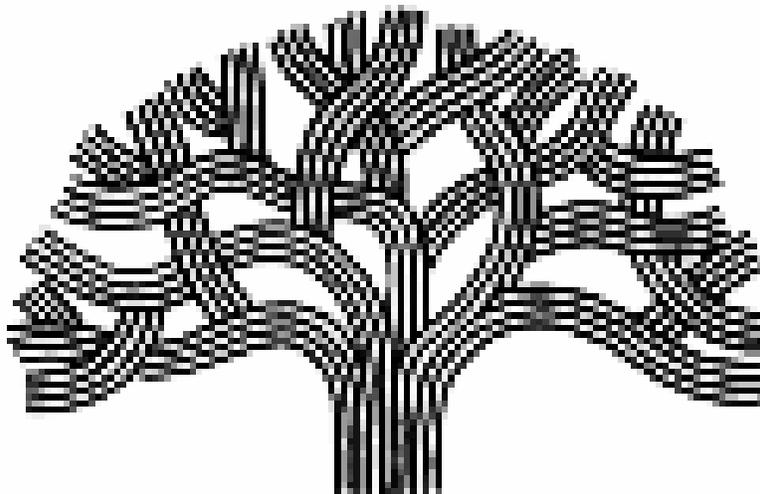


Consolidated Plan for Housing and Community Development

Annual Action Plan for July 1, 2001 – June 30, 2002



June 29, 2001

City of Oakland
Community and Economic Development Agency

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Executive Summary

A. Summary of Priorities

The City's Consolidated Plan for Housing and Community Development for Fiscal Years 2000-2005 describes the City's needs, priorities and a variety of strategies and actions that will be undertaken to address those identified needs and priorities that will be funded from a variety of sources. This Action Plan for FY 2001-02 describes the planned uses for \$17,816,000 in Federal grant funds, \$1,980,500 in anticipated program income, \$71,618 in unspent CDBG funds reallocated from prior year grants, and \$74,381 in non-Federal funds being used to augment funding for CDBG-funded activities. The priorities and strategies contained in the Five Year Consolidated Plan include:

1. *Housing*

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

2. *Homelessness*

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

3. *Economic Development*

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

4. Public Services and Infrastructure

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

B. FY 2001/02 Grant Funds and Uses

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

<i>Community Development Block Grant (CDBG)</i>	<i>\$10,668,000</i>
<i>Program Income</i>	<i>\$1,980,500</i>
<i>Reprogrammed Funds from Prior Year Grants</i>	<i>\$71,618</i>
<i>Non-Federal Funds Allocated to CDBG Activities</i>	<i>\$74,381</i>
Housing	5,286,840
Economic Development	2,902,000
Public Services/ Infrastructure (Neighborhood Improvements)	2,457,959
Administration	2,147,700
<i>HOME Investment Partnership Program</i>	<i>\$4,937,000</i>
Housing Development	4,196,450
Program Administration/Monitoring	493,700
Grants to Community Housing Development Organizations for Organizational Operating Expenses	246,850
<i>Emergency Shelter Grant (ESG)</i>	<i>\$362,000</i>
Emergency Shelter Program	\$343,900
Essential Services	
Homeless Prevention	
Operations/Technical Assistance	
Rehabilitation and Renovations	
Planning/Administration	18,100
<i>Housing Opportunities for Persons With AIDS (HOPWA)</i>	<i>\$1,849,000</i>
Alameda County	\$1,372,669
Contra Costa County	457,811
Planning/Administration	18,490

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

C. Planned Actions to Address Identified Needs and Priorities

The Consolidated Plan identified a number of priorities to address the City's needs for housing and community development. This Annual Action Plan for July 1, 2001 – June 30, 2002 describes the City's plan of action for the second year covered by the Consolidated Plan for July 1, 2000 through June 30, 2005. The goals of this Plan are consistent with the Five Year Strategy and reflect the goals of the City Council.

Housing

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

Homelessness

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

Non-Housing Community Development

Economic Development

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

Public Services and Infrastructure (Neighborhood Improvements)

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

Other CDBG-Funded Activities

- Training for boards of directors of community based nonprofits
- Program administration and monitoring

Description and Organization of the Annual Action Plan

Section I of the Action Plan consists of four Standard Forms 424 - Applications for Federal Assistance (one for each of the four formula grant programs covered by this Plan).

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

Section III, "Strategy Implementation," is the principal component of the City's Action Plan for FY 2001-02, and is divided into six parts.

Part 1 is a brief explanation of the distinction between the scope of Section III, which covers all Consolidated Plan activities, regardless of whether they are being funded with Federal funds, and Section VI, which provides detailed information on activities to be funded from FY 2001-02 Federal grants.

Part 2 describes the actions that will be undertaken to address the housing priorities identified in the Strategic Plan, including Continuum of Care activities to address emergency shelter and transitional housing needs of homeless persons, assist the homeless in making the transition to permanent housing and independent living, and prevent at-risk households from becoming homeless. This subsection also includes activities to assist non-homeless persons with special needs. For each priority, there is a table which describes the category of residents to be assisted, the types of activities to be carried out, the programs and resources that will be used, and specific goals for the year. It should be noted that many of the activities described here are continuing activities that were first funded in previous years, and that many of these activities are being carried out with funds other than the four formula grants (CDBG, HOME, HOPWA, ESG) covered by the Consolidated Plan. However, they are included in the Action Plan because specific accomplishments are anticipated during the coming fiscal year.

Part 3 is a narrative discussion that details the types of actions to be undertaken to address the City's priorities for non-housing community development activities. These activities include economic development and neighborhood improvement/public service services programs. Economic Development programs are intended to retain and create jobs. Neighborhood Improvement/Public Service programs provide direct services to residents in Oakland's low-and moderate-income neighborhoods. Public Services include: child care, tutorial services, hunger services, drug abuse prevention for youth, legal services, among others. Most of these services are funded under the Community Development Block Grant (CDBG) Program, although other grants and private dollars also complement these funds.

Part 4 is a description of the geographic areas to which assistance will be targeted. For the coming year, the City is proposing to target the majority of its housing funds in certain designated target areas.

Part 5 provides a listing of the various entities responsible for the delivery and management of housing and community development programs in the City.

Part 6 contains a brief explanation of how HUD defines "households and persons to be assisted with housing" using federal resources, which should be used in interpreting the goals contained in the Action Plan. Some of the activities described in this Action Plan will not fit under this definition, either because no federal funds are involved, or because the type of assistance does not meet the definition discussed in Part 6.

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

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

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

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

Citizen Participation Process

Background

The City's second five-year Consolidated Plan for Housing and Community Development, covering July 1, 2000 through June 30, 2005, was adopted and submitted to HUD in June 2000. The Consolidated Plan contains a Community Profile describing demographics, needs, and resources; a Five Year Strategy describing the City's priorities for assistance and strategies for meeting those priorities; and an Annual Action Plan covering proposed activities for the first year of the plan, July 1, 2000 through June 30, 2001, including specific applications for funding under four formula grant programs operated by the U.S. Department of Housing and Urban Development (HUD). These programs include: Community Development Block Grant (CDBG), HOME Investment Partnerships, Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Shelter Grant (ESG). In addition, the City uses a variety of local and other non-Federal funds to implement activities in furtherance of its housing and community development strategy.

Public Hearing on Housing and Community Development Needs, and to Review Past Program Performance

A Public Hearing to solicit input from Oakland residents regarding housing and supportive service needs, non-housing community development needs, and past program performance was held at the City Council meeting on February 13, 2001 to review and consider FY 1999/2000 performance.

Publication of Draft Annual Action Plan and Notice of Public Hearing on Proposed Plan

The draft Annual Action Plan for FY 2001-2002 was released for a 30-day public comment period on May 7, 2001. A public notice that provided a summary of the plan and a request for comments and notice of the public hearing to consider the draft Plan was published in the Oakland Tribune May 6, 7, and 18, 2001; in the Post May 6, and 20, 2001 and in the El Mundo May 10 and May 17, 2001. A second notice was run to include notice of funds to be reprogrammed. Notices were also mailed to housing and community development organizations and other interested parties.

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

Public Hearing on Proposed Annual Action Plan

A Public Hearing to consider the proposed Plan and hear public comments was held on Tuesday, June 5, 2001, at 7:00 p.m. in the City Council Chambers, a time and place convenient and accessible to the general public.

Significant Changes from Prior Years for the CDBG Process

On June 6, 2000, the City Council approved changes to the City's Citizen Participation Plan and Consolidated Plan. The changes approved by City Council involved a major restructuring of the way citizen participation would occur for the CDBG program. These changes allow for the

incorporation of a full evaluation process and greater participation by the City administration and the City Council.

The City Council also directed that an annual community needs assessment and district elections be conducted. The City contracted with OCCUR (Oakland Citizens' Committee for Urban Renewal) to provide these services during FY 2000-01.

These changes significantly altered the timing of citizen input and the structure of the process to include a community needs assessment and evaluations of prior year programs. Based on the community needs assessment, the City Manager recommended to the City Council the specific percentage allocations for housing, economic development and neighborhood improvement/public service activities.

