bank of 5,000 workers and has placed 3,000 workers on Construction projects since July 1993.

- 15% Apprenticeship Program

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

*Since the inception of this program, over 35% of the apprentices utilized on City monitored projects have been Oakland residents. Many of the referrals are made through community –based programs such as the Cypress Mandela/WIST pre-apprenticeship training program and the “The Men of Valor” training program.*

- Living Wage Ordinance

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

*Since the inception of this program, over five hundred (500) employees of service contractors have realized the benefits of the City's Living Wage Ordinance.*

- Provision of Supportive Services in Assisted Housing for the Homeless

Many City-sponsored housing projects, particularly in Single Room Occupancy housing and housing targeted to the homeless, include a planned service component that aims, in part, at assisting very low-income persons to develop the necessary employment and job search skills required to allow such persons to enter or return to paid employment and an ability to live independently. Various innovative activities within the City's homeless service program contracts will target assisting homeless persons in need of job assistance and employment search skills.

*Employment assistance and other support services were provided at various City shelter and housing projects.*

- Laney College, City of Oakland, Oakland Rotary Endowment Partnership for Construction Training

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

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

*On May 19, 2005, a public celebration was held at the most recent project completed by the Laney College students. In addition to increasing the affordable housing stock, the three-bedroom, two-bath, 1,450 square foot home, the students took pride in winning an award for the newly-completed home: The Alameda County Award for Excellence in Green Building Education. Another affordable home is currently under construction next door.*

- Business Opportunities for Public Housing Residents

The Oakland Housing Authority will continue to expand opportunities to assist public housing residents establish small businesses. The resident owned and operated



businesses will have preferential status as allowed by Federal procurement procedures and Section 3 of the Housing Act of 1968, as amended.

*The Authority routinely markets entrepreneurial training opportunities to residents living in both Section 8 and Public Housing. This past year, 8 residents took advantage of these training opportunities, resulting in the opening of 1 resident owner of an in-home licensed day care center.*

- Job Training and Employment Programs in Public Housing

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

*The Authority is proud of its job training and employment programs, supported by the Workforce Investment Board (WIB) and its treasury of workforce development partners. This past year, over 100 older youth and adults participated in job training, job readiness and job placement programs, resulting in 74 low income residents acquiring employment*

*As a member of the WIB, the Authority hosted the Walmart Corporation, and made available the OHA West District Office as an recruitment site for the new Wal-Mart Store on Hegenberger Drive.. Over 2,600 Oaklanders submitted applications at the OHA site, resulting in 11 OHA residents acquiring employment.*

- Section 8 Family Self-Sufficiency Program

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

*The Oakland Housing Authority has maintained a Section 8 FSS program size well above our HUD mandated minimum of 278. The Authority's current Section 8 FSS program size at the end of FY 2004-05 was 323. The Authority only realized modest growth in the number of FSS participants; however 17 new escrow accounts were added over the past year. Within our FSS program, 155 (48%) participants now have escrow savings accounts. Additionally, 142 (44%) participants enrolled in the new Homeownership Voucher Program over the past year and two FSS families have*

*purchased homes For public housing, 73 residents are participating in an FSS program and the program size is anticipated to double over the next year.*

- Youthbuild (Training and Employment)

*The City provided a Certificate of Consistency with the Consolidated Plan to support an application by Project RISE to provide construction training to low income youth in connection with a proposed development project.*

- Workforce Development Program

*Oakland's Workforce Development Unit continued to align its efforts with City's Economic and Business Development initiatives, including working closely with Business Development and Redevelopment to support local business development and expansion. Specific to its FY 2004-05 budget, the Workforce Development Unit accomplished the following goals: 1) improved the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promoted business development and growth through excellent staffing, worker training and hiring tax credit services for more than 100 businesses; 3) saved Oakland businesses millions of dollars by doubling the number of tax credit vouchers administered in Oakland from 2,500 to 5,000; 4) expanded and improved job training services for hundreds of youth offenders and parolees; and 5) redesigned Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board.*

- Department of Human Services Programs

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

*Annual accomplishments are noted in the table below.*

Anti-Poverty Actions to be Carried Out by City of Oakland Life Enrichment Agency, FY 2004-2005

PROJECT/PROGRAM NAME, ADDRESS, CD DISTRICT (OR CITYWIDE)	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS ASSISTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Community Action Partnership 1. Nutrition/Hunger Relief 2. Housing/Homelessness 3. Advocacy 4. Employment Training/Placement 5. Violence Prevention	1. Provide well balanced meals to low income individuals and seniors  2. Provide emergency shelter and other support services  3. Provide advocacy, support, and education to increase utilization of EITC and promote Family Literacy  4. Increase older workers' employability and skills by providing a range of employment and training services  5. Conduct violence prevention activities within Oakland's high crime areas	Low income households and individuals	1. Provide 20,000 brown bags and Thanksgiving/Christmas dinner to families and daily breakfast to seniors  2. Provide temporary shelter and transitional housing services to 1300 individuals and families  3. Host, sponsor and facilitate community forums on a range of identified issues such as EITC, family literacy, etc.  4. Provide employment training and services to 25 low-income older adults  5. Outreach to 1600 residents within a 6 block radius of 2 communities; host various community forums to support community organizing	1. 20,000 brown bag meals were provided to families  2. More than 200 households received emergency shelter and 271 individuals received case management and supportive services.  3. Over 2,608 tax filers were served with a total of approximately \$1.5 million in EITC funds captured; 257 participants opened savings accounts; 109 individuals participated in community forums.  4. 25 low-income older adults received support services and job placement  5. Surveyed 200 residents to access needs and prioritize neighborhood issues and organized the communities of Sobrante Park and West Oakland's "Ghost Town"

### Anti-Poverty Actions to be Carried Out by City of Oakland Life Enrichment Agency, FY 2004-2005 (cont'd)

PROJECT/PROGRAM NAME, ADDRESS, CD DISTRICT (OR CITYWIDE)	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS ASSISTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Oakland Head Start, 150 Frank Ogawa Plaza, 5 <sup>th</sup> Floor, Oakland, CA 94612 Citywide	Provide comprehensive early childhood development services to 1,408 low-income Oakland children ages 3-5 and their families.	Low income families below the federal poverty level, or TANF recipients. Ten percent of Head Start children must have Special Needs, and up to 10% of families may be above the income guideline.	As specified by Head Start Performance Standards.	1,408 children served (1,095 for the City and 301 for our Delegate Agency, The Spanish Speaking Unity Council)
Oakland Early Head Start, c/o 150 Frank Ogawa Plaza, 5 <sup>th</sup> 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.	Low income families below the federal poverty level, or TANF recipients. Up to 10% of families may be above the income guideline.	As specified by Early Head Start Performance Standards.	200 children & families served.
ASSETS Senior Employment Program 150 Frank Ogawa Plaza	Increase skills, self confidence, and employability using classroom training, work experience, and personalized guidance in job seeking efforts	Residents of Alameda County, aged 55 and older meeting Department of Labor low income guidelines	Serve a minimum of 269 low-income adults; place 50 into unsubsidized jobs with average wage at placement of \$7.25 hourly.	274 low-income adults were enrolled and 65 were placed into unsubsidized jobs with average wage at placement of \$11.71 hourly
Multipurpose Senior Services Program 150 Frank Ogawa Plaza	Case management for frail, elderly persons to allow them to remain in their own homes, avoiding early institutionalization.	Age 65 and older, Medi-Cal recipients, reside in Oakland, Emeryville, and 2 zip codes in Berkeley.	Will provide case management services to 410 individuals	390 individuals were provided case management services due to staffing shortages.
Linkages 150 Frank Ogawa Plaza	Case management for adults with disabilities and frail elderly persons that enables them to live independently in the community and avoid unnecessary institutionalization	Frail elderly persons and adults age 18 and older with disabilities, living in Oakland and willing and able to participate in the case management process	Will provide case management services to 250 individuals.	305 individuals were provided case management services

## 10. Compliance and Monitoring

Information on Compliance and Monitoring for CDBG, HOME, ESG and HOPWA are included in the Program Specific Narratives for each of those programs

### 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 allocated \$19,679,308 in funds from the Low and Moderate Income Housing Fund. Funds were allocated as follows:

Housing Development	\$8,331,015
First-time Homebuyers	\$4,473,186
Debt Service on Bonds for Housing Activities	\$4,382,736
Debt Service for Henry J Robinson Center	350,000
Staff and Overhead	\$2,142,371
<b>TOTAL</b>	<b>\$19,679,308</b>

- The City's first time homebuyer program leveraged \$12,814,367 from private bank lending, \$497,224 from State housing program, and \$697,415 in equity investment (downpayments) from individual homebuyers.
- Other financing awards for housing development include assistance for the following projects:
  - Altenheim Senior Housing received a tax credit allocation in the amount of \$13,518,880.
  - Madison and 14<sup>th</sup> St. Apartments received \$759,600 in Federal Home Loan Bank Affordable Housing Program (AHP) funds, \$6,269,689 from the State of California's Multifamily Housing Program, and \$15,650,000 in construction and permanent loan funds from the Mechanic's Bank.
  - Lincoln Court received \$600,000 in Federal Home Loan Bank Affordable Housing Program (AHP) funds
  - Foothill Plaza Apartments received \$3,155,000 in CalHFA Preservation Acquisition Loan funds and \$1,355,000 in CalHFA Preservation Opportunity Program Loan Funds.
  - Coliseum Gardens, Phase II received \$10,315,000 from the State of California's Multifamily Housing Program.
  - Coliseum Gardens, Phase III received \$9,028,478 from the State of California's Multifamily Housing Program.

- Percy Abram Jr. Senior Apartments received an additional \$1,000,000 in HUD 202 funds.
- Toler Heights Estates received a construction loan in the amount of \$1,000,000 from IndyMac Bank.
- The Community Housing Services Unit received the following awards:
  - The Oakland Army Base received \$125,000 from the Alameda County Social Services Agency and \$56,000 from the City of Berkeley.
  - The Henry Robinson Multi-Service Center received \$250,000 from the Alameda County Social Services Agency.
  - The Matilda Cleveland Transitional Housing Program received \$259,432 from the Supportive Housing Program.
  - The Emergency Shelter Program received \$369,672 from the Emergency Shelter Grant.

## **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 represents 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.

### **Emergency Shelter Grant**

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

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

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

For the 2004/05 program year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received a grant renewal in the amount of \$245,146. The total match requirement of \$50,735 (\$38,163 for Support Services and \$20,203 for Operations) for this program was exceeded with the budget fund sources below:

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

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

The City administered the ninth year (2004/05) of this program with Phoenix Programs, Inc. as lead agency. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City accepted a HUD award of \$1,825,154 for the 2004-05 HFSN. The total match requirement for this grant was \$351,579 (\$220,329-Support Services and \$131,250 Operations). Match requirements were met and exceeded with the following budgeted fund sources:

PURPOSE	MATCH AMOUNT
General Purpose Fund (Funds awarded by Alameda County)	\$250,000
Excess Cash Value of Monthly Lease	\$122,558
<b>TOTAL MATCH</b>	<b>\$372,558</b>

### **Matilda Cleveland Transitional Housing Program**

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

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

### FY 2004-2005 Allocations of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA Low/Mod	ORA Bonds	RRP
Access Improvement Grants	Owner Rehab	01-Jul-04	\$213,717	\$0	\$0	\$0	\$0
Christmas In April	Owner Rehab	01-Jul-04	\$49,283	\$0	\$0	\$0	\$0
East Oakland Community Project Shelter Rent	Homeless	01-Jul-04	\$120,000	\$0	\$0	\$0	\$0
Emergency Home Repair	Owner Rehab	01-Jul-04	\$393,750	\$0	\$0	\$0	\$0
Fair Housing, Tenant Counseling & Info	Housing Service	01-Jul-04	\$390,072	\$0	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	01-Jul-04	\$0	\$0	\$2,500,000	\$0	\$0
Home Equity Conversion Program	Housing Service	01-Jul-04	\$21,684	\$0	\$0	\$0	\$0
Homeless Winter Relief Program	Homeless	01-Jul-04	\$225,000	\$0	\$0	\$0	\$0
Homeownership Counseling	Homebuyers/Owners	01-Jul-04	\$88,709	\$0	\$0	\$0	\$0
Housing Rehabilitation Loan Programs	Owner Rehab	01-Jul-04	\$2,919,837	\$0	\$0	\$0	\$300,000
Lead-Safe Housing Paint Program	Owner Rehab	01-Jul-04	\$221,550	\$0	\$0	\$0	\$0
Minor Home Repair	Owner Rehab	01-Jul-04	\$250,000	\$0	\$0	\$0	\$0
Neighborhood Housing Revitalization Program	Mixed	01-Jul-04	\$0	\$0	\$0	\$0	\$930,993
Rental Assistance Program (1 <sup>st</sup> and last months rent)	Housing Service	01-Jul-04	\$85,752	\$0	\$0	\$0	\$0
Vacant Housing/Housing Development Programs	Mixed	01-Jul-04	\$221,550	\$0	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	01-Jul-04	\$0	\$0	\$2,500,000	\$0	\$0
First Time Homebuyer Program	Homebuyer	19-Oct-04	\$0	\$0	\$694,094	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	19-Oct-04	\$0	\$552,904	\$0	\$0	\$0
Altenheim Senior Homes	Senior	15-Feb-05	\$0	\$0	\$2,306,100	\$0	\$0
Coliseum Gardens Phase III	Rental	15-Feb-05	\$0	\$0	\$3,000,000	\$0	\$0
First Time Homebuyer Program	Homebuyer	15-Feb-05	\$0	\$0	\$584,257	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	15-Feb-05	\$0	\$729,651	\$0	\$0	\$0
Madison & Fourteenth	Rental	15-Feb-05	\$0	\$2,472,585	\$3,024,915	\$1,498,000	\$0
MLK MacArthur BART Senior Homes (funds reallocated)	Senior	15-Feb-05	\$0	\$0	-\$2,018,850	\$0	\$0
First Time Homebuyer Program	Homebuyer	01-May-05	\$0	\$0	\$694,835	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	15-May-05	\$0	\$258,327	\$0	\$0	\$0
<b>TOTAL</b>			<b>\$5,200,904</b>	<b>\$4,013,467</b>	<b>13,285,351</b>	<b>\$1,498,000</b>	<b>\$1,230,993</b>