The City Council convened elections for CDBG District Boards and appointed a Citizen Advisory Committee made up of representatives of the CDBG eligible communities. Under the new review process, the District Boards review the proposals received and advise the Citizen Advisory Committee representatives on their preferences. The Citizen Advisory Committee recommends to the City Manager those proposals that should be funded. The City Manager then makes final recommendations to the City Council.

The District Boards remain a part of the process, but are more accountable to the elected City Councilmembers. Rather than have uniform processes, each Council Member developed a system that addresses the community participation needs in his/her respective district. This new process has brought a large number of new people into the CD process with representation from throughout the district.

A Request for Proposals (RFP) was issued for eligible housing, economic development, and neighborhood improvement/public services activities.

During the review of proposals, the Community Development District Boards held a number of evening and weekend meetings to accommodate citizen review and recommendations for funding under the FY 2001-02 CDBG grant. Each district board reviewed the proposals, needs assessments provided by OCCUR, and the results of an evaluation conducted by Gibson and Associates, and heard presentations from persons requesting funds to formulate its recommendations.

The Citizen Advisory Committee (CAC) recommendations for FY 2001-02 CDBG funding were formulated after receiving the recommendations from the community considering the presentations made by each organization that requested funds in response to the Request for Proposals (RFP), as well as review of information from the community needs assessments conducted by OCCUR and the evaluation of projects conducted by Gibson and Associates. The CAC wishes it to be noted that they:

1. Accepted/approved, in large part without question, the recommendations of the local boards with regard to single district programs or services in the Neighborhood Improvements/Public Services category (about 36 proposals).
2. Accepted/affirmed, in large part without question, the recommendations of the local boards with regard to the majority of Citywide programs or services (about 30 proposals).

3. After some discussion, rejected or modified the recommendations made as to some City-wide programs, determining there was no close connection between the program and relief of circumstances of poor/low-income people and the City's priorities (4 proposals); the CAC agreed with the district boards' recommendations in all but four instances.

Additionally, the City Manager held a special hearing on April 30, 2001 to hear presentations on the recommendations made by the CAC for FY 01-02 CDBG funding. Notice of the special hearing was advertised in the Oakland Tribune, mailed to the 17-member CAC, the seven CD District Boards and their agenda mailing list, and to all applicants who submitted request for funds.

Subsequent to this special hearing, the City Manager met and reviewed the recommendations from the community, the 17-member CAC, and CEDA staff to formulate his final recommendations to the City Council.

Citizen Participation for ESG, HOME and HOPWA Funds

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

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

Public Comments

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

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

Written comments were accepted by the Community & Economic Development Agency through June 12, 2001.

Verbal comments were received at the public hearing before the City Council on June 5, 2001.

Summary of Verbal Comments Received at the Public Hearing

At the Public Hearing on June 5, 2001, four speakers expressed concern that the Parental Stress Service that deals with child abuse and families in transition did not receive funding, spoke of the work that they were doing, the clientele they serve, and requested reconsideration.

Speakers expressed thanks for the support shown to the Center for Independent Living.

Some speakers requested that the City Manager's recommendations be reconsidered.

Several speakers and OCCUR's Executive Director expressed concern that OCCUR (Oakland Concerned Citizens for Urban Renewal) was not funded, felt that they deserved to receive funding, and requested that the City Manager reconsider funding the agency.

Clarification was requested on the status of the Chinatown Repayment Funds (non-Federal funds being used to augment CDBG-funded activities) that were being reprogrammed. One speaker questioned the decision to reprogram funds previously allocated to the Economic Council for West Oakland Redevelopment (ECWOR) and felt they had been misled.

Several speakers, especially Community Development District board members, expressed concern about the new process that used the Citizen Advisory Committee to provide recommendations for funding CDBG programs. Some speakers felt that there was insufficient technical assistance and training provided. One speaker recommended that a training document/pamphlet be provided.

Appreciation was expressed that ACORN Housing was recommended to receive funding.

Favorable comments were received on setting the new boundaries of the Community Development Districts and establishing the CAC, and to retain the CAC and the election process. One commenter expressed appreciation for serving on the CAC, and recommended that the process should start earlier and that a brochure should be printed with a timetable so that members understand their legal responsibility and liability.

Concerns were raised about the evaluation process and discrepancies were pointed out regarding funds expended for certain projects.

The overall consensus regarding the new process was that it was an improvement and provided an additional layer of citizen participation.

Summary of Written Comments

One commenter expressed strong support for the revised CDBG citizen participation process, and expressed concerns that attempts were being made to circumvent the new process.

One commenter expressed concern that time allotted for verbal comments was insufficient.

One commenter expressed concern that too little of the City's housing funds were being directed to creating new owner-occupied housing, and that housing funds were not targeted to people with the lowest incomes.

One commenter urged the City to improve its customer service.

Response to Comments

Parental Stress Service

The City Council directed staff to seek other funding sources for this program

Chinatown Repayment Funds

These funds were allocated to ECWOR in FY 1991-92. No progress had been made on beginning the project. The representative for ECWOR was advised approximately six months prior to the public hearing that the \$7,975 was being reprogrammed. The City Council concurred with staff's recommendation to reallocate the \$7,975 to another CDBG eligible activity.

Funding for OCCUR

The City Council directed staff to consider the neighborhood profiles that OCCUR proposed to provide. CEDA staff had planned to have the profiles produced by staff. The Council stated that CEDA should allow OCCUR to submit a proposal based on what staff proposes to produce, and prepare a report comparing the cost of having the profiles prepared by staff or by OCCUR.

Revised Citizen Participation Process

Staff concurs that the timeframe was short and more training was desired. We have started the process to elect the board members earlier which will allow for proper training and orientation an adequate time for citizens to review proposals and make the recommendations.

The Council stated that the process must be respected and that it would be unwise to unravel it and make changes to the recommendations that had been made. The City believes that the revised citizen participation process provides for expanded participation by low and moderate income residents while also allowing the Citizens Advisory Committee and the City Council to evaluate proposals relative to citywide needs.

Housing Funding

The City's most recent Notice of Funding Availability explicitly sought proposals for both rental and ownership housing. The bulk of the proposals were for rental housing, and the final awards reflect the proposals received (77 percent of the funds were allocated for rental housing).

The City is continuing to seek out additional funding sources and design programs that can provide homeownership opportunities for low and moderate income households. The large gap between development costs and affordable prices for very low income households, and the lack of other sources for subsidies, makes it difficult to provide substantial homeownership opportunities for residents with incomes at or near the poverty level.

The City has allocated \$5 million in non-Federal funds for the next two years to establish a community land trust approach to homeownership to provide additional ownership opportunities and counteract the effects of gentrification.

I. Federal Form 424 for Each Federal Formula Grant Program

The following pages contain Applications for Federal Assistance (Standard Form 424) for each of the four grant programs – CDBG, HOME, ESG and HOPWA. Also included is Standard Form 424-M, which provides a matrix showing the total amount requested from all four programs.

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4. HOPWA

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4. Form 424-M

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II. Resources Anticipated to be Made Available

1. Federal Resources

The following Federal grant funds are expected to be awarded to the City during the Fiscal Year 2001-02 program year.

PROGRAM	ANTICIPATED
<p><u>Community Development Block Grant (CDBG)</u></p> <p>The City has received Community Development Block Grant Funds allocation in the amount of \$10,668,000 for FY 2001-02, and also anticipates receiving program income (loan repayments) of \$1,980,500. In addition, a total of \$71,618 in unused CDBG funds reallocated from prior grant years, and \$74,381 in non-Federal funds, will be used to augment the funds allocated for public services and economic development. The total available from all these sources is \$12,794,499.</p>	<p>\$12,794,499 (grant, program income and other funds)</p>
<p><u>Housing</u></p> <p>Housing Rehabilitation Loan Programs (including program delivery costs) \$3,187,840 Emergency Housing Repair Program \$400,000 Vacant Housing/Housing Development Programs \$325,000 Lead Hazard Paint Program \$375,000 Minor Home Repair \$250,000 Access Improvement Program (AIP) Grants \$155,000 Fair Housing and Tenant Counseling: \$259,909 Landlord/Tenant Issues & Racial/Ethnic Discrimination* \$115,455 Discrimination Against Families* 47,273 Assistance to the Disabled* 78,181 East Bay Community Law Center* 19,000 Shared Housing Program* \$35,321 Home Equity Conversion Program* \$21,818 Rental Assistance Program (first and last months rent)* \$51,952 Homeless Winter Relief \$225,000</p> <p>* These organizations will receive additional funds from the Public Services allocation and/or reallocated funds. See project descriptions in Section VI, Table 3, for details.</p>	
<p><u>Economic Development</u> (Total includes \$35,000 of reprogrammed and non-Federal funds)</p>	<p>\$2,902,000</p>
<p><u>Public Services and Neighborhood Improvements (Infrastructure)</u> (Total includes \$110,999 of reprogrammed and non-Federal funds)</p>	<p>\$2,457,959</p>
<p><u>Program Planning and Coordination</u></p>	<p>\$2,147,700</p>
<p>Additional details on the proposed uses of CDBG funds can be found in Section VI of this Plan.</p>	