#### 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:

<b>Federal Program</b>	<b>Project/Activity</b>	<b>Sponsor</b>
Section 202 Supportive Housing for the Elderly	MLK/BART Senior Homes	Oakland Community Housing and Community Development Corp of Oakland
Supportive Housing Program, Shelter Plus Care Program	2004 Alameda County Continuum of Care activities for the homeless	Various
Public Housing Neighborhood Network Program	Community technology centers in public housing	Oakland Housing Authority
Resident Opportunity and Self-Sufficiency Program	Public Housing Resident Services Program	Oakland Housing Authority
Resident Opportunity and Self-Sufficiency Program	Public Housing Homeownership Services	Oakland Housing Authority
HOPE VI	Coliseum Gardens	Oakland Housing Authority
HOPWA	Emergency Housing Facility	East Oakland Community Project
HOPWA	Project Independence (scattered site)	Alameda County Housing and Community Development Department
Supportive Housing Program, Shelter Plus Care Program	2005 Alameda County Continuum of Care activities for the homeless	Various
Housing Counseling	Housing Counseling Services	Acorn Housing
Lead Hazard Control Grant Program	Partnerships for Lead-Safe Housing	Alameda County Lead Poisoning Prevention Program
Healthy Homes Demonstration Program	Healthy Homes – Creating Healthier Environments	Alameda County Lead Poisoning Prevention Program
Housing Counseling	Home Equity Conversion Program	Eden Council for Hope and Opportunity
Housing Counseling	Rental Assistance Program	Eden Council for Hope and Opportunity
Youthbuild	Project RISE	Oakland Potter's Housing and Center of Hope Church
Public Housing Family Self-Sufficiency Program	Family Self-Sufficiency	Oakland Housing Authority
Public Housing Neighborhood Network Program	Community technology center in Coliseum Gardens development	Oakland Housing Authority
Resident Opportunity and Self-Sufficiency Program, Resident Services Delivery Model – Elderly and Disabled	Public Housing Resident Services Program in 5 public housing developments for seniors	Oakland Housing Authority

## **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 6, 2005. 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, 3<sup>rd</sup> and 5<sup>th</sup> 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 6, 2005 through September 20, 2005. Notices were also published in the Sing Tao Daily newspaper and the El Mundo newspaper.

A public hearing to review performance and the CAPER will take place before the City Council on September 20, 2005. A public hearing to consider current and future housing and community development needs will be held before the City Council in late Fall, 2005. 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**

There were no public comments.

## **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.

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.

An evaluation of progress in meeting housing goals appears below. Evaluation of progress for the ESG and HOPWA programs are contained in the sections of the CAPER dealing with program-specific activities for those programs.

### **Assessment of Housing Activities and Accomplishments.**

#### *Progress in Meeting Annual and Five-Year Numeric 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 2004-2005.

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 made substantial progress toward meeting many of its housing goals. As can be seen in the chart on the following pages, the City exceeded its five-year goals for housing development for rental housing for families, seniors and persons with special needs, and for development of new owner-occupied housing.

The City's first-time homebuyer program five-year goal was not met because the housing market continued to make it difficult for low income households to enter the housing market in Oakland. As prices for single family homes rise faster than incomes, the amount of subsidy required to assist many low income first-time homebuyers exceeded the limits of the program. The program may increase the loan limits in FY 2005-06, but is still unlikely to assist more than 50 – 100 homebuyers per year.

Progress in meeting the goals for rehabilitation of both rental and owner-occupied housing continued to be hampered by rising rehabilitation costs and the inability to develop secure funds that will allow for programs that are both flexible and feasible. In particular, development of

programs for rehabilitation of rental housing has been hampered by the requirements of both HOME and Redevelopment Agency programs to ensure long term rent and income limits, which many private owners are unwilling to accept.

As noted in the FY 2002-03 CAPER, the City abandoned its plan to use Section 108 for rental rehabilitation because the funds would have relied on amortizing loans that would likely have required participating owners to raise rents above affordable levels. The City continues to work with the Oakland Housing Authority to find ways to combine project-based Section 8 assistance with City rehabilitation loan programs, which allow owners to realize higher rents needed to service additional debt, while ensuring affordability for very low income families.

The City also discontinued plans to use Section 108 for single family housing rehabilitation, again because the debt service on the loans would have been unaffordable to most of the participants in the City's rehabilitation programs. The CDBG-funded Home Maintenance and Improvement Program (HMIP) has experienced substantial increases in rehabilitation costs, including the additional costs associated with Lead Paint abatement. As a result, progress has been slower than anticipated and most like will not meet more than two thirds of its five-year goal. Programs for minor and emergency home repairs have been more successful, and the City expects to meet its goal of 1200 units in 5 years.

On a more positive note, while the City's Vacant Housing Acquisition and Rehabilitation program (VHARP) to help developers acquire and restore blighted properties did not initially attract much interest, in the past year there has been more activity and most of the funds are likely to be committed.

The number of units assisted under the Paint Programs fell sharply due to the high costs associated with complying with recent HUD rules regarding abatement of lead-based paint hazards. The program was reworked to meet the standards, and in FY 2004-05 it greatly exceeded its goals. For the five-year period, 330 homes were assisted, far more than was expected with the revamped guidelines, but less than the ambitious target of 3,000 homes that was established prior to the new lead paint rules going into effect. Many of these grants are offered in tandem with HMIP loans.

For extremely low income households, the principal program for providing housing assistance is the Section 8 rental assistance program. The Oakland Housing Authority exceeded 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. However, proposed changes to the funding formulas and the lack of funding for new Section 8 could result in a reduction in the number of households served by this program.

### *Performance Measures and Impacts for Five Year Period*

New affordable rental housing was made available to 414 families, and new affordable owner-occupied housing was made available to 149 families as a result of new construction and substantial rehabilitation activities (another 592 units are in the pipeline).

Access to affordable homeownership through purchase of existing homes was made available to 287 lower income families through the City's first time homebuyer program.

Improved housing conditions and more years of affordability were made available to 266 families through preservation of existing assisted housing.

Improved housing conditions and living environment were provided to 129 extremely low income families as a result of the rebuilding of existing public housing developments (another 106 units are in the pipeline).

Decent and safe housing was made available to 204 families through moderate rehabilitation of their existing owner-occupied homes. Lead-based paint hazards were eliminated for 315 families. Housing conditions were improved by eliminating immediate health and safety problems for 1,158 families through the Emergency and Minor Home Repair programs.

Over 1,000 very low income households were able to access rental housing at affordable rents as a result of new housing assistance vouchers provided through the Oakland Housing Authority's Section 8 program.

New affordable housing opportunities with supportive services were made available to 333 senior and disabled households as a result of new construction of supportive housing (another 465 units are underway).

Housing was made physically accessible for 62 persons with disabilities as a result of physical modifications made to existing housing through the City's grant program for accessibility modifications.

### *Barriers to meeting goals and objectives*

The City has encountered additional barriers to meeting goals and objectives such as staff reductions in the rehabilitation and development units making it difficult to maintain levels of service. In addition, 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. The age of the housing stock in Oakland also makes rehabilitation programs for rental and ownership housing prohibitively expensive, particularly with the cost of meeting federal standards for abatement of lead-based paint hazards. The widening gap between the price of single-family homes and the income of potential first-time homebuyers continues to pose a serious obstacle to the expansion of homeownership opportunities and an increase in the City's homeownership rate.

### *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

Priority/Action	Performance Measure	Annual Action Plan		5-Year Plan (2000-2005)	
		1-Year Goal (FY 2004 -05)	1-Year Actual (FY 2004 -05)	5-Year goal (2000-2005)	5-Year Actual (2000-2005)
<b>Priority A: Preservation/Expansion of Supply of Affordable Housing</b>					
Rental Housing New Construction and Substantial Rehab	units built	17	140	400	<b>414</b>
	units underway				<b>459</b>
Scattered Site Single Family Housing Development	units built	43	28	100-200	<b>149</b>
	units underway				<b>133</b>
Single Family Housing Acquisition/Rehabilitation	units built	-	-	30-60	-
	units underway				-
Preservation of Existing Affordable Units	units built	<b>130</b>	130	All units	<b>266</b>
	units underway				<b>0</b>
Renovation of Public Housing (HOPE VI)	units built	0	46	n/a	<b>129</b>
	units underway				<b>106</b>
<b>Priority B: Assistance to First-Time Homebuyers</b>					
Mortgage and Downpayment Assistance	units assisted	50	75	600	<b>287</b>
Housing Counseling – prepare first-time homebuyers for ownership	no measure	-	-		-
Mortgage Credit Certificates (contingent on Federal funding)	certificates	na	7	-	<b>91</b>
<b>Priority C: Housing Rehabilitation and Neighborhood Improvement</b>					
Owner-Occupied Housing Rehabilitation	units completed	35	35	600	<b>204</b>
	units underway				<b>25</b>
Rental Housing Rehabilitation	units completed	-	-	350	-
	units underway				-
Paint Programs for Owner-Occupied Housing	units completed	20	58	3,000	<b>315</b>
	units underway				<b>16</b>
Minor and Emergency Home Repairs	units completed	200	231	1,200	<b>1,158</b>
<b>Priority D: Rental Assistance to Extremely Low Income Families</b>					
Tenant Based Rental Assistance	new vouchers		-	1,000	<b>1,008</b>
Project Based Rental Assistance	units assisted		-	n/a	<b>35</b>

Priority/Action	Performance Measure	Annual Action Plan		5-Year Plan (2000-2005)	
		1-Year Goal (FY 2004 -05)	1-Year Actual (FY 2004 -05)	5-Year goal (2000-2005)	5-year Actual (2000-2005)
Priority E: Prevention and Reduction of Homelessness					
Outreach and Information Referral					
Homeless Mobile Outreach Program	people	2,000	1,720	10,000	7,847
Health Care for Homeless	people	3,000	235	15,000	2,433
Other Outreach Services	people	3,000	1,511	15,000	3,908
Information and Referral Services	people	3,000	5,800	15,000	7,583
Emergency Shelters and Services					
Existing Year-Round Emergency Shelter System	people	2,100	5,005	10,500	73,008
Winter Shelter	people	11,921	1,955	59,605	36,271
Emergency Shelter Hotel/Motel Voucher Program	people	400	334	2,000	8,538
Transitional Housing					
Existing Transitional Housing Facilities	families	137	77	440	680
Transitional Housing Jobs Campus at Oakland Army Base		11-19		Build jobs campus for 50 people	-
Supportive Services Program	housing units	150-170		900	616
Homeless Prevention					
Rental Assistance	households	86	18	430	1,245
Eviction Prevention	households	70	8	350	971
Legal Assistance	cases	790	1,511	3,505	7,214
Housing Counseling	cases	670		3,300	12,813
Tenant Education Program	cases	60	453	275	1,073
Linked HIV/AIDS					
Service-Rich Housing for PLWAA and Families	people	11	15	55	82
Services and Referral	people	300	499	1,500	3,348
Permanent Housing	housing units	9	46	46	210
Priority F: Housing For Seniors and Persons with Disabilities					
Housing Development	units built	58	58	150	333
	units underway				465
Access Improvement modifications	units completed	10	12	60	62
	units underway				3
Priority G: Fair Housing					
Referral, Information, and Counseling to Residents w/Disabilities	households	-	877	n/a	4,147
Referral, Information, and Counseling to Residents	households	-	3,655	n/a	17,111
Referral, Information, and Counseling to Families w/Children	households	-	-	n/a	1,624



**PART II:**

**PROGRAM-SPECIFIC NARRATIVES**

## **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 \$9,961,000 in CDBG funding. The percentage allocations to various program areas were approved by the City Council in FY 2004-05. 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 2004-05 program year 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 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 five-year strategy and the 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 abate health and safety hazards. The Oakland Business Development Corporation, 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 Administrator’s Office, reviewed construction contracts for compliance with L/SLBE(Local/Small Local Business Enterprise) goals and payment of prevailing wages.

### **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, 2004 through June 30, 2005 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 2004-05 Consolidated Plan Projects  
Environmental Review Requirements**

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>03C – HOMELESS FACILITIES</b>			
Oakland Homeless Project Renovation	72	\$ 36,171	58.34
<b>Total 03C – HOMELESS FACILITIES</b>		<b>\$ 36,171</b>	
<b>03D – YOUTH CENTERS</b>			
Project YES	82	\$ 49,283	58.34
<b>Total 03D – YOUTH CENTERS</b>		<b>\$ 49,283</b>	
<b>03K – STREET IMPROVEMENTS</b>			
Fruitvale Commercial District Revitalization Project	80	\$ 98,565	58.34
<b>Total 03K-STREET IMPROVEMENTS</b>		<b>\$ 98,565</b>	
<b>03T – OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS</b>			
AIDS Housing, Alameda County	18	\$1,507,657	58.35
AIDS Housing, Contra Costa County	38	\$ 478,283	58.35
East Oakland Community Project – Shelter Rent	46	\$ 120,000	58.35
Emergency Shelter Program	19	\$ 369,672	58.35
Homeless Winter Relief Program	14	\$ 225,000	58.35
<b>Total 03T- OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS</b>		<b>\$ 2,700,612</b>	
<b>05 - PUBLIC SERVICES (General)</b>			
Emergency Food Brown Bag Program	56	\$ 43,862	58.34
Home Equity Conversion Counseling	62	\$ 21,684	58.34
Homeownership Education, Counseling and Support	83	\$ 39,426	58.34
Multilingual Homeownership Center	68	\$ 49,283	58.34
Shared Maintenance & Delivery Scholarships	6	\$ 218,447	58.34
Supplemental Hunger Program	44	\$ 40,412	58.34
Youth and Family Enrichment Project	10	\$ 39,426	58.34
<b>Total 05 - PUBLIC SERVICES (General)</b>		<b>\$ 452,540</b>	
<b>05A SENIOR SERVICES</b>			
Active Living for Refugee Immigrant Seniors	76	\$ 9,857	58.34
East Oakland Clinic	55	\$ 48,790	58.34
Legal Services for Seniors	4	\$ 57,168	58.34
Meals on Wheels	36	\$ 107,062	58.34

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
Senior Companion Information Referral Program	22	\$ 56,274	58.34
<b>Total 05A – SENIOR SERVICES</b>		<b>\$ 279,151</b>	
<b>05D – YOUTH SERVICES</b>			
After School Program	70	\$ 29,570	58.34
East Oakland Community Connector Project	48	\$ 93,144	58.34
Educational Enhancement Program	69	\$ 29,570	58.34
Emancipation Training Center	59	\$ 69,804	58.34
GIRLStart	77	\$ 48,603	58.34
Hawthorne Elementary School-Based Clinic	67	\$ 44,354	58.34
High-Risk Youth Counseling	1	\$ 209,179	58.34
Hip Hop Multimedia	74	\$ 49,283	58.34
Kids with Dreams Project	32	\$ 61,603	58.34
Model Neighborhood Program	2	\$ 22,177	58.34
Positive Role Models-Mentor Program	75	\$ 11,083	58.34
Prescott Clown Troupe	27	\$ 51,254	58.34
Safe Walk to School	45	\$ 146,862	58.34
Smart Moves Program	54	\$ 11,828	58.34
Supplemental Math Instruction Program	5	\$ 48,153	58.34
YMCA Teen Center Program	71	\$ 58,172	58.34
Youth Performance Workshop	73	\$ 24,641	58.34
Youth Program	40	\$ 29,570	58.34
<b>Total 05D - YOUTH SERVICES</b>		<b>\$ 1,038,750</b>	
<b>05F – SUBSTANCE ABUSE SERVICES</b>			
Healthy Families Program	37	\$ 79,838	58.34
<b>Total 05F – SUBSTANCE ABUSE SERVICES</b>		<b>\$ 79,838</b>	
<b>05G – DOMESTIC VIOLENCE SERVICES</b>			
Domestic Violence Prevention Project	8	\$ 44,354	58.34
<b>Total 05G – DOMESTIC VIOLENCE SERVICES</b>		<b>\$ 44,354</b>	
<b>05H – EMPLOYMENT TRAINING</b>			
H.E.L.P. Program	49	\$ 39,426	58.34
<b>Total 05H - EMPLOYMENT TRAINING</b>		<b>\$ 39,426</b>	
<b>05J – FAIR HOUSING ACTIVITIES</b>			
Housing Information and Referral Service	41	\$ 78,852	58.34
<b>Total 05I – FAIR HOUSING ACTIVITIES</b>		<b>\$ 78,852</b>	
<b>05K - TENANT/LANDLORD COUNSELING</b>			
Housing Advocacy Project	47	\$ 65,053	58.34
<b>Total 05K – TENANT/LANDLORD COUNSELING</b>		<b>\$ 65,053</b>	



PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
<b>05Q – SUBSISTENCE PAYMENTS</b>			
Rental Assistance Program	23	\$ 85,752	58.34
Total 05N – SUBSISTENCE PAYMENTS		\$ 85,752	
<b>12 – CONSTRUCTION OF HOUSING</b>			
Housing Development	15	\$4,136,525	SPECIAL REVIEW
Total 12 - CONSTRUCTION OF HOUSING		\$ 4,136,525	
<b>13 – DIRECT HOMEOWNERSHIP ASSISTANCE</b>			
American Dream Downpayment Initiative (ADDI)	15	\$ 4,150,817	58.34
Total 12 – DIRECT HOMEOWNERSHIP ASSISTANCE		\$ 4,150,817	
<b>14A – REHAB; SINGLE- UNIT RESIDENTIAL</b>			
Access Improvement Program	11	\$ 213,717	58.35
Christmas In April	42	\$ 49,283	58.35
Emergency Home Repair	57	\$ 393,750	58.35
Home Maintenance & Improvement Program	65	\$2,919,837	58.35
Minor Home Repair Program	20	\$ 250,000	58.35
Vacant Housing Program	66	\$ 221,550	SPECIAL REVIEW
Total 14A – REHAB; SINGLE-UNIT RESIDENTIAL		\$ 4,048,137	
<b>14I – LEAD-BASED PAINT/LEAS HAZARD TESTING/ABATEMENT</b>			
Lead Safe Housing Paint Program	9	\$ 221,500	58.34
Total 14I – LEAD-BASED PAINT/LEAS HAZARD		\$ 221,500	
<b>18B – ECONOMIC DEVELOPMENT TECHNICAL ASSISTANCE</b>			
Business Development Program	61	\$ 269,919	58.34
Business Loan Program	51	\$ 389,333	58.34
Commercial Lending Program	7	\$ 252,319	58.34
Façade Improvement Program	79	\$ 98,565	58.34
National Development Council	34	\$ 10,000	58.34
Neighborhood Commercial Revitalization Program	64	\$ 1,693,145	58.35
Total 18B - ED TECHNICAL ASSISTANCE		\$ 2,713,281	
<b>18C – MICRO-ENTERPRISE ASSISTANCE</b>			
Creating Economic Opportunities for Low Income Women	78	\$ 142,287	58.35
Micro Enterprise Assistance	81	\$ 73,924	58.35
Oakland Small Business Incubator Project	16	\$ 127,991	58.35
Total 18C – MICRO-ENTERPRISE ASSISTANCE		\$ 344,202	

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>21A – GENERAL PROGRAM ADMINISTRATION</b>			
<b>AIDS Housing, City Monitoring and Administration/DHS</b>	<b>24</b>	<b>\$ 20,060</b>	<b>58.34</b>
<b>CDBG Program Monitoring/Administration</b>	<b>31</b>	<b>\$1,494,828</b>	<b>58.34</b>
<b>Total 21A – GENERAL PROGRAM ADMINISTRATION</b>		<b>\$ 1,514,880</b>	
<b>21D – FAIR HOUSING ACTIVITIES</b>			
<b>Fair Housing and Landlord/Tenant Counseling Program</b>	<b>12</b>	<b>\$ 147,848</b>	<b>58.34</b>
<b>Housing Search &amp; Counseling for the Disabled</b>	<b>33</b>	<b>\$ 98,319</b>	<b>58.34</b>
<b>Total 21D – FAIR HOUSING ACTIVITIES</b>		<b>\$ 246,167</b>	
<b>21H – HOME ADMIN/PLANNING COSTS (10% CAP)</b>			
<b>HOME Program Monitoring and Administration</b>	<b>30</b>	<b>\$ 486,650</b>	<b>58.34</b>
<b>Total 21H – HOME PROGRAM ADMINISTRATION/MONITORING</b>		<b>\$ 486,650</b>	
<b>21I – HOME CHDO OPERATING EXPENSES (5% CAP)</b>			
<b>CHDO Operating Support</b>	<b>29</b>	<b>\$ 243,325</b>	<b>58.34</b>
<b>Total 21I – HOME CHDO OPERATING EXPENSES</b>		<b>\$ 243,325</b>	

## 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 page 1 here

\*\*\*Insert Financial Summary Report page 2 here

\*\*\*Insert Financial Summary Report page 3 here

\*\*\*Insert Financial Summary Report page 4 here

\*\*\*Insert Financial Summary Report page 5 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 (data on commitments and expenditures can be found in the HOME IDIS reports):

Program Administration	\$486,650
CHDO Operating Support	\$243,325
Madison and Fourteenth Rental Housing construction	\$2,472,585
Homebuyer Assistance (ADDI Program)	\$438,234
Rehabilitation of Owner-Occupied Homes	\$1,540,882
Program income received from loan repayments was reserved for this program	
<b>TOTAL ALLOCATIONS</b>	<b>\$5,181,676</b>

## **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. The City has fully met its obligations for both commitment and expenditure of funds in a timely manner.*

### Projects Completed

#### **Eastmont Court**

6850 Foothill Blvd.

New construction of 19 units of rental housing.

Target population: Low and moderate income households including at least one physically disabled adult member

HOME funding: \$460,400

CHDO Project

#### **Mandela Gateway – Rental**

1364 and 1420 7<sup>th</sup> St

HOPE VI reconstruction of 46 units of public housing and new construction of 121 additional units of affordable rental housing

HOME funding: \$1,000,000

#### **Southlake Tower Apartments**

1501 Alice St

Acquisition/rehabilitation and preservation of existing 130-unit assisted senior housing project.

HOME funding: \$1,000,000

### Projects Underway

#### **Altenheim Senior Housing**

1720 MacArthur Blvd

Conversion of assisted living facility to 67 units of rental housing for seniors.

HOME funding: \$1,901,740

*Predevelopment work is underway and environmental review is pending.*

**Lincoln Court**

2400 MacArthur Blvd

New construction of 82 rental units for seniors

HOME funding: \$1,500,000

*Construction is underway*

**Madison and Fourteenth**

160 14<sup>th</sup> Street

New construction of 79 rental units, ground floor retail space

Includes \*\*\* units and supportive services for youth transitioning out of foster care

HOME funding: \$2,472,585

CHDO Project

*Received funding allocation from City and secured funding from State and private financing. Received zoning, planning and design approvals. Environmental review is pending.*

**Percy Abram Jr. Senior Apartments**

1070 Alcatraz Ave

New construction of 44 rental units for seniors.

HOME funding: \$1,045,800

*Construction started December 2004. Currently 20% complete.*

**Saint Andrew's Manor Senior Apartments**

3250 San Pablo Ave.

Rehabilitation of existing 60-unit HUD-assisted senior housing.

HOME Funding: \$748,300

*Received funding allocation from City and initial approval of financing from CalHFA.*

**Saint Patrick's Terrace Senior Apartments**

1212 Center St.

Rehabilitation of existing 66-unit HUD-assisted senior housing.

HOME Funding: \$753,600

*Received funding allocation from City and initial approval of financing from CalHFA.*

**Seven Directions**

2496 International Blvd

New construction of 38 rental units for families

HOME funding: \$1,216,600

*This project has a conditional commitment of funds pending completion of environmental review. This year the project design was modified to achieve cost savings and the developer continued to secure additional funding sources.*

**Sojourner Truth Manor**

5815, 5915 and 6015 MLK Jr. Way

Rehabilitation of existing 87-unit HUD-assisted senior housing.

HOME Funding: \$162,100

*Loan negotiations are underway. Construction expected to begin in summer 2006.*

**Rehabilitation Assistance for Existing Owner-Occupied Homes**

Community Development Districts

Deferred and amortizing loans for low and moderate income homeowners.

**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 grant 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).

Program income derived from repayment of first-time homebuyer loans made in earlier years with HOME funds has been allocated for rehabilitation of owner occupied homes in order to meet the City's need for maintenance and improvement of its aging housing stock.

**D. Community Housing Development Organizations (CHDOs)**

The City has six active CHDOs -- Oakland Community Housing, Inc. (OCHI), Resources for Community Development (RCD), Community Development Corporation of Oakland

(CDCO), East Oakland CDC (EOCDC), 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, 2004, the City had allocated more than 35% 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) with the continuation of the 3-year Durable CDCs Initiative. This program provides training, technical assistance and operating support to CHDOs to help them better integrate their housing development work with neighborhood revitalization efforts.