PROGRAM	ANTICIPATED						
<p><u>HOME</u></p> <p>The City's grant for FY 2001-02 is increased by \$502,000 over last year. These funds are expected to be allocated as follows:</p> <table data-bbox="300 342 1419 470"> <tr> <td>Housing Development (mostly rental, some ownership)</td> <td>\$4,196,450</td> </tr> <tr> <td>Program Administration/Monitoring</td> <td>\$493,700</td> </tr> <tr> <td>Grants to Community Housing Development Organizations for Organizational Operating Expenses</td> <td>\$246,850</td> </tr> </table> <p>As required by HOME program regulations, at least 15 percent of the grant will be reserved for allocation to projects that are owned, sponsored or developed by nonprofit housing corporations that qualify as Community Housing Development Organizations (CHDOs). Over the life of the program, the City has committed approximately 30 percent of its funds to CHDO projects.</p>	Housing Development (mostly rental, some ownership)	\$4,196,450	Program Administration/Monitoring	\$493,700	Grants to Community Housing Development Organizations for Organizational Operating Expenses	\$246,850	<p>\$4,937,000</p>
Housing Development (mostly rental, some ownership)	\$4,196,450						
Program Administration/Monitoring	\$493,700						
Grants to Community Housing Development Organizations for Organizational Operating Expenses	\$246,850						
<p><u>Housing Opportunities for Persons With AIDS (HOPWA)</u></p> <p>The City of Oakland receives funding under the Housing Opportunities for Persons With AIDS (HOPWA) Program for the Oakland Eligible Metropolitan Area, which includes both Alameda and Contra Costa Counties. The total grant award for the 2001/02 fiscal year is \$1,849,000, of which approximately \$457,811 will be allocated to Contra Costa County, and \$1,372,699 will be allocated to Alameda County. The remaining funds (\$18,490 - 1% of the grant) will be utilized to cover City administration costs.</p> <p><u>Alameda County</u></p> <p>In FY 2001/02, funds will be allocated pursuant to the priorities in the Multi-Year AIDS Housing Plan. These priorities will include service enriched emergency shelter for homeless people with AIDS; increased development of permanent, supportive housing for persons with multiple diagnoses; increased supply of independent housing units; technical assistance to housing developers; centralizing AIDS housing information, referral and access information; and other programs designed to increase housing and service options for people living with HIV/AIDS.</p> <p><u>Contra Costa County</u></p> <p>In FY 2001/02, HOPWA funds will be allocated pursuant to the priorities in the Contra Costa County HIV/AIDS Housing Plan. These priorities include housing advocacy; providing short-term housing assistance, linked to case management; further development of permanent supportive housing for low-income persons living with HIV/AIDS who are also multiply-diagnosed; and increasing access to mainstream affordable housing.</p> <p><u>Administration</u></p>	<p>\$1,849,000</p> <p>\$1,372,699</p> <p>\$457,811</p> <p>\$18,490</p>						
<p><u>Emergency Shelter Grant (ESG)</u></p> <p>For 2001/02, the City's ESG allocation is \$362,000.</p>	<p>\$362,000</p>						

PROGRAM	ANTICIPATED
<p><u>Supportive Housing Program</u></p> <p>The City has been awarded funds from the Supportive Housing Program to provide housing and services for the homeless.</p> <p><u>Matilda Cleveland Transitional Housing Program</u></p> <p>These funds will continue the provision of transitional housing and services to families at the Matilda Cleveland Transitional Housing (MCTHP) site in Oakland..</p> <p><u>Families In Transition/Scattered Sites Transitional Housing Program</u></p> <p>This program provides transitional housing and services to families at the City's Families In Transition/Scattered Sites Transitional Housing Program (FIT/THP). The City's anticipated allocation for the 2001/02 is \$245,146.</p> <p><u>Homeless Families Support Network/Supportive Housing Program</u></p> <p>This program provides long-term housing (up to 24 months) and supportive services to the homeless. It is designed to provide a continuum or network of services ranging from shelter and supportive services to assistance in obtaining permanent housing.</p>	<p>\$2,242,822</p> <p>\$259,432</p> <p>\$245,146</p> <p>1,738,244</p>
<p><u>Pubic Housing Capital Fund</u></p> <p>The Oakland Housing Authority (OHA) receives these funds from HUD for physical and management improvements to the public housing stock</p>	<p>\$1,900,000</p>
<p><u>Pubic Housing Drug Elimination Program</u></p> <p>The Oakland Housing Authority receives these funds from HUD for a crime and drug reduction and prevention program.</p>	<p>\$757,000</p>
<p><u>Section 8 Rental Assistance</u></p> <p>OHA anticipates no new funding this fiscal year. The City will actively support efforts by OHA to secure funding for rental assistance</p>	<p>\$0</p>

2. Local Resources

PROGRAM	ANTICIPATED
<p><u>City of Oakland General Funds</u></p> <p>City of Oakland General Funds will be used to provide matching funds for the Emergency Shelter Grant Program to provide emergency shelter and services for homeless families and individuals, and to fund other homeless activities.</p>	<p>\$362,000</p>
<p><u>Mortgage Credit Certificates</u></p> <p>Oakland was allocated \$2 million in 2000 for Mortgage Credit Certificates (MCCs) administered by Alameda County. MCCs provide assistance to first time homebuyers by providing a direct tax credit that effectively increases the amount of mortgage a household can borrow. Most of these funds remain to be allocated in FY 2001-2002.</p>	
<p><u>Oakland Redevelopment Agency</u></p> <p>The Oakland Redevelopment Agency will have available approximately \$1,680,000 in tax increment funds in its Low and Moderate Income Housing Fund, plus approximately \$16,000,000 in unallocated proceeds from an affordable housing bond issue from a prior year.</p> <p>\$2,500,000 will be used for the First Time Homebuyer Program, approximately \$9,000,000 will be used for the Housing Development Site Acquisition Program, and approximately \$6,180,000 will be available for competitive funding allocations for affordable housing development.</p>	<p>\$17,680,000</p>
<p><u>Rental Rehabilitation</u></p> <p>The City expects to receive approximately \$610,000 in program income (loan repayments) from the Rental Rehabilitation Program.</p>	<p>\$610,000</p>

3. Leveraging of Non-Federal Resources

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

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

The City continues to operate a Rental Rehabilitation Program, utilizing program income derived from repayment of loans made with funds originally granted to the City by HUD. Because the grant program has been closed out, there is no longer a Federal requirement for funds to be matched with funds from non-Federal sources. As a local program requirement, however, the City continues to require private matching contributions, thereby ensuring that the program continues to leverage outside funding.

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

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

Federal Programs

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

State Programs

- State of California Low Income Housing Tax Credits
- State of California Multifamily Housing Program
- State of California Predevelopment Loans and Grants

Private Sources

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

4. Matching Funds for Federal Programs

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

a. HOME Program

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

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

b. Emergency Shelter Grant

This Federal program, which provides funding for the acquisition, development and operation of emergency and transitional housing for the homeless, requires the City to provide 100% matching funds from non-federal sources. The City intends to meet this match requirement of non-federal sources through three separate allocations from the City's General Fund. These general fund allocations will support the City's homeless services/shelter housing programs. From the City's General Fund \$115,000 will be allocated to the Emergency Housing Program (EHP); \$100,000 will be allocated to the City's Oakland Army Base Temporary Winter Shelter (\$71,000 of this allocation is to be considered as ESG match funds); and \$176,000 in General Funds will be allocated to the City's Homeless Mobile Outreach Program, for a total \$362,000 in ESG match funds.

c. Families In Transition/Scattered Sites Transitional Housing Program

This program which provides funding for the provision of transitional housing and support services to families for up to a 24-month period, targets eligible homeless clients

who are attempting to access and maintain permanent housing. For the 2001/02 fiscal year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City anticipates an award of \$245,146. The total match requirement of \$50,735.15 (\$30,532.40 for Support Service and \$20,202.75 for Operations) for this program will be exceeded with funds from the City's General Fund in the amount of \$133,000 and revenues from tenant rents of approximately \$21,000.

d. Homeless Families Support Network/Supportive Housing Program

This program, which provides funding for the provision of long-term housing and supportive services to the homeless, requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City is administering the sixth year (2001/2002) of the program with the following network of agencies: Travelers' Aid Society, Oakland Homeless Families Project and Henry Robinson Multi-Service Center. The total match requirement for this grant will be \$337,405.88 (\$212,405.80-Support Services and \$125,000 Operations), with an anticipated total award of \$1,738,244. Match requirements will be met through excess value of monthly lease cost that is not covered by the grant, \$122,558 and an allocation from Alameda County in the amount of \$250,000. Total match dollars to be provided is \$372,558, which exceeds the required match amount.

e. Other Federal Programs

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

III. Strategy Implementation

1. Programs and Activities to be Funded with CDBG, HOME, ESG and HOPWA funds

Section VI of this Action Plan contains information on activities to be carried out using Federal grants received in FY 2002-2003 for the CDBG, HOME, HOPWA and ESG programs.

Included in Section VI are a list of funding sources, and listings of proposed projects sorted by both project title and type of activity (HUD matrix code). Also included is a listing of public service and infrastructure projects with the amount of funding allocated by each of the City's Community Development District Councils.