The City has operating support contracts with OCHI, RCD and EBALDC as part of this program.

#### **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 Eastmont Court, Mandela Gateway and Southlake Apartments.

The MBE/WBE Report, reflecting contracting activity for these projects, 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 2004-2005 program year, is included at the end of this section.

NOTE: Due to a computer error, the HOME Match report for FY 2003-04 that was included in the previous year's CAPER was garbled and unreadable. The City is

including in this CAPER a corrected match report for FY 2003-04 as well as a report for FY 2004-05

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.

#### **G. Monitoring of Completed Rental Projects**

The following HOME-assisted rental projects were monitored during the FY 2004-05 program year.

- Adeline St Lofts
- Allen Temple Arms IV
- Bancroft Senior Housing
- Bishop Nichols Senior Housing (Downs)
- Coolidge Court
- E.C. Reems Apartments (Alvingroom Ct./Gatewood)
- Evergreen Annex
- Fruitvale Transit Village
- Harrison Hotel
- International Boulevard
- Northgate Apartments
- Stanley Avenue Apartments (International Boulevard Phase II)

With one exception, all projects were found to be in compliance with HOME requirements.

The E.C. Reems Apartments project had a number of issues with respect to maintenance and needed repairs. This project, which also has a HUD-insured mortgage, is being monitored by both HUD and the City, and both entities are actively working with the owner to enforce requirements for maintaining the project in accordance with local codes and HUD housing property standards.

HUD has provided the City with technical assistance in the form of consulting services provided by ICF Consulting. ICF has reviewed and assessed the City's current monitoring procedures and forms and is assisting the City to develop a detailed procedures manual and updated forms to ensure that all HOME monitoring requirements are met. ICF will also provide some training for City staff.

**G. Displacement and Relocation**

There were no displacement or relocation activities in FY 2004-05.



# Annual Performance Report HOME Program

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

OMB Approval No. 2506-0171  
(exp. 05/31/2007)

Public reporting burden for this collection of information is estimated to average 2.5 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.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting	Ending	

## Part I Participant Identification

1. Participant Number	2. Participant Name		
3. Name of Person completing this report		4. Phone Number (Include Area Code)	
5. Address	6. City	7. State	8. Zip Code

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
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## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number						
2. Dollar Amount						
B. Sub-Contracts						
1. Number						
2. Dollar Amount						
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number						
2. Dollar Amount						
D. Sub-Contracts						
1. Number						
2. Dollar Amounts						

## HOME Match Report

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

OMB Approval No. 2506-0171  
(exp. 05/31/2007)

## Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy)	2003
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1. Participant No. (assigned by HUD) MC060208	2. Name of the Participating Jurisdiction City of Oakland, CA	3. Name of Contact (person completing this report) Jeffrey Levin
5. Street Address of the Participating Jurisdiction Community & Economic Development Agency, 250 Frank H Ogawa Plaza, Suite 5313		4. Contact's Phone Number (include area code) 510-238-6188
6. City Oakland	7. State CA	8. Zip Code 94612

## Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	2,081,948	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	2,234,316	
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$ 4,316,264
4. Match liability for current Federal fiscal year			\$ 156,545
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)			\$ 4,159,719

## Part III Match Contribution for the Federal Fiscal Year

[illegible]

## HOME Match Report

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

OMB Approval No. 2506-0171  
(exp. 05/31/2007)

## Part I Participant Identification

	Match Contributions for
	Federal Fiscal Year (yyyy)

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)
5. Street Address of the Participating Jurisdiction			4. Contact's Phone Number (include area code)
6. City	7. State	8. Zip Code	

## Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

## Part III Match Contribution for the Federal Fiscal Year

[illegible]

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: 09-29-05  
TIME: 15:10  
PAGE: 1**

**REPORT FOR ACTIVITY : ALL  
PROGRAM : HOME  
FUND TYPE : ALL  
SOURCE TYPE: MC  
RECIP TYPE : ALL  
DATE RANGE : 07-01-2004 TO 06-30-2005**

<b>Voucher Number</b>	<b>Line Item</b>	<b>IDIS Activity</b>	<b>Voucher Date</b>	<b>Voucher Status</b>	<b>Date Processed</b>	<b>Grant Number</b>	<b>Fund Type</b>	<b>Amount</b>
1034328	1	1959	7/7/2004	COMPLETE	7/9/2004	M-99-MC-060208	CO	25,000.00
1034328	2	1961	7/7/2004	COMPLETE	7/9/2004	M-99-MC-060208	CO	25,000.00
1034330	1	1633	7/7/2004	COMPLETE	7/9/2004	M-03-MC-060208	PI	75,000.00
1035147	1	1947	7/9/2004	COMPLETE	7/13/2004	M-01-MC-060208	CR	113,871.00
1035147	2	1947	7/9/2004	COMPLETE	7/13/2004	M-02-MC-060208	CR	346,728.00
1052442	1	1879	8/30/2004	COMPLETE	8/31/2004	M-02-MC-060208	AD	179,886.68
1052518	1	1810	8/30/2004	COMPLETE	8/31/2004	M-99-MC-060208	CO	25,000.00
1052519	1	1961	8/30/2004	COMPLETE	8/31/2004	M-99-MC-060208	CO	25,000.00
1053391	1	1989	9/1/2004	COMPLETE	9/1/2004	M-03-MC-060208	PI	1,499,000.00
1053395	1	1988	9/1/2004	COMPLETE	9/1/2004	M-03-MC-060208	PI	788,373.00
1053398	1	1721	9/1/2004	COMPLETE	9/1/2004	M-02-MC-060208	CR	113,871.00
1060104	1	1879	9/22/2004	COMPLETE	9/28/2004	M-02-MC-060208	AD	59,528.97
1062494	1	1959	9/28/2004	COMPLETE	10/11/2004	M-99-MC-060208	CO	25,000.00
1074201	1	1723	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	20,565.00
1074201	2	1833	10/29/2004	REVISED	11/3/2004	M-03-MC-060208	PI	0.00
1074201	3	1837	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	1,469.00
1074201	4	1838	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	2,264.00
1074201	5	1839	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	9,190.00
1074201	6	1840	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	20,575.00
1074201	7	1841	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	29,938.00
1074201	8	1843	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	18,967.00
1074201	9	1863	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	23,979.00
1074201	10	1864	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	12,634.50
1074201	11	1865	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	22,598.00

Voucher Number	Line Item	IDIS Activity	Voucher Date	Voucher Status	Date Processed	Grant Number	Fund Type	Amount
1074201	12	1866	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	39,930.00
1074201	13	1867	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	40,000.00
1074201	14	1868	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	37,120.00
1074201	15	1869	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	28,900.00
1074201	16	1871	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	21,600.00
1074201	17	1872	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	33,500.00
1074201	18	1873	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	38,560.00
1074201	19	1874	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	11,732.00
1074201	20	1875	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	24,526.00
1074201	21	1876	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	39,860.00
1074201	22	1877	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	500.00
1074201	23	1878	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	10,814.00
1074201	24	1944	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	30,191.00
1074201	25	1945	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	21,978.00
1074201	26	1946	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	39,560.00
1074201	27	1949	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	56,180.00
1074201	28	1832	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	12,570.00
1074201	29	1950	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	23,729.24
1074201	30	1951	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	500.00
1074201	32	1953	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	500.00
1074201	33	1954	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	40,000.00
1074201	34	1955	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	9,760.00
1074201	35	1956	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	36,878.40
1074201	36	1957	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	20,660.00
1074201	37	1962	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	22,430.00
1074201	38	1963	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	500.00
1074201	39	1840	10/29/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	500.00
1074762	1	1952	11/1/2004	COMPLETE	11/3/2004	M-03-MC-060208	PI	20,257.50
1092185	1	1879	12/20/2004	COMPLETE	12/22/2004	M-02-MC-060208	AD	79,296.08
1093451	1	1990	12/22/2004	COMPLETE	12/27/2004	M-02-MC-060208	CR	1,499,000.00
1097403	1	1988	1/6/2005	COMPLETE	1/10/2005	M-01-MC-060208	EN	0.00
1097403	2	1988	1/6/2005	COMPLETE	1/10/2005	M-03-MC-060208	PI	112,264.00
1097403	3	1809	1/6/2005	COMPLETE	1/10/2005	M-99-MC-060208	CO	18,668.00
1097403	4	1960	1/6/2005	COMPLETE	1/10/2005	M-99-MC-060208	CO	71,898.00
1097403	5	1960	1/6/2005	COMPLETE	1/10/2005	M-00-MC-060208	CO	3,102.00
1097403	6	1961	1/6/2005	COMPLETE	1/10/2005	M-00-MC-060208	CO	25,000.00
1118131	1	1723	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	3,800.00
1118131	2	1865	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	12,142.00
1118131	3	1874	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	20,413.00
1118131	4	1878	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	9,029.00

Voucher Number	Line Item	IDIS Activity	Voucher Date	Voucher Status	Date Processed	Grant Number	Fund Type	Amount
1118131	5	1944	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	9,112.00
1118131	6	1945	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	17,645.00
1118131	7	1946	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	10,611.00
1118131	8	1832	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	17,540.00
1118131	9	1950	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	5,454.00
1118131	10	1951	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	37,525.00
1118131	11	1955	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	17,848.00
1118131	12	1956	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	3,121.60
1118131	13	1957	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	19,340.00
1118131	14	1962	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	16,370.00
1118131	15	1963	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	23,188.00
1118131	16	1987	3/5/2005	COMPLETE	3/8/2005	M-03-MC-060208	PI	40,000.00
1132052	1	1879	4/13/2005	COMPLETE	5/2/2005	M-02-MC-060208	AD	10,260.27
1132052	2	1880	4/13/2005	COMPLETE	5/2/2005	M-03-MC-060208	AD	127,135.68
1139184	1	1959	5/2/2005	COMPLETE	5/3/2005	M-00-MC-060208	CO	50,000.00
1139184	2	1960	5/2/2005	COMPLETE	5/3/2005	M-00-MC-060208	CO	25,000.00
1139184	3	1961	5/2/2005	COMPLETE	5/3/2005	M-00-MC-060208	CO	50,000.00
1150090	1	1880	6/2/2005	COMPLETE	6/30/2005	M-03-MC-060208	AD	66,095.00
<b>TOTAL</b>								<b>6,527,531.92</b>
less CO not subject to match								(368,668.00)
less AD not subject to match								(522,202.68)
less PI not subject to match								(3,563,191.24)
<b>Amount Subject to Match</b>								<b>2,073,470.00</b>
Times Match Percentage								12.5%
<b>Match Liability</b>								<b>259,183.75</b>

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

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----- 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	3,769,750.00	100.0	100.0
2001	4,937,000.00	740,550.00	4,196,450.00	3,012,379.59	71.7	76.0
2002	4,918,000.00	737,700.00	4,180,300.00	2,060,600.00	49.2	56.8
2003	4,883,314.00	732,496.00	4,150,818.00	1,216,600.00	29.3	39.9
2004	5,304,734.00	750,077.20	4,554,656.80	0.00	0.0	14.1
TOTAL	54,986,048.00	7,988,173.20	46,997,874.80	36,205,229.36	77.0	80.3

----- COMMITMENTS FROM AUTHORIZED FUNDS CONTINUED -----					
(A)	(E)	(F)	(G)	(H)	(I)
CR/CC 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	1,803,349.00	3,769,750.00
2001	2,208,415.00	44.7	0.00	803,964.59	3,012,379.59
2002	2,060,600.00	41.8	0.00	0.00	2,060,600.00
2003	1,216,600.00	24.9	0.00	0.00	1,216,600.00
2004	0.00	0.0	0.00	0.00	0.00
TOTAL	19,162,306.77	34.8	0.00	17,042,922.59	36,205,229.36

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

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----- PROGRAM INCOME (PI) -----							
FISCAL YEAR	PROGRAM INCOME RECEIPTS	AMOUNT COMMITTED TO ACTIVITIES	% CMTD	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED	% DISB
2003	3,581,036.00	3,563,191.24	99.5	3,563,191.24	0.00	3,563,191.24	99.5
2004	987,978.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL	4,569,014.00	3,563,191.24	77.9	3,563,191.24	0.00	3,563,191.24	0.0

----- COMMITMENT SUMMARY -----		
TOTAL COMMITMENTS FROM AUTHORIZED FUNDS		36,205,229.36
NET PROGRAM INCOME DISBURSED	+	3,563,191.24
TOTAL COMMITMENTS		39,768,420.60



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

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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	3,804,000.00	100.0	0.00
1998	4,113,000.00	4,113,000.00	100.0	0.00
1999	4,427,000.00	4,427,000.00	100.0	0.00
2000	4,435,000.00	4,366,352.00	98.4	68,648.00
2001	4,937,000.00	2,807,540.83	56.8	2,129,459.17
2002	4,918,000.00	2,551,399.00	51.8	2,366,601.00
2003	4,883,314.00	193,230.68	3.9	4,690,083.32
2004	5,304,734.00	0.00	0.0	5,304,734.00
TOTAL	54,986,048.00	40,426,522.28	73.5	14,559,525.72

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	3,804,000.00	0.00	3,804,000.00	0.00	3,804,000.00
1998	4,113,000.00	0.00	4,113,000.00	0.00	4,113,000.00
1999	4,427,000.00	0.00	4,427,000.00	0.00	4,427,000.00
2000	4,366,352.00	0.00	4,366,352.00	0.00	4,366,352.00
2001	2,807,540.83	0.00	2,807,540.83	0.00	2,807,540.83
2002	2,551,399.00	0.00	2,551,399.00	0.00	2,551,399.00
2003	127,135.68	0.00	127,135.68	66,095.00	193,230.68
2004	0.00	0.00	0.00	0.00	0.00
TOTAL	40,367,927.28	7,500.00	40,360,427.28	66,095.00	40,426,522.28

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

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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	3,762,950.00	100.0
2000	3,769,750.00	3,769,750.00	100.0	3,769,750.00	100.0
2001	4,196,450.00	3,012,379.59	71.7	2,313,840.83	55.1
2002	4,180,300.00	2,060,600.00	49.2	2,059,599.00	49.2
2003	4,150,818.00	1,216,600.00	29.3	0.00	0.0
2004	4,554,656.80	0.00	0.0	0.00	0.0
TOTAL	46,997,874.80	36,205,229.36	77.0	34,289,089.60	72.9

## ----- 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	3,762,950.00	0.00	3,762,950.00	100.0	0.00	3,762,950.00	100.0
2000	3,769,750.00	3,769,750.00	0.00	3,769,750.00	100.0	0.00	3,769,750.00	100.0
2001	4,196,450.00	2,313,840.83	0.00	2,313,840.83	55.1	0.00	2,313,840.83	55.1
2002	4,180,300.00	2,059,599.00	0.00	2,059,599.00	49.2	0.00	2,059,599.00	49.2
2003	4,150,818.00	0.00	0.00	0.00	0.0	0.00	0.00	0.0
2004	4,554,656.80	0.00	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL	46,997,874.80	34,296,589.60	7,500.00	34,289,089.60	72.9	0.00	34,289,089.60	72.9

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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	443,500.00	100.0	0.00
2001	493,700.00	0.00	493,700.00	100.0	0.00	493,700.00	100.0	0.00
2002	491,800.00	0.00	491,800.00	100.0	0.00	491,800.00	100.0	0.00
2003	488,331.40	358,103.60	488,331.00	57.6	358,104.00	193,230.68	39.5	295,100.32
2004	506,752.20	98,797.80	506,752.20	83.6	98,797.80	0.00	0.0	506,752.20
<b>TOTAL</b>	<b>5,474,883.60</b>	<b>456,901.40</b>	<b>5,474,883.20</b>	<b>92.2</b>	<b>456,901.80</b>	<b>4,673,030.68</b>	<b>85.3</b>	<b>801,852.52</b>

----- 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	190,200.00	100.0	0.00
1998	205,650.00	205,650.00	100.0	0.00	205,650.00	100.0	0.00
1999	221,350.00	221,350.00	100.0	0.00	221,350.00	100.0	0.00
2000	221,750.00	221,750.00	100.0	0.00	153,102.00	69.0	68,648.00
2001	246,850.00	246,850.00	100.0	0.00	0.00	0.0	246,850.00
2002	245,900.00	245,900.00	100.0	0.00	0.00	0.0	245,900.00
2003	244,165.70	244,165.00	99.9	0.70	0.00	0.0	244,165.00
2004	243,325.00	243,325.00	100.0	0.00	0.00	0.0	243,325.00
<b>TOTAL</b>	<b>2,513,290.70</b>	<b>2,513,290.00</b>	<b>99.9</b>	<b>0.70</b>	<b>1,464,402.00</b>	<b>58.2</b>	<b>1,048,888.00</b>

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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	1,975,901.00	100.0	0.00
2000	665,250.00	1,966,401.00	295.5	1,966,401.00	100.0	0.00	1,966,401.00	100.0	0.00
2001	740,550.00	2,208,415.00	298.2	2,208,415.00	100.0	0.00	2,208,415.00	100.0	0.00
2002	737,700.00	2,060,600.00	279.3	2,060,600.00	100.0	0.00	2,059,599.00	99.9	1,001.00
2003	732,497.10	1,216,600.00	166.0	1,216,600.00	100.0	0.00	0.00	0.0	1,216,600.00
2004	729,975.00	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	8,182,172.10	19,162,306.77	234.1	19,162,306.77	100.0	0.00	17,944,705.77	93.6	1,217,601.00

CHDO LOANS									
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	AMOUNT COMMITTED	% AUTH CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	BALANCE TO DISBURSE	
1992	351,653.20	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1993	58,378.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1994	72,636.70	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1995	91,013.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1996	58,335.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1997	57,060.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1998	284,362.80	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1999	197,590.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2000	196,640.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2001	220,841.50	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2002	206,060.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2003	121,660.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2004	72,997.50	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
TOTAL	1,989,228.20	0.00	0.00	0.0	0.00	0.00	0.0	0.00	

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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
2002	147,540.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2003	146,499.42	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2004	150,000.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	1,640,439.42	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
2002	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2003	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2004	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	3,804,000.00	0.00
1998	4,113,000.00	0.00	4,113,000.00	0.00
1999	4,427,000.00	0.00	4,427,000.00	0.00
2000	4,435,000.00	0.00	4,366,352.00	68,648.00
2001	4,937,000.00	0.00	2,807,540.83	2,129,459.17
2002	4,918,000.00	0.00	2,551,399.00	2,366,601.00
2003	4,883,314.00	3,581,036.00	3,756,421.92	4,707,928.08
2004	5,304,734.00	987,978.00	0.00	6,292,712.00
TOTAL	54,986,048.00	4,569,014.00	43,989,713.52	15,565,348.48

----- 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	570,600.00	3,804,000.00	0.00	3,804,000.00
1998	3,496,050.00	3,496,050.00	616,950.00	4,113,000.00	0.00	4,113,000.00
1999	3,762,950.00	3,762,950.00	664,050.00	4,427,000.00	0.00	4,427,000.00
2000	3,769,750.00	3,769,750.00	596,602.00	4,366,352.00	0.00	4,366,352.00
2001	3,012,379.59	2,313,840.83	493,700.00	2,807,540.83	0.00	2,807,540.83
2002	2,060,600.00	2,059,599.00	491,800.00	2,551,399.00	0.00	2,551,399.00
2003	4,779,791.24	3,563,191.24	127,135.68	3,690,326.92	66,095.00	3,756,421.92
2004	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	39,768,420.60	37,852,280.84	6,071,337.68	43,923,618.52	66,095.00	43,989,713.52

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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	DISBURSED	AVAILABLE
YEAR	AUTHORIZATION	AMOUNT	FOR	ACTIVITIES	ADMIN/OP	DISBURSED	PENDING	TOTAL	TO
			ACTIVITIES				APPROVAL	DISBURSED	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	15.0	100.0	0.0	100.0	0.0
1998	4,113,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1999	4,427,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
2000	4,435,000.00	0.00	85.0	85.0	13.4	98.4	0.0	98.4	1.5
2001	4,937,000.00	0.00	61.0	46.8	10.0	56.8	0.0	56.8	43.1
2002	4,918,000.00	0.00	41.8	41.8	10.0	51.8	0.0	51.8	48.1
2003	4,883,314.00	3,581,036.00	97.8	42.0	1.5	43.5	0.7	44.3	55.6
2004	5,304,734.00	987,978.00	0.0	0.0	0.0	0.0	0.0	0.0	100.0
TOTAL	54,986,048.00	4,569,014.00	72.3	63.5	10.1	73.7	0.1	73.8	26.1

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BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR  
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IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- NEW CONSTRUCTION ---									
1988	1070 ALCATRAZ AVE OAKLAND, CA 94608	0	0	08-23-04	1,045,800.00	900,637.00	86.1	OP	01-10-05
1990	881 69TH AVENUE AND 6814 - 6846 HAWLEY OAKLAND, CA 94621	0	0	12-22-04	1,500,000.00	1,499,000.00	99.9	OP	12-27-04
--- REHABILITATION ---									
1723	8106 HILLSIDE ST OAKLAND, CA 94605	1	1	02-04-03	36,085.00	36,085.00	100.0	CP	04-23-05
1832	1101 PERALTA STREET OAKLAND, CA 94607	0	1	05-12-03	40,000.00	30,110.00	75.2	OP	03-08-05
1833	882 PINE ST OAKLAND, CA 94607	0	1	07-18-03	0.00	0.00		XX	08-31-05
1835	8345 NEY AVE OAKLAND, CA 94605	1	1	07-18-03	7,790.00	7,790.00	100.0	CP	04-23-05
1837	1605 CHESTNUT ST OAKLAND, CA 94607	1	1	07-18-03	9,240.00	9,240.00	100.0	CP	04-23-05
1838	8015 IRIS ST OAKLAND, CA 94605	1	1	07-18-03	38,385.00	38,385.00	100.0	CP	04-23-05
1839	423 HUNTER AVE OAKLAND, CA 94603	1	1	07-18-03	27,260.00	27,260.00	100.0	CP	04-23-05
1840	3219 WYMAN ST OAKLAND, CA 94619	0	1	07-18-03	40,000.00	21,075.00	52.6	OP	11-03-04
1841	1315 MAGNOLIA ST OAKLAND, CA 94607	1	1	07-23-03	40,000.00	40,000.00	100.0	CP	04-23-05
1843	2131 VICKSBURG AVENUE OAKLAND, CA 94601	1	1	07-25-03	34,965.00	34,965.00	100.0	CP	04-23-05
1863	1346 E26TH ST OAKLAND, CA 94606	1	1	08-18-03	37,569.00	37,569.00	100.0	CP	04-23-05
1864	7625 RUSSDALE ST OAKLAND, CA 94612	1	1	08-18-03	30,000.00	30,000.00	100.0	CP	04-23-05
1865	1803 98TH AVE OAKLAND, CA 94603	0	1	09-17-03	40,000.00	34,740.00	86.8	OP	03-08-05
1866	3651 39TH AVE OAKLAND, CA 94619	1	1	09-23-03	39,930.00	39,930.00	100.0	CP	04-23-05
1867	1442 68TH AVE OAKLAND, CA 94621	1	1	09-23-03	40,000.00	40,000.00	100.0	CP	04-30-05
1868	9219 PEACH ST OAKLAND, CA 94603	1	1	09-23-03	37,120.00	37,120.00	100.0	CP	04-30-05

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



IDIS - C04PR22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME ACTIVITIES

DATE: 09-02-05  
TIME: 17:44  
PAGE: 2

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
--- REHABILITATION ---									
1869	1208 WOOD ST OAKLAND, CA 94607	1	1	09-23-03	38,700.00	38,700.00	100.0	CP	04-30-05
1871	3366 BIRDSALL AVENUE OAKLAND, CA 94619	1	1	10-02-03	34,400.00	34,400.00	100.0	CP	04-30-05
1872	547 EL PASEO DRIVE OAKLAND, CA 94603	1	1	10-02-03	40,000.00	40,000.00	100.0	CP	04-30-05
1873	2803 11TH AVE OAKLAND, CA 94610	0	1	10-02-03	40,000.00	38,560.00	96.4	OP	11-03-04
1874	782 19TH ST OAKLAND, CA 94312	0	1	11-25-03	40,000.00	32,145.00	80.3	OP	03-08-05
1875	3850 LYON AVE OAKLAND, CA 94601	1	1	11-25-03	24,526.00	24,526.00	100.0	CP	04-30-05
1876	1800 103RD AVE OAKLAND, CA 94603	1	1	11-25-03	39,860.00	39,860.00	100.0	CP	04-30-05
1877	5701 WALNUT ST OAKLAND, CA 94605	0	1	11-25-03	40,000.00	500.00	1.2	OP	11-03-04
1878	1705 81ST AVE OAKLAND, CA 94621	0	1	11-25-03	40,000.00	19,843.00	49.6	OP	03-08-05
1944	1669 69TH AVE OAKLAND, CA 94621	0	1	01-13-04	40,000.00	39,303.00	98.2	OP	03-08-05
1945	1532 32ND ST OAKLAND, CA 94608	0	1	01-13-04	44,500.00	39,623.00	89.0	OP	03-08-05
1946	3941 GARDENIA PLACE OAKLAND, CA 94605	0	1	01-13-04	52,950.00	50,171.00	94.7	OP	03-08-05
1949	1239 77TH AVE OAKLAND, CA 94621	1	1	02-26-04	56,180.00	56,180.00	100.0	CP	04-30-05
1950	9823 BURR ST OAKLAND, CA 94605	0	0	04-02-04	40,000.00	29,183.24	72.9	OP	03-08-05
1951	2341 65TH AVE OAKLAND, CA 94605	0	0	04-02-04	40,000.00	38,025.00	95.0	OP	03-08-05
1952	5424 PRINCETON ST OAKLAND, CA 94601	1	1	04-09-04	20,257.50	20,257.50	100.0	CP	04-30-05
1953	438 43RD ST OAKLAND, CA 94609	0	0	04-12-04	40,000.00	500.00	1.2	OP	11-03-04
1954	2175 42ND AVE OAKLAND, CA 94601	1	1	06-09-04	40,000.00	40,000.00	100.0	CP	04-30-05
1955	8920 D ST OAKLAND, CA 94621	0	0	06-09-04	40,000.00	27,608.00	69.0	OP	03-08-05
1956	1348 60TH AVE	1	1	06-09-04	40,000.00	40,000.00	100.0	CP	04-30-05