To identify the specific locations of grant-funded activities, maps are provided that indicate the type and location of each project/program/activity. The maps are preceded by a listing of activities sorted by ID Numbers, which are used to identify activities on the maps. Because the specific location of activities to be funded under the HOME, HOPWA and ESG programs will not be known until the City issues a Request for Proposals, reviews submissions, and makes funding determinations, locations for most activities funded under these programs are not indicated. The Consolidated Annual Performance and Evaluation Report (CAPER), which the City prepares at the end of each program year, does provide a detailed listing of all funded activities with their locations and accomplishments.

Finally, Table 3 in Section VI contains a detailed listing of projects and activities for which new federal funding is proposed, sorted by ID Number. For each project or program, the table includes a brief description, location, objectives, and goals. Where prior year funding is indicated, the reference is to unallocated funding from the City's prior year CDBG grant, rather than whether or not the sub-recipient agency received funds in the previous year.

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

2. Action Plan for Housing

The following tables are organized by the City of Oakland's priority areas for housing assistance as described in the Five Year Strategy. The tables describe the activities planned for the City's housing projects and programs during FY 2001-02, regardless of whether such activities are funded with HUD grant funds.

Where funding amounts and sources are shown, they indicate amounts of local funding (including federal grant funds received directly by the City) that have been committed in prior fiscal years, as well as funds that will be allocated in the coming year. Most of these projects have also received significant investments of other funds, including direct funding from HUD, loans from private financial institutions, equity contributions (including syndication proceeds leverage through the use of Low Income Housing Tax Credits), and foundation grants. It is not possible to list all these sources in the Action Plan, but financing information for individual projects and programs is available on request from the Community and Economic Development Agency.

The "One Year Goals" are planned accomplishments for the fiscal year.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
AACWA Homeownership Project Scattered sites	New construction of 9 homeownership units	9 Moderate income families	ORA: \$491,000	Acquire sites from Alameda County and begin construction.
Adeline Street Lofts 2320 Adeline Street <i>West Oakland</i>	Warehouse conversion 38 live/work family units	37 low- and moderate-income families (1 manager unit) 4 at ≤ 35% AMI 27 at ≤ 50% AMI 6 at ≤ 60% AMI	ORA: \$70,000 HOME: \$2.2 million	To be completed and occupied by June 30, 2002.
Black Phoenix Housing 2475 and 2515 98 th Ave. 98 th Ave. at Stearns Ave. <i>Elmhurst</i>	New construction homeownership 6 units	6 moderate-income families at ≤ 120% AMI	Land to be sold for \$1 or as low as the Federal Highway Administration dictates.	Construction to be completed by June 30, 2002.
Chestnut Court HOPE VI – Ownership Chestnut St at 24 th St. and 1114 14 th St <i>West Oakland</i>	New construction of 17 for-sale homes	Public housing, Section 8 and low-income residents of Oakland earning 65% AMI and above	HOPE VI	Begin building and selling for-sale homes.
Chestnut Court HOPE VI – Rental Chestnut St. at 24 th St. <i>West Oakland</i>	New construction of 54 units of rental housing plus rebuilding of 83 units of public housing 21-1br, 40-2br, 63-3br, 7-4br and 6-5br	Families earning up to 50% AMI	HOPE VI, California Tax Credits	Submit and receive tax credits. Begin construction.
Citizens Housing Scattered Sites Vacant Lot Infill Program <i>Various locations</i>	New homeownership construction 9 to 10 3- and 4-BR units	9-10 moderate-income families, most at ≤ 80% AMI, possibly some at ≤ 120% AMI	Land subsidy Silent second mortgages	Execute DDA, obtain entitlements, and begin construction of several units.
Coliseum Gardens HOPE VI - Ownership <i>Central East Oakland</i>	Develop 85 for-sale homes	Public housing, Section 8 and low-income residents of Oakland making 65% AMI and above.	HOPE VI	Complete property acquisition. Begin homeownership counseling. Start procuring development partners.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Coliseum Gardens HOPE VI - Rental <i>Central East Oakland</i>	46 units of low-income housing tax credits	Families earning up to 50% AMI	HOPE VI, California Tax Credits	Complete property acquisition. Start procuring development partners.
Drachma Scattered site rehab <i>West Oakland</i>	Rehabilitation 19 Rental units	19 moderate income households	ORA Bonds = \$1.4 million	Submit tax credit application June 2001
EBALDC – Homeplace Initiative Prescott Homeownership Program 1311 Campbell Street, 1728 14 th St., 820 Peralta <i>West Oakland</i>	New Construction homeownership 3 units: 2- 3br and 1 4br	3 moderate income first time homebuyers	Land subsidy	Begin construction by July 2001
Faith Housing Corner of 7 th Street and Campbell <i>West Oakland</i>	Land assembly for 70 units of affordable housing.	TBD Maximum 80%AMI	\$276,000 in Site Acquisition Funds. Additional funds to be Determined	Complete land assembly through the Site Acquisition Program
Fruitvale Transit Village 3400 E 12 th Street <i>Fruitvale</i>	Large Transit Oriented Project w/ housing, library, retail, office, and senior center. 10 of 47 units of housing to be affordable	1-35% AMI 2-50% AMI 6-60% AMI 1-80% AMI	HOME-\$750,000	Complete fund layering and sign loan documents. Complete predevelopment work.
Habitat Fruitvale and 82nd Avenue New Housing Development 2662 Fruitvale 1419, 1425, 1431 82 nd Avenue <i>Fruitvale and Elmhurst</i>	New construction homeownership 7 units	7 moderate-income families 7 at ≤ 80% AMI	Land subsidy for 82 nd Ave Land subsidy and \$112,000 from ORA for Fruitvale Avenue	3 units to be completed by December 31, 2001 4 units to be completed by December 31, 2002.
International Boulevard Family Housing Initiative 1406 Seminary Ave. 6600 International Blvd. <i>Central East Oakland</i>	New construction rental 30 units 7 1-BR 11 2-BR 10 3-BR 2 4-BR Community space	29 low- and moderate-income families 7 at ≤ 35% AMI 15 ≤ 40% AMI 7 ≤ 60% AMI 1 manager's unit	Tax credit equity: \$3,656,000 HOME: \$2,082,354 City/CDBG: \$204,200 HOPWA: \$150,000 Conventional loan: \$522,000 AHP: \$106,000	To be completed by December 31, 2001.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
International Boulevard Family Housing Initiative Phase II 6006 International Blvd <i>Central East Oakland</i>	New construction of 24 rental housing units 5 one-bedroom 6 two-bedroom 11 three-bedroom 2 four-bedroom	23 very low income families	HOME: \$2,033,167	Begin construction by Sep 30, 2001 Complete construction by Dec 31, 2002
Leola Terrace, Phase II 90 th Ave and MacArthur Blvd <i>Elmhurst</i>	4 Units of for sale housing, single family detached	80% AMI	\$394,000 Agency Housing Development Bond Funds	Facilitate land transfer and close loan documents
MacArthur Park 9001 MacArthur Park Boulevard <i>Elmhurst</i>	New construction homeownership 78 3-BR units	78 low- and moderate- income homebuyers	ORA: \$5,525,000	Complete construction of first phase; start construction of second phase; close first phase; market second phase.
Martin Luther King Jr. Plaza Homeownership Project 5756 Martin Luther King Jr. Blvd <i>North Oakland</i>	New construction homeownership 11 3-BR units Construction of a neighborhood park	6 moderate income families 5 families with incomes between 80% and 120% of median income	ORA: \$1,287,175	Complete construction by June 2002.
NCLT Homeownership Program Land Trust Model 3032 and 3102 Linden St <i>West Oakland</i>	New Construction homeownership 4 units: 1-1br, 2-2br and 1-3br	4 moderate income first time homebuyers	Land Subsidy	Begin construction by April 2001
North Oakland Vacant Lot Program 3881 Martin Luther King, Jr. Way 865 43 rd Street <i>North Oakland</i>	New construction homeownership units 2 or 3 3-BR units	2-3 low-income families	CDBG: \$205,000	To be completed by June 30, 2002.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Oakland Housing Authority Homeownership Program 1430 8 th St and 816 Center St <i>West Oakland</i>	New Construction homeownership 3 - 4 br units (part of larger Westwood Gardens renewal project)	3 moderate income first time homebuyers	Land subsidy and HOPE VI	Procure development partner negotiate DDA
Oakland Point Ltd Partnership Scattered site rehab <i>West Oakland</i>	Rehabilitation 31 Rental units	31 moderate income households	ORA Bonds = \$1.4 million	Rehab completion December 2001
Palm Court 10 th and Union Streets <i>West Oakland</i>	12 Units of for sale housing, single family detached	80% AMI	\$600,000 First-time homebuyers funds and \$286,000 Agency Housing Development Bond Funds	Prepare and execute loan documents, begin construction
Paul Wang Infill Project 1226 94 th Avenue 1063 82 nd Avenue <i>Elmhurst</i>	New construction homeownership 2 units	2 moderate-income families at ≤ 80% AMI	Land subsidy	To be completed by March 1, 2002.
Santana Apartments 2220 10 th Ave <i>San Antonio</i>	Rehabilitation of existing 30 unit affordable rental housing development	Very low income families	ORA: \$712,956	Complete construction by June 2002
Site Acquisition Loan Program <i>Citywide</i>	Provide Site Acquisition Loans to developers purchasing property for future affordable housing	Maximum 80% AMI	\$10,000,000 Agency Housing Development Bond Funds	Execute 8 site acquisition loans. Monitor existing 3 loans and any that close within time period.
Westwood Gardens HOPE VI - Ownership 8 th Street between Kirkham and Center Streets <i>West Oakland</i>	New construction of 19 for-sale homes	Public housing, Section 8 and low-income residents of Oakland making 65% AMI and above. 3 of the for-sale homes will be market-rate.	HOPE VI	Complete property acquisition. Begin homeownership counseling. Procure developer.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Westwood Gardens HOPE VI - Rental 7 th to 8 th Street between Kirkham and Center Streets <i>West Oakland</i>	New construction rental 96 units	96 low-income families at ≤ 50% AMI	HOPE VI California Tax Credits	Prepare tax credit application and possible bond financing

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
First-Time Homebuyers Mortgage Assistance (MAP) <i>50%-Citywide 50%-Target Areas</i>	Assist first-time homebuyers with deferred loans of up to \$50,000	First-time homebuyers with incomes \leq 80% of AMI	ORA: \$2,500,000 (plus funds remaining from FY 2000-01)	50 - 70 loans will be made
Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$10,000 (minimum of \$5,500)	Public safety officers and OUSD teachers with incomes \leq 120% of AMI	No new funding. Program will use unspent funds from prior years.	50 loans will be made

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Community Restoration Program <i>Target Areas</i>	Purchase and rehabilitation financing for vacant and blighted single family properties	Low- to moderate- income buyers or renters	Loan Repayments: \$650,000	Revise and update the program parameters to increase maximum loan limits and compatibility with private and City sponsored acquisition and rehab loan programs. Rehabilitate 5 to 10 vacant or blighted units
Emergency Repair Program <i>7 Community Development Districts</i>	Emergency repair and rehabilitation financing (minimum loan of \$2,500 and maximum of \$7,500)	Extremely low- to moderate-income homeowners	CDBG: \$400,000	60 loan applications will be originated and rehabilitation of 50 units will be completed
Home Maintenance and Improvement Program <i>Target Areas</i>	Housing rehabilitation financing (deferred and amortized loans) of up to \$40,000 for rehabilitation of 1-4 unit owner-occupied properties	Extremely low-to moderate-income homeowners	CDBG \$1,928,093	150 loan applications will be originated and rehabilitation of 55 units will be completed (note that these units may not be the same as for loans originated in this time period)
Lead Hazard Control Paint Program <i>Target Areas</i>	Free exterior paint and supplies given to eligible homeowners	Very low- to moderate-income homeowners	CDBG: \$375,000	New HUD regulations regarding abatement of lead-based paint hazards have significantly increased the cost of painting homes. The goals for this program have been reduced accordingly. 55 applications will be originated and 50 single family detached units will be repainted.
Minor Home Repair Program <i>Citywide</i>	Provides grants to seniors for minor home repairs. Administered by Alameda County.	Low and moderate income senior homeowners.	CDBG: \$250,000	350 housing units

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Section 108 Home Maintenance and Repair <i>Citywide</i>	Housing rehabilitation financing of up to \$40,000 (amortized loans) for rehabilitation of 1-4 owner-occupied units.	Extremely low- to moderate-income homeowners	HUD Section 108: \$2,500,000	Program guidelines and application materials will be developed and the program will be initiated. The City will begin to draw down funds from HUD by October 2001.
Section 108 Rental Rehabilitation Program <i>Target Areas</i>	Housing rehabilitation financing (amortized loans) of up to \$40,000 for rehabilitation of 1-7 units of renter-occupied properties	Extremely low- to moderate-income tenants	HUD Section 108: \$2,500,000	Program guidelines and application materials will be developed and the program will be initiated. The City will begin to draw down funds from HUD by October 2001.
Target Area Acquisition & Rehabilitation Program <i>Target Areas</i>	Assist developers in the acquisition and rehabilitation of vacant and blighted residential properties in designated target areas. Maximum loan/grant is \$50,000 per unit.	Low-income families at \leq 80% AMI. (May also be assisted with homeownership or rental opportunities.)	No new funding. Unspent funds from prior years will be utilized.	Assist in the acquisition and rehab of 10 vacant or blighted properties.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Family Unification Section 8 Rental Assistance	Provision of rental assistance to families and individuals.	Low and extremely low income renters involved with Child Protective Services	0 new Section 8 vouchers	The Oakland Housing Authority anticipates no new funding this fiscal year. The Authority will continue to use existing resources to the maximum extent possible.
HOPE VI 1999 Section 8	Rental assistance for residents living at 1999 HOPE VI sites	Low and extremely low income renters	46 new Section 8 vouchers	The Oakland Housing Authority may request 46 new Section 8 vouchers for residents living at Westwood Gardens whose units will be demolished and rebuilt as part of the 1999 HOPE VI program.
HOPE VI 2000 Section 8	Rental assistance for residents living at 2000 HOPE VI sites	Low and extremely low income renters	67 new Section 8 vouchers	The Oakland Housing Authority may request 67 new Section 8 vouchers for residents living at Coliseum Gardens whose units will be demolished and rebuilt as part of the 2000 HOPE VI program.
Project-Based Rental Assistance	Provision of rental assistance to families and individuals.	Low and extremely low income renters	0 new Section 8 vouchers	The Oakland Housing Authority anticipates no new funding this fiscal year. The Authority will continue to use existing resources to the maximum extent possible.
Section 8 Mainstream Program	Rental assistance for disabled individuals and families.	Low and extremely low income renters with disabilities	75 new Section 8 vouchers	The Oakland Housing Authority will apply for an additional 75 new Section 8 vouchers.
Section 8 Rental Assistance Program	Provision of rental assistance to families and individuals.	Low and extremely low income renters	550 new Section 8 vouchers	Issue 550 new vouchers received from HUD in October 2000.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Shelter Plus Care Rental Assistance	Provision of rental assistance to families and individuals.	Low and extremely low income renters who are formerly homeless with disabilities	0 new Section 8 vouchers	The Oakland Housing Authority will work with Alameda County to apply for new vouchers if available for Shelter Plus Care.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
ECHO Project Share <i>Citywide</i>	Match low income homeowners with low income renters to provide income to homeowners and increase the availability of affordable rent opportunities	Low-income renters and owners	CDBG: \$35,321	Provide counseling and information, referrals to shared housing, placements in shared housing, various forms of outreach
ECHO Rental Assistance Program <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Low- and extremely low-income households	CDBG: \$51,952	Prescreen clients, provide support counseling to families and individuals, provide information and referrals, provide deposit or past due guarantees. Follow ups, collections as needed and various forms of outreach.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Emergency Shelter Grant Program <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, & eviction prevention) 3) Technical Assistance	Extremely low income and low income homeless, families, individuals, and seniors	ESG: \$362,000 <i>[Homeless Prevention up to \$108,600, Essential Services up to \$108,600, Operations up to \$230,000 Rehabilitation & Renovations up to \$36,300 City Administration \$18,100]</i> General Fund: \$115,000 <i>(Emergency Housing Program)</i> General Fund: \$ 100,000 <i>(Oakland Army Base Temporary Winter Shelter),</i> General Fund: \$ 176,000 <i>(Homeless Mobile Outreach Program)</i>	Assist at least 7,493 persons with shelter, services, rental assistance, eviction prevention, and/or other support services to the homeless and near homeless population. Provide Technical Assistance to Emergency Services Network, a clearinghouse to homeless service providers
Matilda Cleveland Transitional Housing Program <i>8314 MacArthur Boulevard Oakland, CA</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 3 - SRO 2 - 1 bedroom 3 - 2 bedroom 6 - 3 bedroom	Low income and extremely low income	THP \$259,432 General Fund (CPPSO) \$52,750 Contractor Match \$20,000 Tenant Rents \$19,000	15 families
Sentinel Fair Housing <i>Citywide</i>	Landlord-tenant mediation services to prevent evictions	Low- and extremely low-income renters	CDBG: \$115,455	Assist in preventing evictions. (The funding for this organization will also pay for Fair Housing services.)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Supportive Housing Program (SHP) 1) 559 - 16 th Street 2) 520 - 16 th Street 3) 1900 Fruitvale, Suite 3E	Provide a continuum of services, shelter and transitional housing through a network of agencies to homeless families	Low income and extremely low income families	SHP \$1,738,244 Alameda County \$ 250,000 Excess Cash Value of Monthly Lease \$122,558	Assist 150-204 families
Transitional Housing Program (THP) 1)173 Hunter Avenue 2)1936-84 th Avenue 3)5239A-5241 Bancroft Avenue 4)2400 Church Street/ 6850 Halliday Avenue 5)3501 Adeline Street 6)3824 West Street	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 3 - 1 bedroom units 4 - 2 bedroom units 2 - 3 bedroom units	Low income and extremely low income	THP \$245,146 General Fund \$133,000 Tenant Rents \$ 21,000	11-19 families
Winter Relief Program City Wide	Emergency food and temporary shelter during winter months	Low income and extremely low income	CDBG \$225,000	1,800 persons