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

IDIS - C04PR22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME ACTIVITIES

DATE: 09-02-05  
TIME: 17:44  
PAGE: 3

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
--- REHABILITATION ---									
1957	OAKLAND, CA 94621 2400 65TH AVE	0	0	06-26-04	40,000.00	40,000.00	100.0	FD	03-08-05
1962	OAKLAND, CA 94605 4639 FAIRFAX AVE	1	1	08-11-04	38,800.00	38,800.00	100.0	CP	04-30-05
1963	OAKLAND, CA 94601 8400 DOWLING ST	0	0	08-11-04	40,000.00	23,688.00	59.2	OP	03-08-05
1987	OAKLAND, CA 94605 1308 58TH AVE	0	0	08-23-04	40,000.00	40,000.00	100.0	FD	03-08-05
2007	OAKLAND, CA 94621 3437 66TH AVE	0	0	02-26-05	40,000.00	0.00	0.0	OP	08-31-05
2008	OAKLAND, CA 94605 5407 WADEAN PL	0	0	02-26-05	40,000.00	0.00	0.0	OP	02-26-05
2009	OAKLAND, CA 94601 4121 PORTER ST	0	0	02-26-05	40,000.00	0.00	0.0	OP	08-31-05
2010	OAKLAND, CA 94619 1933 69TH AVE	0	0	02-26-05	40,000.00	0.00	0.0	OP	08-31-05
2011	OAKLAND, CA 94621 2520 13TH AVE	0	0	02-26-05	40,000.00	0.00	0.0	OP	08-31-05
2075	OAKLAND, CA 94606 1944 107TH AVE	0	0	07-01-05	11,517.00	0.00	0.0	OP	07-01-05
2076	OAKLAND, CA 94603 1074 106TH AVE	0	0	07-01-05	40,000.00	0.00	0.0	OP	07-01-05
2077	OAKLAND, CA 94603 10712 ACALANES DRIVE	0	0	07-01-05	53,500.00	0.00	0.0	OP	07-01-05
2078	OAKLAND, CA 94609 745 60TH ST	0	0	07-01-05	55,070.00	0.00	0.0	OP	07-01-05
2079	OAKLAND, CA 94609 714 37TH ST	0	0	07-01-05	40,000.00	0.00	0.0	OP	07-01-05
2104	OAKLAND, CA 94621 1235 89TH AVE	0	0	08-30-05	37,025.00	0.00	0.0	OP	08-30-05
2105	OAKLAND, CA 94303 634 DOUGLAS AVE	0	0	08-31-05	75,000.00	0.00	0.0	OP	08-31-05
2106	OAKLAND, CA 94601 2032 24TH AVE	0	0	08-31-05	75,000.00	0.00	0.0	OP	08-31-05
2107	OAKLAND, CA 94603 432 HALE AVE	0	0	08-31-05	75,000.00	0.00	0.0	OP	08-31-05

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

IDIS - C04PR22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME ACTIVITIES

DATE: 09-02-05

TIME: 17:44

PAGE: 4

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 AND REHABILITATION ---									
1722	1501 ALICE ST OAKLAND, CA 94601	129	129	12-13-02	1,000,000.00	1,000,000.00	100.0	CP	12-31-04
--- ACQUISITION AND NEW CONSTRUCTION ---									
1721	2301 NORTHGATE AVE OAKLAND, CA 94612-1718	42	20	12-11-02	2,200,771.00	2,200,771.00	100.0	CP	02-26-05
1842	1420 7TH ST OAKLAND, CA 94605	8	8	07-23-03	1,000,000.00	1,000,000.00	100.0	CP	03-15-05
1947	6850 FOOTHILL BLVD OAKLAND, CA 94605	19	18	01-13-04	460,599.00	460,599.00	100.0	CP	03-11-05
1958	2946 INTERNATIONAL BLVD OAKLAND, CA 94601	0	0	08-10-04	1,216,600.00	0.00	0.0	OP	08-10-04
1989	2400 MACARTHUR BLVD OAKLAND, CA 94602	0	0	08-26-04	1,500,000.00	1,499,000.00	99.9	OP	09-01-04

\*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**

## **2003/04 EMERGENCY SHELTER GRANT - ACCOMPLISHMENT NARRATIVE**

### **Assessment Goals & Objectives:**

Through ESG funded activities and activities supported by other match funding sources, more than 5,696 persons were served with at least 89,168 bednights of shelter, 334 bednights of hotel/motel vouchers, 26 units of rental assistance, 1,517 units of legal assistance, 3,203 units of case management, 136,434 units of food services and 1,799 units of other supportive services. In addition, 25 homeless clients were assisted in obtaining transitional housing and 6 in obtaining permanent housing.

Coupled with various other resources and/or programs, 2004/05 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 \$369,672 awarded for fiscal year 2004/05 Emergency Shelter Grant, the City allocated the following amounts from its General Purpose Fund account for homeless shelter and services:

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

### **Self-Evaluation:**

It is estimated that over 5,838 persons are homeless in Oakland at any point in time<sup>1</sup>. The supply of shelter beds in Oakland meets approximately 7% of this demand. Through ESG activities and

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<sup>1</sup> May 2004 – Alameda County-wide Homeless Continuum of Care Council – Comprehensive Data About Homelessness in Alameda County

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.

Programs funded under the 2004/2005 ESG and other homeless service program activities provided for more than 1,517 units of legal services to prevent homelessness, 89,502 shelter and hotel/motel voucher bednights, rental assistance to more than 26 homeless or near-homeless individuals and families, and assistance to not less than 25 households in obtaining transitional and/or permanent housing. The City and its contractors continue to seek funding, develop innovative programs, collaborate and coordinate services to remedy the necessities of the City's homeless population.

The City managed to administer an additional temporary winter shelter at the Oakland Army Base site, housing and feeding on the average of 80 persons per night from November 15, 2004 through April 15, 2005. Approximately 12,598 shelter bednights and 27,169 meals were provided through this program, serving approximately 691 people. This effort was a partnership between Alameda County, City of Berkeley, Phoenix Programs, Inc. (program operator), and the City. Services and programs provided by Phoenix Programs, Inc. under the Oakland Army Base Temporary Winter Shelter well-complimented services funded under the City of Oakland's ESG program.

The City also contracted with Operation Dignity under the Homeless Mobile Outreach Program (HMOP) to provide field outreach and support services to the homeless living on the streets and in homeless encampments. HMOP services are provided in the field and office sites, offering information and referral to clients for housing and other resources. HMOP also works with the City's Office of Public Works and other agencies to clean up homeless encampments. Through the 2004/05 HMOP, Operation Dignity provided:

1. Enumeration Services: Assessments of encampment sites and field intakes with new encampment clients
2. Harm Reduction Services: Encampment site clean-ups, incident responses, and other harm reduction services
3. Relocation Services: Office intakes of new HMOP clients and client housing placements

*During the 2004-05 fiscal year, assessments for forty-four encampments were completed. Thirty-three encampment site clean-ups occurred. More than 127 individuals living in encampments accessed office site services. Of the 127, thirty-two were placed into housing. Additional services provided included 693 bednights of shelter and 68 bednights of hotel/motel vouchers; twenty-five transitional housing placements; six permanent housing replacements, 152 units of housing advocacy, thirty-four employment referrals; twenty-one drug and alcohol program referrals; case management, health care, mental health and other support services to assist the homeless population living in encampments.*

With the barrier of providing services with significantly fewer participating agencies, City of Oakland homeless programs have done well to maintain needed services to Oakland's homeless community.

## ESG Activity Summary

IDIS - C04PR19

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
ESG STATISTICS FOR PROJECTS AS OF 2005

DATE: 08-24-2005  
TIME: 16:54  
PAGE: 1

GRANTEE NAME: OAKLAND

PROJECT NUMBER: 19 PLAN YEAR: 2004 PROJECT TITLE: Emergency Shelter Program/Dept of Human Services

\*\*\*\*\* ESG OPERATIONS \*\*\*\*\*

X ESG SHELTERS	TRANSITIONAL HOUSING	X VOUCHERS FOR SHELTERS	X OUTREACH	X DROP IN SHELTERS
X SOUP KITCHEN MEALS	FOOD PANTRY	X HEALTH CARE	X MENTAL HEALTH	X HIV/AIDS SERVICES
CHILD CARE	X ALCOHOL/DRUG PROBLEM	X EMPLOYMENT	X HOMELESS PREVENTION	X OTHER

\*\*\*\*\* RESIDENTIAL ONLY STATISTICS \*\*\*\*\* RACE/ETHNICITY CHARACTERISTICS \*\*\*\*\*

### BENEFICIARY DATA

AVERAGE NO. OF ADULTS SERVED DAILY	102
AVERAGE NO. OF CHILDREN SERVED DAILY	129
AVERAGE NO. OF PERSONS SERVED YEARLY	3,351

TOTAL NUMBER OF BENEFICIARIES: 3,351

### PERCENT OF SERVICES PROVIDED TO

UNACCOMPANIED 18 AND OVER	MALE	32.2%	FEMALE	24.2%
UNACCOMPANIED UNDER 18	MALE	.0%	FEMALE	3.9%
FAMILIES WITH CHILDREN HEADED BY				
SINGLE 18 AND OVER	MALE	5.6%	FEMALE	13.0%
YOUTH 18 AND UNDER		.5%		
TWO PARENTS 18 AND OVER		1.4%		
TWO PARENTS UNDER 18		.1%		
FAMILIES WITH NO CHILDREN		1.1%		

	TOTAL #	# HISPANIC
WHITE:	482	179
BLACK/AFRICAN AMERICAN:	2,582	31
ASIAN:	18	0
AMERICAN INDIAN/ALASKAN NATIVE:	23	0
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	6	1
AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	17	0
ASIAN & WHITE:	8	0
BLACK/AFRICAN AMERICAN & WHITE:	51	1
AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:	14	0
OTHER MULTI-RACIAL:	150	16
ASIAN/PACIFIC ISLANDER:	0	0
HISPANIC:	0	0
TOTAL:	3,351	228

### BENEFICIARY CHARACTERISTICS

#### PERCENT OF SERVICES PROVIDED TO

BATTERED SPOUSE	21.1%
RUNAWAY/THROWAWAY YOUTH	16.8%
CHRONICALLY MENTALLY ILL	9.1%
DEVELOPMENTALLY DISABLED	1.3%
HIV/AIDS	13.7%
ALCOHOL DEPENDENT INDIVIDUALS	15.0%
DRUG DEPENDENT INDIVIDUALS	23.1%
ELDERLY	.8%
VETERANS	3.1%
PHYSICALLY DISABLED	4.8%
OTHER	15.0%

\*\*\* DOLLARS FUNDED FROM ESG GRANTS FOR \*\*\*

REHABILITATION	0
SOCIAL SERVICES	92,943
OPERATING COSTS	182,900
GENERAL(HOMELESS PREVENTION)	73,345
RENTAL ASSISTANCE	0
MORTGAGE ASSISTANCE	0
SECURITY DEPOSIT	0
ADMIN COSTS	0

\*\*\*\*\* NON-RESIDENTIAL STATISTICS \*\*\*\*\*

AVERAGE NUMBER OF PERSONS DAILY 1,782

### BENEFICIARY HOUSING

#### NUMBER OF PERSONS SERVED IN

BARRACKS	3,073
GROUP/LARGE HOUSE	0
SCATTERED SITE APARTMENT	0
SINGLE FAMILY DETACHED HOME	0
SINGLE ROOM OCCUPANCY	0
MOBILE HOME/TRAILER	0
HOTEL/MOTEL	94
OTHER	8

\*\*\* FUNDING SOURCES REPORTED ON C04ME06 \*\*\*

ESG	349,188
OTHER FEDERAL	37,933
LOCAL GOVERNMENT	238,000
PRIVATE	0
FEEs	0
OTHER	181,000



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
ESG STATISTICS FOR PROJECTS AS OF 2005

DATE: 08-24-2005  
TIME: 16:54  
PAGE: 2

GRANTEE NAME: OAKLAND

PROJECT NUMBER: 24 PLAN YEAR: 2004 PROJECT TITLE: AIDS Housing Program Administration/Dept of Human Services

\*\*\*\*\* ESG OPERATIONS \*\*\*\*\*

ESG SHELTERS	TRANSITIONAL HOUSING	VOUCHERS FOR SHELTERS	OUTREACH	DROP IN SHELTERS
SOUP KITCHEN MEALS	FOOD PANTRY	HEALTH CARE	MENTAL HEALTH	HIV/AIDS SERVICES
CHILD CARE	ALCOHOL/DRUG PROBLEM	EMPLOYMENT	HOMELESS PREVENTION	OTHER