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Access Improvement Program <i>50%-Community Development Districts 50%-Target Areas</i>	Matching funds' grants for accessibility modifications to 1-4 unit property where owners have disabilities or disabled tenants.	12 extremely low- to moderate-income property owners with special needs	CDBG: \$ 155,000	Grant applications for 12 units will be originated. Rehabilitation work will be completed on 10 units
Allen Temple Arms III 10121 East 14 th Street <i>Elmhurst</i>	New construction rental 49 1-BR 1 2-BR	50 very low-income seniors	HUD 202: \$3,990,500 ORA: \$1,951,000	Complete construction in July 2001.
Armistice Powell Terrace 9507 Edes Avenue <i>Elmhurst</i>	New construction rental 28 units	28 low income seniors at ≤ 50% AMI	Land grant HUD 202 or Tax Credits	Apply for funds, execute DDA, and obtain approvals by December 2001.
Bancroft Senior Homes 2320 55 th Ave <i>Central East Oakland</i>	New construction rental 61 1-BR units	60 low-income seniors at ≤ 50% AMI 1 manager's unit	HUD-202: \$4,864,000; City/HOME: \$1,419,847; City/HDG: \$200,000 \$233,000 AHP loan/grant	Construction to be completed by May 31, 2001.
Downs United Methodist Church Senior Housing 1027 62 nd Street <i>North Oakland</i>	New construction rental 20 units 19 1-BR 1 2-BR 1,815 square feet of community space Supportive and community Services	20 low-income seniors at ≤ 50% AMI	AHP: \$95,000 HOME: \$1.3 million Tax Credits: \$2 million	Apply for funds and obtain approvals by December 2001

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
ECHO Home Equity Conversion Program <i>Citywide</i>	Counseling and advocacy regarding all home equity plans to senior homeowners in the City of Oakland	Low-income seniors	CDBG: \$21,818	Provide information and referrals, counseling, group presentations, various information distribution
Foothill and 68th Street Housing 6850 Foothill Blvd. <i>Central East Oakland</i>	19 units of housing for households with a disabled member.	20% AMI	Agency Site Acquisition \$361,000 \$1,066,000 Agency Housing Development Bond Funds	Submit application for HUD 811 Funding
Housing Opportunities for Persons With AIDS (HOPWA) <i>Alameda County & Contra Costa County</i>	Housing and services for individuals and families of individuals living with HIV/AIDS New Construction 2 units of permanent housing for persons with disabilities 7 units of permanent multi-family housing Additional units to be announced.	Low income and extremely low income persons with HIV/AIDS and their families	HOPWA \$1,849,000 [Alameda County \$1,372,699] [Contra Costa County \$ 457,811] [City Administration \$ 18,490]	Assist approximately 1,301 person and/or families with HIV/AIDS shelter, transitional housing, and permanent housing. Maintain capacity of existing housing & support services Develop additional set-aside HIV/AIDS units in non-HIV/AIDS situations Reserve funds for technical assistance and address emerging issues Continue Project Independence (shallow rent subsidy program) Start Construction June 2001
Martin Luther King/MacArthur BART Senior Housing 3801-3831 Martin Luther King, Jr. Way <i>North Oakland</i>	New construction of 50 units of rental housing with supportive services for seniors 50 one-bedroom units	Very low income seniors	ORA: \$3,256,000 City land grant HUD 202	Developer will execute agreement for City lot; obtain planning approvals; apply for HUD Section 202 funding.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
North Oakland Missionary Baptist Church Senior Housing 3255 San Pablo Ave <i>West Oakland</i>	New construction of 65 units of rental housing for seniors 64 one-bedroom 1 two-bedroom	Very low income seniors	HOME HUD Section 202	Developer will reapply for funding under HUD's Section 202 program
Shiloh Senior Homes 3250 School St <i>Fruitvale</i>	New Construction of 40 units of rental housing for seniors	Very low income seniors	ORA \$1,556,000 HUD 202 \$4,182,600	Developer will apply for funding under HUD's Section 202 program

Priority (H-g): Fair Housing

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Center for Independent Living <i>Citywide</i>	Provide housing services and housing rights counseling to persons with physical and mental disabilities	Low- and extremely low-income persons with disabilities	CDBG: \$78,181	Facilitate access to housing for low-income persons with disabilities.
East Bay Community Law Center <i>Citywide</i>	Provide free legal assistance with housing related problems throughout Oakland	Low-income residents	CDBG: \$19,000 (additional funding will also be provided as part of CD District allocations – see Section VI for additional details).	Tenant workshops, telephone and in-person counseling, and information distribution
Housing Rights, Inc. <i>Citywide</i>	Investigate cases of housing discrimination against families with children.	Low- and moderate-income families with children	CDBG: 47,273	Facilitate access to housing for families with children.
Sentinel Fair Housing <i>Citywide</i>	Investigate, mediate, and refer in cases of housing discrimination.	Low- and extremely low-income individuals and families	CDBG: \$115,455	Facilitate access to housing for low-income persons.

Other fair housing actions to be pursued include:

- Efforts to increase private lending activity in minority areas through community reinvestment efforts.
- Efforts to address predatory lending activities, which disproportionately affect minority areas. This will include a “Don’t Borrow Trouble” education and outreach campaign funded by Freddie Mac. The City will also explore legislation to be introduced at either the State or local level.
- Efforts to improve housing conditions and housing opportunities within areas of minority concentration through the use of targeted investment of federal resources.
- Increased outreach to ensure that persons with disability have access to affordable housing programs and developments.
- Continued compliance with the terms of a 2000 fair housing settlement between the City and HUD.

3. Action Plan for Non-Housing Community Development

a. Economic Development Objectives

The following describes the Economic Development Programs which will be implemented in 2001-02.

1. Categories of Residents

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

2. Small Business Services

Activities

Technical assistance, entrepreneurial training, direct working capital, equipment, and EEC loans along with SBA loan packaging to Oakland's small businesses. Oakland Small Business Growth Center, Inc. will provide management of the operations of the City's small business incubator project.

Proposed Accomplishments

Provide a nurturing environment to small businesses by offering attractive rents, on-site technical assistance and shared business services, thereby growing successful businesses which in turn create jobs and increase the City's tax base.

3. Business Development

Activities

The Business Development Division in the City's Community and Economic Development Agency is responsible for providing personalized technical assistance to businesses in order to attract, retain and expand Oakland's economic base. This is accomplished by providing management, technical, referral and financial assistance to retain and increase employment for low-and-moderate income Oakland residents; providing technical assistance to merchants groups, community organizations and local development corporations in the Seven Community Development Districts and providing support to committees involved in City policy formulations.

The Division provides services and programs that retain Oakland businesses that allow Oakland based business to expand; and that attracts businesses to Oakland. It also operates two programs funded by the State of California that provide incentives for local businesses.

The Oakland Enterprise Zone Program is a tax credit program that encourages local investment and hiring of job training program graduates for all firms located in the zone, and the Berkeley/Oakland Recycling Market Development Zone Program offers a targeted loan fund and intensive technical and market development assistance to firms that use recycled materials in their production process. Both zones cover Oakland's industrial districts as well as several commercial areas.

Proposed Accomplishments

Coordinating with the Oakland Commerce Corporation and other business assistance organizations to prepare a comprehensive business retention strategy on a city-wide basis; operating the Business Support Center; expansion and retention efforts in the bio-science industry; providing management, technical and financial assistance to community based non-profit organizations for commercial development; marketing and operating the micro-loan program for small businesses; and oversight and management of the Oakland Business Development Corporation, Oakland Commerce Corporation, and Oakland Small Business Growth Center contracts. It is projected that 400 jobs will be created through the various financial programs offered through the division.

4. Neighborhood Commercial Revitalization

Activities

The primary goal of the Neighborhood Commercial Revitalization Program is to create an environment for the economic recovery of neighborhood commercial districts through: conducting a strategic assessment of existing conditions to identify strengths and weaknesses and planning comprehensively to establish a framework for public and private investment; creating partnerships with community organizations, businesses, residents, other governmental agencies, schools and property owners to achieve revitalization goals; Marketing and promoting economic development opportunities to potential investors.

Proposed Accomplishments

Continuation of NCR Program, a activity in 15 NCR areas; complete 40 façade projects; support the implementation of the Main Street Program in the San Antonio and Fruitvale Community Development Districts; assist three areas to establish Business Improvement Districts and implement ten minor physical improvement projects.

5. Workforce Development

Activities

The Workforce Development unit collaborates with the private sector to develop job training programs and orients job training programs to durable jobs that pay at least a

livable wage. The unit focuses its efforts on unemployed and underemployed Oakland residents.

Proposed Accomplishments

Match low and moderate income persons to 500 jobs per year; adopt quantitative measures for program evaluation that focus on end results (placement rates, wage levels and business needs met).

The following tables are organized by the City of Oakland's priority areas for non-housing community development, as described in the Five Year Strategy contained in the May 2000 Consolidated Plan. The tables describe performance objectives to be achieved in FY 2001-2002, regardless of whether such activities are funded with HUD grant funds, and regardless of the year in which the activities were originally funded.

Where funding amounts and sources are shown, they indicate amounts of local funding (including federal grant funds received directly by the City) that have been committed in prior fiscal years, as well as funds that will be allocated in the coming year. Many of these activities have also received significant investments of other funds, including direct funding from HUD, loans from private financial institutions, equity contributions, and foundation grants. It is not possible to list all these sources in the Action Plan, but financing information for individual projects and programs is available on request from the Community and Economic Development Agency.

The "One Year Goals" are planned accomplishments for the fiscal year.

Economic Development 2001-02 Projects and Goals

PROJECT/ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS	PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Business Development Citywide	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	Low and moderate income Oakland residents; merchant groups, community organizations and local development corporations.	CDBG: \$82,000	Assist 240 businesses to remain in Oakland; retain 1,200 jobs; attract 100 new businesses and create 4,500 jobs.
National Development Council Citywide	Provides technical assistance to eligible neighborhood and small business clients of the Community and Economic Development Agency. Provides advice to CEDA when considering complex financing structures for CDBG and/or HUD 108 financed projects.	Low and moderate income residents	CDBG: \$25,000	Assist CEDA in structuring economic development financial transactions, particularly under the new Neighborhood Property Redevelopment Program (N-PREP)
Neighborhood Commercial Revitalization Specific NCR Target Areas	NCR staff works with the community in 15 NCR districts (residents and businesses) to identify issues and concerns in neighborhood commercial areas and to develop strategies to address the issues and concerns identified. Provides organizational assistance to merchant associations, manages the commercial property facade improvement program and conducts strategic assessments of existing conditions to identify strengths and weaknesses and plans comprehensively to establish a framework for public and private investment.	Neighborhood businesses	CDBG: \$707,250	Complete 40 facade improvement projects; assist 300 merchants; design and implement 5 minor physical improvement projects and develop marketing materials for 5 NCR areas.

PROJECT/ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS	PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Neighborhood Revitalization and Project Development 250 Frank H Ogawa Plaza Citywide	Program delivery costs for CDBG-funded economic development activities.	Low and moderate income residents.	CDBG: \$1,622,750	Provide effective and efficient management of City economic development programs. Develop and implement new Neighborhood Property Redevelopment Program (N-PREP).
Oakland Business Development Corporation 519 17th Street targeting is Citywide	Provides loans up to \$50,000 for small businesses. Provides one-on-one management and technical assistance in connection with revolving loan funds.	Oakland businesses, including businesses that will hire low and moderate income residents.	CDBG: \$315,000	Expand lending capacity to cover all of the loan programs administered by the One Stop Capital Shop.
Oakland Small Business Growth Center	Development and operation of a small-business attraction and retention program, the Small Business Growth Center	Small businesses	CDBG: \$115,000 City funds: \$35,000	Assist the 21 tenants of the Center and provide TA to East Oakland small businesses
One Stop Capital Shop 519 17th Street targeting is Citywide	Provides assistance to small business owners. Activities include entrepreneurial skills development, technical assistance, business financing, coordination of service delivery with other CEDA programs, leveraging outside resources, and coordinating service delivery with private sector business organizations.	Oakland businesses; including businesses that will hire low and moderate-income Oakland residents, specifically targeting residents of Oakland's Enhanced Enterprise communities.	EDI: \$637,000	Intake assessment and technical assistance to 1000 clients; entrepreneurial training classes to 80 individuals, workshop classes to 1000 individuals; fund loans; increase employment opportunities; oversight management of the Oakland Business Development Corporation, implementation of a Business Skills Development Training Program.

b. Public Services

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland has allocated FY01-02 funding for public service activities to be carried out through 28 subrecipient agreements with 24 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 9 City-administered programs will be funded. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2000 to June 30, 2005. The number of programs by category are as follows:

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

c. Infrastructure (Neighborhood Improvements)

Consistent with the Five-year Strategy to meet the needs of low- and moderate-income Oakland residents, funds from the FY01-02 grant are being allocated for two private, nonprofit agencies to assist with acquisition of a residential facility for persons living with HIV/AIDS and to rehabilitate a child care center.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Homeless and HIV/AIDS <ul style="list-style-type: none"> ▪ <i>Jobs for Homeless Consortium</i> ▪ <i>The Ark of Refuge</i> 	Homeless and Emergency Shelter Acquisition of Facility Job Training/Placement	Individuals Youth Homeless Families Persons living with HIV/AIDS	CDBG: \$188,936	133 persons 1 Facility
Hunger Relief <ul style="list-style-type: none"> ▪ <i>Alameda County Community Food Bank</i> ▪ <i>CEDA Hunger Program</i> 	Food Purchase & Distribution	Homeless Seniors Adults Youth	CDBG: \$126,072	195,315 persons
Seniors <ul style="list-style-type: none"> ▪ <i>Legal Assistance for Seniors</i> ▪ <i>Aging, Health & Human Services</i> ▪ <i>Life Long Medical Care-Over 60 Health Center</i> ▪ <i>Alameda Contra Costa Lions Central Committee for the Blind</i> ▪ <i>Alzheimer's Services of the East Bay</i> ▪ <i>Bay Area Community Services</i> ▪ <i>St. Mary's Center</i> 	Case Management Information & Referral Counseling & Support Services In-home Companion Services Life Skills Training Legal Services Day Care Outreach & Education Medical & Social Services Hot Meals	Seniors Frail Elderly Visually Impaired	CDBG: \$374,693	2,430 persons
Substance Abuse <ul style="list-style-type: none"> ▪ <i>Healthy Babies Project</i> 	Residential and Day Treatment Support Services	Chemically dependent women & their children	CDBG: \$20,000	40 persons

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Youth <ul style="list-style-type: none"> ▪ <i>East Bay Little Stars School</i> ▪ <i>Friends of Golden Gate Library</i> ▪ <i>Parks & Recreation</i> ▪ <i>Alameda County Health Care Foundation</i> ▪ <i>Alameda County Homeless Youth Collaborative</i> ▪ <i>Boys and Girls Clubs</i> ▪ <i>Camp Fire Boys & Girls</i> ▪ <i>Centro Legal de la Raza</i> ▪ <i>City Manager's Office/A Safe Passage</i> ▪ <i>Community Child Care Coordinating Council of Alameda County</i> ▪ <i>Project Re-Connect</i> ▪ <i>Project SEED</i> ▪ <i>San Antonio Community Development Corporation</i> ▪ <i>Seneca Center</i> ▪ <i>The First Place Fund for Youth</i> 	Computer Training Mentoring Health Education & Treatment Work Experience & Career Preparation Housing Search Support Services Tutoring & Academic Assistance Recreation Advocacy & Conflict Resolution Child Care Center Rehabilitation Counseling & Case Management Child Care	Children Youth Juvenile Offenders Foster Care Residents	CDBG: \$1,308,494	11,962 persons 1 facility

4. Geographic Distribution

a. Geographic-Based Service Delivery System

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

The Oakland City Council passed a resolution on October 26, 1999 to target most of the residential rehabilitation loan and grant program funds to specific areas within the City's seven Community Development Districts. The Program is designed to focus the City's housing programs into the neighborhoods that demonstrate the greatest need to have a visible and lasting impact on infrastructure/neighborhood improvements and to stimulate continued neighborhood revitalization. Many residents have received assistance in the past, although the number of units impacted in areas was often too low to see a major improvement.

The City of Oakland selected seven target areas that have demonstrated the greatest need. The final borders were refined in consultation with community representatives. All seven target areas fall within the seven Community Development Districts. A list of the target area boundaries follows.

The funds available can be used separately, in combination with private investment or in combination with other programs. We hope those currently living in these areas and citizens who want to live in these areas will use the Targeted Neighborhood Housing Program resources to help revitalize these neighborhoods.

The housing programs included in the targeting initiative are the Home Maintenance & Improvement Program, Access Improvement Program, Minor Home Repair Program, Self Help Paint Program, Rental Rehabilitation Program and the First Time Homebuyer Program.

CDBG-funded community and economic development activities are generally targeted to the seven Community Development Districts. Some activities, including economic development activities, may take place at other locations in the City when they provide direct benefits to low- and moderate- income persons. Public Services and Infrastructure/Neighborhood Improvement funds are allocated by formula among the seven districts to ensure an equitable distribution of CDBG funds throughout the City.

b. Location of Specific Activities Funded with Federal Grant Funds

Section VI of this Annual Action Plan includes a detailed listing of all projects and programs to be funded with the four Federal formula grant fund programs (CDBG, HOME, ESG and HOPWA). That section also includes maps that indicate the geographic distribution of these investments.

c. Target Areas for Housing Programs

Many of the City's housing programs (rehabilitation, homeownership and development) are focused on particular target areas, as noted in the housing actions table earlier in this Plan. The boundaries of these target areas are as follows

Target Area Boundaries

NORTH OAKLAND

Area bounded by Lowell, the Emeryville border, San Pablo Avenue, and the Berkeley border.

WEST OAKLAND

Area bounded by San Pablo Avenue, West Grand, Peralta, 28th Street, Highway 880 and Highway 580.