\*\*\*\*\* RESIDENTIAL ONLY STATISTICS \*\*\*\*\* RACE/ETHNICITY CHARACTERISTICS \*\*\*\*\*

BENEFICIARY DATA TOTAL NUMBER OF BENEFICIARIES: 0

AVERAGE NO. OF ADULTS SERVED DAILY	0			
AVERAGE NO. OF CHILDREN SERVED DAILY	0			
AVERAGE NO. OF PERSONS SERVED YEARLY	0			

PERCENT OF SERVICES PROVIDED TO							
UNACCOMPANIED 18 AND OVER	MALE	.0%	FEMALE	.0%	WHITE:	0	0
UNACCOMPANIED UNDER 18	MALE	.0%	FEMALE	.0%	BLACK/AFRICAN AMERICAN:	0	0
FAMILIES WITH CHILDREN HEADED BY					ASIAN:	0	0
SINGLE 18 AND OVER	MALE	.0%	FEMALE	.0%	AMERICAN INDIAN/ALASKAN NATIVE:	0	0
YOUTH 18 AND UNDER		.0%			NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	0	0
TWO PARENTS 18 AND OVER		.0%			AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	0	0
TWO PARENTS UNDER 18		.0%			ASIAN & WHITE:	0	0
FAMILIES WITH NO CHILDREN		.0			BLACK/AFRICAN AMERICAN & WHITE:	0	0
					AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:	0	0
					OTHER MULTI-RACIAL:	0	0

BENEFICIARY CHARACTERISTICS TOTAL: 0 0

PERCENT OF SERVICES PROVIDED TO					
BATTERED SPOUSE	.0%	*** DOLLARS FUNDED FROM ESG GRANTS FOR ***			
RUNAWAY/THROWAWAY YOUTH	.0%	REHABILITATION		0	
CHRONICALLY MENTALLY ILL	.0%	SOCIAL SERVICES		0	
DEVELOPMENTALLY DISABLED	.0%	OPERATING COSTS		0	
HIV/AIDS	.0%	GENERAL(HOMELESS PREVENTION)		0	
ALCOHOL DEPENDENT INDIVIDUALS	.0%	RENTAL ASSISTANCE		0	
DRUG DEPENDENT INDIVIDUALS	.0%	MORTGAGE ASSISTANCE		0	
ELDERLY	.0%	SECURITY DEPOSIT		0	
VETERANS	.0%	ADMIN COSTS		0	
PHYSICALLY DISABLED	.0%				
OTHER	.0%	***** NON-RESIDENTIAL STATISTICS *****			
		AVERAGE NUMBER OF PERSONS DAILY		0	

## BENEFICIARY HOUSING

NUMBER OF PERSONS SERVED IN

BARRACKS	0	*** FUNDING SOURCES REPORTED ON C04ME06 ***	
GROUP/LARGE HOUSE	0	ESG	18,484
SCATTERED SITE APARTMENT	0	OTHER FEDERAL	0
SINGLE FAMILY DETACHED HOME	0	LOCAL GOVERNMENT	837,282
SINGLE ROOM OCCUPANCY	0	PRIVATE	0
MOBILE HOME/TRAILER	0	FEES	0
HOTEL/MOTEL	0	OTHER	0
OTHER	0		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
ESG GRANTEE ACTIVITY SUMMARY  
PROGRAM YEAR 2004  
OAKLAND, CA

DATE: 08-24-05  
TIME: 17:42  
PAGE: 1

	COMMITTED AMOUNT	DRAWN AMOUNT	COMMITTED MINUS DRAWN	PERCENT DRAWN/COMM
	-----	-----	-----	-----
PROJECT 0019 - Emergency Shelter Program/Dept of Human Services				
HOMELESS ACTIVITIES				
SOCIAL SERVICES	92,943.00	51,801.00	92,943.00	0.0
OPERATING COSTS	182,900.00	102,434.35	182,900.00	0.0
	-----	-----	-----	-----
	275,843.00	0.00	275,843.00	0.0
HOMELESS PREVENTION				
GENERAL PREVENTION	73,345.00	3,411.00	73,345.00	0.0
PROJECT TOTAL	349,188.00	0.00	349,188.00	0.0
PROJECT 0024 - AIDS Housing Program Administration/Dept of Human Services				
HOMELESS PREVENTION				
ADMIN COSTS	18,484.00	15,968.09	18,484.00	0.0

# **Program Specific Narrative**

## **HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

## **EXHIBIT A & B**

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

Grant Number(s) CA-H04-F001, CA-H03-F001, CA-H02-F001, CA-H01-F001, AND CA39-H99-F001	Program Year for this report From (mm/dd/yy) 07-01-04 To (mm/dd/yy) 06-30-05
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. <b>Warning:</b> 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 Susan Shelton	Signature & Date (mm/dd/yy)
Name & Title of the Person who can answer questions about this report Gregory Garrett	Phone (include area code) 510.238.6187
Address 150 Frank H. Ogawa Plaza, Suite 4340, 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.

#### 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 2004 Housing Opportunities for People With AIDS (HOPWA), in the amount of \$2,006,000.

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 2.4 million people reside within the Oakland EMSA, with an estimated 3,646<sup>1</sup> adults and children living with AIDS.

*Alameda County and Contra Costa County are the project sponsors for the City's HOPWA grants. 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, 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.*

2004 HOPWA grant sponsors submit 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.

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<sup>1</sup> 2003 AIDS Epidemiology Report-Alameda County Public Health Department  
HIV/AIDS Epidemiology Report and the May 2004-Contra Costa County Health Services  
Public Health Communicable Disease Programs

### 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 reported in the two counties for the Oakland EMSA<sup>1</sup>.

How HOPWA funds are to be used have been determined in the past by multi-year AIDS Housing Plans developed for each county. AIDS Housing Plans were developed and adopted in 1996 for both counties. These plans were 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.

Starting in 2004, the efforts of HIV/AIDS planning were combined with the efforts of a county-wide Multi-Year Plan (Alameda Countywide Homeless and Special Needs Housing Plan) to address homeless and special needs housing. This groundbreaking approach of combining three systems:

1. HIV/AIDS Housing and Services;
2. Behavioral Health; and,
3. Affordable Housing and Services Related to Homelessness

A final draft of the Multi-Plan was published in July 2005, envisioning to build on the efforts of ending chronic homelessness, engaging the mental health and HIV/AIDS service systems to forge a comprehensive approach to increasing supportive housing.

Through the Multi-Plan, HIV/AIDS housing in the Oakland EMSA will be enhanced through greater collaboration with homeless services and behavioral health care programs. These expanded partnerships will ultimately assist more people living with HIV/AIDS to achieve and maintain housing stability, increase access to care and services, and help prevent homelessness.

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:

Ryan White Care Act (Title I, II, & IIIb)	Section 8
HOME Investment Partnership Programs	Public & Indian Housing
Community Development Block Grant	EHAP/Proposition 46
Low Income Housing & Historic Tax Credits	Bond Financing & Trust Funds
Federal Home Loan Bank Affordable Housing Program (AHP)	Resolution Trust Corporation Affordable Housing Disposition (AHDP)
Section 811 Supportive Housing for Persons with Disabilities Program	Shelter Plus Care

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<sup>1</sup> Less 2% of the total HOPWA grant awarded to the City. The two percent is used to cover a portion of the City's administration costs.

HOME Urban County	Surplus Federal Property
HOME Aid	Mental Health & Chemical Dependency Program
Alameda County Health Care	Supportive Housing Program (SHP)
	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	Foundation Grants
Cities of Hayward, San Leandro, Fremont, Pleasanton, Berkeley, and Oakland	

### Project Accomplishments Overview

#### *Housing Assistance:*

*Within the Oakland EMSA, HOPWA funds were used during the 2004/05 operating year to support property acquisitions, rehabilitation, and construction of 76 living units, with eight of these units dedicated to persons living with HIV/AIDS and their families. An additional 71 living units with approximately 39 HIV/AIDS units are in progress. In addition, acquisition of property to develop a 100-bed shelter facility has been completed with predevelopment work underway. Approximately 20 of the 100 beds will serve persons with HIV/AIDS.*

Approximately 390 individuals and/or families living with HIV/AIDS received some form of housing assistance with services.

Since 1993, 541 housing units have been created with HOPWA funds, with 198 HIV/AIDS dedicated housing units within these housing development projects. Eighty-four HIV/AIDS housing units have been acquired. One shelter property sight has been acquired that will dedicate at least 20 beds for persons with HIV/AIDS. 131 HIV/AIDS units have been rehabilitated, and new construction of 67 HIV/AIDS units has been completed since 1993. (See Table #1 for further details on housing developments. See IDIS inserts below Charts 1 and 2 for details on housing and service activities performed during the 2004-05 fiscal year.)

#### *Support Services:*

339 households with at least one person living with HIV/AIDS and their families received housing information services and other support 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

**Exhibit B - Program Improvements.**  
**HOPWA Executive Summary Template**

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*Template Instructions: This is a fillable form which allows you to enter information into fields. Text may be copied from other sources and pasted into the field if necessary. Tips on what information to include in the Executive Summary is italicized under the section titles. Executive Summaries should be approximately 1 page long.*

**1. Date of Executive Summary Update:** June 30, 2005

**2. Grantee Name:** City of Oakland

**3. Grant Type:** ☒ Formula ☐ Competitive

**4. Grant Selection:** ☒ New ☒ Continuing ☐ Not Currently Active

**5. GRANTEE AND COMMUNITY PROFILE**

*This section should include a brief description of HOPWA activities and areas of service coverage within jurisdiction, as well as specific populations you serve along with any special features.*

*The primary desired outcomes of the Oakland EMSA HOPWA program are increased housing stability, decreased risk of homelessness, and increased access to care for persons living with HIV/AIDS. Said outcomes are achieved through the acquisition, construction, and/or rehabilitation of housing units within the jurisdiction dedicated to persons with HIV/AIDS and their families. Information and referral services (including housing referrals) are also made available to the HIV/AIDS community, enabling clients to better access services appropriate to their needs. There's also partial rent subsidies provided and a variety of support services and medical care for HOPWA clients.*

**6a. FORMULA PROGRAM ACCOMPLISHMENTS**

This section should provide a brief narrative on major Formula Grant accomplishments achieved within your program year (i.e. number of persons and families assisted with types of housing programs) HUD will post your Annual Performance charts in this section This section may be deleted if you do not have a Formula Grant.



Assisted 390 persons with HIV/AIDS and their 86 family members with housing assistance. 79 families received housing assistance services.

Information and referral services for HIV/AIDS services and housing was provided to more than 339 households

Existing HIV/AIDS housing inventory and capacity has been maintained.

Construction, rehabilitation and development of 3 projects were completed, adding 76 housing units to the inventory of housing with approximately 8 of the 76 units dedicated to persons living with HIV/AIDS. Other projects are scheduled for completion as early as September 2005. Development continues for 71 living units with approximately 39 of these units dedicated to persons with HIV/AIDS. In addition, acquisition of property for a new 100-bed shelter facility has been completed w/predevelopment work under way.

Funds have been committed to support the Alameda County Wide Multi-Plan to be completed within fiscal year 2005-06.

## **7. PROGRAM PARTNERS**

This section should include a list of program partners and specific activities carried out under the HOPWA grant.

<u>City of Oakland</u>	<u>HOPWA EMSA Grantee</u>
Grant Administration	
<u>Alameda County Housing &amp; Community Development</u>	<u>Project Sponsor</u>
Housing Development	
HIV/AIDS Support Services	
Housing Referral Services	
Information & Referral	
Emergency Housing Assistance	
Project Independence (Rent Subsidy)	
Policy & Planning	
<u>Contra Costa County Community Development</u>	<u>Project Sponsor</u>
Housing Development	
HIV/AIDS Support Services	
Rental Assistance	
Housing Advocacy	

## **8. PICTURES (Optional)**

*Please include as separate files with a descriptive title to be placed under it on the Web. Please do not send pictures of confidential locations.*

(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.

### **Community & Project Barriers/Recommendations:**

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 in 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. Alameda County**

##### **a. Allen Temple Manor**

This project is funded for additional repairs and rehabilitation, for items that were deleted from the final development budget for a larger HUD 811 construction project completed last winter. The project cannot begin until the HUD 811 loan is completed. Delays in the final recordation and completion have continued to stall the project. The HOPWA loan will be funded once the HUD 811 loan is complete.

##### **b. Sacramento Senior Homes (formerly Outback Senior Homes)**

There was a lawsuit against this project and the City of Berkeley. The lawsuit was settled and construction has started.

## 2. Contra Costa County

a. The lack of affordable permanent housing in Contra Costa County continues to be the primary barrier to improving the housing situation for HIV infected individuals in Contra Costa. The majority of the clients we serve have incomes less than \$900 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 a floor out of necessity. They are extremely vulnerable to losing makeshift housing, but we can do nothing to improve their situation because they do have a roof over their heads.

c. A needs assessment conducted this year showed that there continues to be great need for financial assistance to acquire or maintain housing. Unfortunately, the Ryan White CARE Act award amount for Contra Costa County is again expected to be reduced during the upcoming year. Strict eligibility criteria have 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 extraordinary circumstances.

d. Substance abuse continues to prevent many residents from accessing permanent housing. Individuals who are unable to meet the eligibility criteria for accessing Ryan White CARE Act funds have no other options available to them.

Recommendation: Increased funding for housing advocacy services that would allow subcontractors to pay for increases in program costs and to become better able to keep their experience staff.

### e. Alvarez Court

Major barrier at this housing site is the ongoing need for communications skills and anger management training with residents.

**Recommendation: Continue monthly community meetings, weekly services hours and conduct another interest survey to bring outreach providers on-site to the Alvarez Court facility.**

## 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).

a. Number of persons (adults and children) with HIV/AIDS who received housing assistance	390
b. Number of other persons in family units who received housing assistance	86
c. Total of persons who received housing assistance (a. plus b.)*	476

\* 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:

65

**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).

a. Number of persons (adults and children) with HIV/AIDS who received supportive services only	157
b. Number of other persons in family units who received supportive services only	161
c. Total of persons who received supportive services only (a. plus b.)	318

**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:

340

## **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?

Persons	male	female
a. 17 years and under	5	12
b. 18 to 30 years	42	40
c. 31 to 50 years	178	99
d. 51 years and over	55	22

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

a. Hispanic	23
b. Non-Hispanic	352

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

a. Asian/Pacific Islander	12
b. Black	265
c. Native American or Alaskan Native	2
d. White	71

**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.

a. Homeless from the streets	85
b. Homeless from emergency shelters	15
c. Transitional housing	12
d. Psychiatric facility*	2
e. Substance abuse treatment facility*	3
f. Hospital or other medical facility*	4
g. Jail/prison *	9
h. Domestic violence situation	2
i. Living with relatives/friends	45
j. Rental housing	34
k. Participant-owned housing	2
l. Other (please specify)	49

\* 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.)

	Gross Monthly Incomes at Entry in Program					
	\$0-250	\$251-500	\$501-1000	\$1001-1500	\$1501-2000	\$2001+
Number of individuals and family units	56	53	257		45	2

**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	29	9	3	17
b. Non-payment of rent	1	0	0	1
c. Non-compliance with supportive service requirements	7	1	0	1
d. Unknown/Disappeared	35	0	0	0
e. Criminal activity / destruction of property / violence	2	1	0	6
f. Death	0	0	0	4
g. Other (please specify)	4	1	0	0

### 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.

<b>HOPWA Funding Available</b>	
1. Unexpended HOPWA funds at end of previous report period (this balance is 0 in the first year of program)	1,821,922
2. Amount of HOPWA grant received during period	2,006,000
3. Program income (e.g., loan repayments)	0
4. Total of HOPWA funds available during period (sum of lines 1 thru 3)	3,827,922

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

<b>HOPWA Expenditures (Totals by Eligible Activity)</b>	
5. Expenditures for Housing Information Services	75,008
6. Expenditures for Resource Identification	35,000
7. Expenditures for Housing Assistance(equals the sum of all sites and scattered-site Housing Assistance reported in Exhibit G.)	1,141,608
8. Expenditures for Supportive Services (equals the sum of all Exhibit H funds used)	276,586
9. Grantee Administrative Costs expended	98,954
10. Project Sponsor(s) Administrative Costs expended	71,710
11. Total of HOPWA funds expended during period (sum of lines 5 thru 10)	1,698,867
12. Balance of HOPWA funds at end of report period (line 4 minus line 11)	\$2,129,055

#### 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							
b. Single room occupancy dwelling	9						
c. Community residence			7				
d. Other housing facility (specify):	125		26	2			

**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			19	2	1		
b. Short-term rent, mortgage and utility payments					1		

(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 East Oakland Community Project	Name and Address of project sponsor Alameda County Housing & Community Development 224 West Winton Avenue Hayward, CA
Address/location of site 7515 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
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 bdrms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence							
d. Other housing facility (specify): 125 BED SHELTER	125						

**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	209,667
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	209,667

**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 University Neighborhood Apartment AHA-UNA	Name and Address of project sponsor Alameda County Housing & Community Development 224 West Winton Avenue Hayward, CA
Address/location of site 1719-1725 University Avenue 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 June 2005
b. Date rehabilitation started	f. Date operations staff was hired July 2005
c. Date rehabilitation was completed	g. Date residents began to occupy
d. Date new construction started November 2003	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 bdrms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence				2			
d. Other housing facility (specify):							

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	
c. Lease	
d. New construction (community residences/SRO dwellings only)	80,000
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	

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

**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 Ark of Refuge/Walker House	Name and Address of project sponsor Alameda County Housing & Community Development 224 West Winton Avenue Hayward, CA
Address/location of site 9707 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
b. Date rehabilitation started March 2005 (2 <sup>nd</sup> Phase )	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 bdrms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence			7				
d. Other housing facility :							

**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	9,759
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	9,759

**1-a Site Information.**

Name of project Garden Parks Apartments	Name and Address of project sponsor Contra Costa County Community Development 2530 Arnold Drive, Suite 190 Martinez, CA 94553
Address/location of site 2387 Lisa Lane Pleasant Hill, 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 2003	e. Date new construction was completed January 2005
b. Date rehabilitation started April 2004	f. Date operations staff was hired October 2004
c. Date rehabilitation was completed December 2004	g. Date residents began to occupy December 2004
d. Date new construction started August 2004	h. Date supportive services began December 2004

**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 bdrms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence							
d. Other housing facility (specify):			26	2			

**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	190,000
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	190,000

**1-a Site Information.**

Name of project Bayview/Bella Monte Apartments	Name and Address of project sponsor Contra Costa County Community Development 2530 Arnold Drive, Suite 190 Martinez, CA 94553
Address/location of site Bay Point, 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 2004	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 bdrms	4 bdrms	5+bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence			5				
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)	370,000
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	370,000

**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**

Contra Costa County Community Development  
2530 Arnold Drive, Suite 190  
Martinez, CA 94553

**2-b General location(s) of activity**

Contra Costa County

**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)	07-01-05
b. Date supportive services began (mm/dd/yy)	07-01-05

**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			22				
b. Short-term rent, mortgage and utility payments			1				

**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	85,843
b. Short-term rent, mortgage and utility payments	500

## Exhibit H- Supportive Service Expenditures.

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

Name and Address of project sponsor

### **Alameda County Housing & Community Development-Project Sponsor**

224 West Winton Avenue  
Hayward, CA 94541

### **Contra Costa County Community Development-Project Sponsor**

2530 Arnold Drive, Suite 190  
Martinez, CA 94553

### **City of Oakland: Grantee**

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

General location(s) of activity: Alameda County & Contra Costa County  
(City of Alameda, Alameda County, Antioch, Berkeley, Concord, Contra Costa County, Fremont, Hayward, Livermore, Oakland, Richmond, San Leandro, Union City and Walnut Creek, Berkeley, Castro Valley, Martinez, Pinole, Pacheco, and Pittsburg)

Date services began: July 1, 2004

Enter amount for supportive services(s) which apply	Amount
1. Outreach	
2. Case management/client advocacy/access to benefits/services	186,785.84
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	32,400.06
10. Mental health services	57,400.05
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify)	
14. HOPWA total for grant in total	\$276,585.95

\*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.

TABLE #1 COMPLETED HOPWA HOUSING BEDROOM UNITS FROM 1993/94 TO 2004/05						
FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	AQUIRED	CONSTRUCTED	REHABILITATED
Adeline Apartments 3222 Adeline Street Oakland, CA	17	4	Permanent Rental Multi-Family Housing		X	
Affordable Housing Associates(AHA)/Unive rsity Neighborhood Apartments 1719-1725 University Avenue Berkeley, CA	29	2	Community Housing- Apartment		X	
Allen Temple Housing Corporation Arms IV (Allen Temple Manor) 7607 International Blvd., Oakland	24	24	Multi-Family Rental Housing		X	
Alvarez Court 760 Alvarez Court Pinole, CA	19	10	Permanent Housing		X	
Amara House 1631 Cypress Richmond, CA	5	5	Group Home		X	
Ark of Refuge 9702 International Blvd. Oakland, CA	7-9	7-9	Emergency Housing/ Service Enriched	X		X
Aspen Court 121 Aspen Drive Pacheco, CA	12	12	Community Residence			X
Bay Bridge Apartments 1134 36 <sup>th</sup> Street Emeryville, CA	6	6	Community Residence			X
BOSS-Rosa Parks 521 West Grand Avenue Oakland, CA	13	13	Transitional Housing- Community Residence			X
Concord House 20373 Concord Avenue Hayward, CA	8	8	SRO dwelling	X	X	
Dwight Way House 2501 Sacramento Street Berkeley, CA	2	2				X
East Oakland Community Project (Acquired New Property Site)	Site only (finish project at least 100 beds)	Site only (Finished project will be at least 20 HIV/AIDS beds)		X		
EBALD Swan's Market Oakland, CA	4	4	Family Rental Housing		X	
Hale Laulima 396 Fairmont Avenue Oakland, Ca	5	5	Group Home	X		X
Harrison Hotel 1415 Harrison Street Oakland, CA	81	14	SRO dwelling	X		X
Housing Alliance/Allied Housing 22198-22200 Center Street Castro Valley, CA	28	2	Permanent Rental Housing			X
Idaho Apartments	28	11	SRO dwelling	X		X

TABLE #1 COMPLETED HOPWA HOUSING BEDROOM UNITS FROM 1993/94 TO 2004/05						
FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	AQUIRED	CONSTRUCTED	REHABILITATED
10203 San Pablo Avenue El Cerrito, CA						
International Boulevard Family Housing Initiative 6006 International Boulevard, Oakland, CA	24		2 Permanent Multi- Family Rental Housing		X	
Marlon Riggs Apartments 269 Vernon Oakland, CA	13	13	1-Bedroom Units	X (LEASE)		
Miramar Housing 101-111 Corpus Chisti & 100-110 Pensacola Alameda, CA	24	24	Single Family Rentals	X		X
North County Women's Transitional Housing 2140 Dwight Way Berkeley, CA	10		4 Transitional Housing- Community Residence			X
Oaks Hotel 587-15 <sup>th</sup> Street Oakland, CA	84		4 SRO dwelling			X
Peter Babcock House 2350 Woolsey Street Oakland, CA	5	5	Group Home	X		X
Providence House 540 - 23 <sup>rd</sup> Avenue Oakland, CA	40	4	Disabled	X		X
RCD-Eastmont Court 6850 Foothill Boulevard Oakland, CA	19	4	Affordable Rental		X	
Shelter, Inc. 935 East Street Pittsburg, CA	8	4	Affordable Rental			X
Spirit of Hope 1 & 2 Alameda, CA	23 22	6 2	Community Residence			X
The Landings 811 East Street Pittsburg, CA	4	4	Affordable Rental	X	X	
Victoria Apartments 1650, 1670, 1680 Detroit Avenue Concord, CA	12	4	Community Residence			X
<b>TOTAL BEDROOM UNITS</b>	<b>554<sup>1</sup></b>	<b>211</b>				

<sup>1</sup> Does not include total beds to be made available upon the construction of the new East Oakland Community Project Site.

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

## **HOPWA Formula Grantee CAPER Chart**

<b>Grantee ID:</b>	062508	<b>Program Year:</b>	2004/05
<b>Grantee Name:</b>	City of Oakland		
<b>Report Begin:</b>	7/1/2004	<b>Report Ending:</b>	6/30/2005

### **CAPER Performance Chart1 – Actual Performance**

**Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year**

<b>Type of Units</b>	<b>Number of Units with HOPWA Funds</b>	<b>Amount of HOPWA Funds</b>	<b>Number of Units with Grantee And Other Funds</b>	<b>Amount of Grantee And Other Funds</b>	<b>Deduction For Units Reported in More than One Column</b>	<b>Total By Type of Unit</b>
1. Rental Assistance	22	\$85,843.29	0		0	22
2. Short-term emergency housing payments	1	500.00	0		0	1
3a. Units in facilities supported with operating costs	9	\$195,839.50	9		0	18
3b. Units in facilities that were developed with capital costs and opened and served clients	9	\$9,759.20	9	0	9	9
3c. Units in facilities being developed with capital costs but not yet opened	66	\$849,666.25	185	\$34,938,416.74	60	194
<b>Subtotal</b>	107	1,141,608.24	203	\$34,938,416.74	69	241
Deduction for Units reported in more than one category	9	0	0	0	0	9
<b>Total</b>	98	\$1,141,608.24	203	\$34,938,416.74	69	232

## CAPER Performance Chart2

Comparison to planned actions, as approved in the action plan/consolidated plan for his operating year (Estimated numbers of units)

Type of Units	Estimated number of units by type in the approved consolidated plan/action plan for this operating year		Actual number of units by type	Comment on comparison with actual accomplishments
1. Rental Assistance*			22	
2. Short-term emergency housing payments*			1	
3a. Units in facilities supported with operating costs*			9	
3b. Units in facilities that were developed with capital costs and opened and served clients*	0		9	
3c. Units in facilities being developed with capital costs but not yet opened.	35		66	
<b>Subtotal</b>	35		107	
Deduction for Units reported in more than one category	0		9	
<b>Total</b>	35		98	

\*Note: Specific totals for these measures were not included in the ConPlan.