CHINATOWN & CENTRAL

Area bounded by Highway 580, Broadway, 29th Street, Harrison Street, 27th Street, and Highway 980.

SAN ANTONIO

Area bounded by East 21st Street, 28th Avenue, International Blvd., and 22nd Ave.

FRUITVALE

Area bounded by Foothill, 42nd Ave., Highway 880, Calcot, Miller, International Blvd., and Fruitvale.

CENTRAL EAST OAKLAND

Area bounded by Harmon, Seminary, International Blvd., 73rd Ave., San Leandro St., and 55th Ave.

ELMHURST

Area bounded by International Blvd., 82nd Ave., Rudsdale, 81st Ave., San Leandro St., and 73rd Ave. (contiguous with Central East Oakland area).

Area bounded by International Blvd., 98th Ave., San Leandro St., 92nd Ave., "G" St. and 89th Ave.

5. *Service Delivery and Management*

The Community and Economic Development Agency (CEDA) is the lead agency for implementation of the housing and community development actions described in the Consolidated Plan.

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

Listing of Program Contacts

Program/activity	Responsible party	Phone
First time homebuyer programs	CEDA/Residential Lending	238-3909
Owner-occupied and small rental property rehabilitation	CEDA/Residential Lending	238-3909
Housing development (new construction and rehabilitation)	CEDA/Housing Development	238-3502
Preservation of existing assisted housing	CEDA/Housing Development	238-3502
Rental assistance for Low income households	Oakland Housing Authority: Leased Housing Department	874-1500
Housing development for persons with special needs	CEDA/Housing Development	238-3502
Emergency shelter, transitional housing, and related supportive services for homeless persons	CEDA/Community Housing Services	238-6680 986-2721
Housing and supportive services for persons with HIV/AIDS	CEDA/Community Housing Services	238-6187
Fair housing planning	CEDA/Housing Development	238-3502
Fair housing - support for counseling and advocacy agencies	CEDA/Housing Development	238-3502
Housing counseling	CCCS of the East Bay	729-6966
Monitoring of City-assisted housing and community development activities	CEDA/CDBG Programs	238-3716
Public housing	Oakland Housing Authority Housing Management Division	874-1500

Program/activity	Responsible party	Phone
Neighborhood commercial revitalization	CEDA/Service Delivery System	238-3695
Technical and financial assistance to small businesses	CEDA/One Stop Capital Shop	238-3703
Technical and financial assistance for public services and infrastructure (neighborhood improvements)	CEDA/CDBG Programs	238-3716
Housing code enforcement	CEDA/Code Enforcement	238-3381
Comprehensive land use planning Area Teams coordination	CEDA/Comprehensive Planning	238-3941
Zoning	CEDA/Zoning	238-3911

6. Goals for Households and Persons to be Assisted with Housing (Federal Funds only)

Various sections of the Action Plan describe the City's goals for persons to be assisted with housing during fiscal year 2001-02. In assessing these goals, it should be noted that HUD asks that the City count only those households who are assisted with Federal funds, either alone or in combination with State, local and private resources. Households assisted with resources that do not include Federal funds are not necessarily reported in this Plan.

It should be noted that HUD's definition of assisted households counts only the following types of assistance:

1. A renter is benefited if the household takes occupancy of affordable housing that is newly acquired, newly constructed or newly rehabilitated, and/or receives newly allocated rental assistance.
2. An existing renter is benefited if the rehabilitation of the unit is completed during the fiscal year, and the rehabilitation work results in the unit being brought up to the HUD Section 8 Housing Quality Standards.
3. An existing homeowner is benefited if the rehabilitation of the home is completed during the fiscal year. A first-time homebuyer is assisted if a home is purchased during the year. Units must meet the HUD Section 8 Housing Quality Standards; households provided with minor home repairs and painting are not counted as "households assisted."
4. A homeless person is benefited if the person becomes an occupant of transitional or permanent housing. Persons receiving emergency shelter are not deemed assisted under this definition.
5. A non-homeless person with special needs is benefited only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of a new rental assistance contract during the year. The provision of supportive services independent of housing assistance, or to already existing housing units, is not included in this definition.

IV. Other Actions

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

1. Public Policies

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

- Work will continue on development of specific rezoning actions consistent with the recently revised Comprehensive Land Use and Transportation Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs.
- The City will revise and update the Housing Element of the General Plan. The Housing Element will describe the City's strategy for facilitating the development of its "fair share" of the Regional Housing Needs Allocation, as determined by the Association of Bay Area Governments as required by State law. The Housing Element will include an inventory of sites suitable for residential development and plans for overcoming any local barriers to meeting housing needs.
- 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 will continue to work to streamline its processes for the issuance of zoning and building permits.

2. Institutional Structure

a. Strategy to Overcome Gaps in the Housing Delivery System

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

1. Increasing Available Resources

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

2. Coordinating Resources

- Improve coordination required to match accessible housing units available for the disabled with those in need of such units through better referral mechanisms.
- Improve processes within the Community and Economic Development Agency (CEDA) to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency.
- Continue to coordinate housing programs with Alameda County and the Oakland Housing Authority.
- Mayor Brown and the City Manager have expanded efforts to coordinate effectively with all cities in the County to increase the supply of affordable housing. Work during the coming year is to develop specific actions to be taken by these cities to increase the supply of affordable housing throughout the County.

3. Capacity and Character of Non-profit Housing Organizations

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

4. 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.
- 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.
- 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.
- Develop community reinvestment programs. The City will explore programs to encourage private, for-profit lending and investment practices that meet the needs of all Oakland households and neighborhoods and discourage discrimination in lending and in the provision of insurance. One program is the City's Linked Banking Services Ordinance, which requires the City to deposit its funds only with banks that are meeting a "fair share" of the City's community credit needs, as determined by an annual estimate of the citywide community credit demand.

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

3. Public Housing Improvements

a. Management Improvements for Public Housing

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

b. Improvement of the Living Environment

1. Public Housing Capital Fund Activities

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

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

- comprehensive modernization of the 2nd phase of Lockwood Gardens (158 of the 372 total units).

Several smaller sites will undergo dramatic rehabilitation:

- 2005 E. 21st Street (8 units)
- 2508 77th Avenue (22 units)
- 2139 Seminary Avenue (12 units)

Additionally the West District Office, located in Peralta Villa, will be demolished during the fiscal year. The new building will include not only office space for administration but community space for meetings and programs offered by the Authority.

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

Specific actions being funded through the Capital Fund in the upcoming fiscal year include:

- upgrading some existing public housing units to provide accessibility for the disabled
- upgrade of the elevators at 1621 Harrison Street (a 101-unit senior complex)
- installation of energy conservation measures at all public housing units including low-flow toilets and new lighting in kitchens and bathrooms.

2. HOPE VI Activities

The Housing Authority has received several grants under the HOPE VI program to renovate and redevelop some of its larger public housing developments.

- Lockwood Gardens and Lower Fruitvale

In 1994, the Authority received a \$25.5 million HOPE VI grant to fund a comprehensive community and social service program and renovation of Lockwood Gardens (renovations are partially funded out of HOPE VI, with the remainder coming from the Capital Fund) and three scattered site developments in East Oakland including 5726 Elizabeth, 3634 Foothill Blvd. and 1905 Seminary. The final construction phase of the HOPE VI program should be completed by early 2002.

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

- Chestnut Court and 1114 – 14th Street

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

and supportive services through local community-based organizations focusing on self-sufficiency and welfare-to-work programs.

- Westwood Gardens

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

- Coliseum Gardens

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

The following table summarizes planned actions for HOPE VI projects.

Development Name	Location	Existing Units	Planned Activities										
1998 HOPE VI – Chestnut Court and 1114 14th Street													
Chestnut Court	1075 24 th St.	77 units	All 77 units & the community building have been demolished. 70 units will be rebuilt on the site (45 public housing, 13 tax credit, 10 – 14 lofts & 6 for-sale). OHA also plans to develop 4,000 sq. ft. of retail, 3,400 sq. ft. of commercial & 3,700 sq. ft. of child care space on the site.										
1114 14 th Street	1114 14 th St.	6 units	All 6 units have been demolished. 3 for-sale homes will be built on the site.										
Scattered Sites	Chestnut Court Neighborhood	0 units	The OHA is acquiring property (vacant & blighted) in the Chestnut Court neighborhood to develop 8 for-sale units.										
1998 HOPE VI -- Total Units to be Developed			<table border="0"> <tr> <td>Chestnut Court</td> <td>45 public housing, 13 tax credit, 10 – 14 lofts and 6 affordable for-sale</td> </tr> <tr> <td>1114 14th Street</td> <td>3 affordable for-sale</td> </tr> <tr> <td>Linden Court</td> <td>38 public housing, 41 tax credit</td> </tr> <tr> <td>Off-Site</td> <td>8 affordable for-sale</td> </tr> <tr> <td style="text-align: center;"><i>Total</i></td> <td>83 public housing, 54 tax credit, 10 – 14 lofts, 17 affordable for-sale</td> </tr> </table>	Chestnut Court	45 public housing, 13 tax credit, 10 – 14 lofts and 6 affordable for-sale	1114 14 th Street	3 affordable for-sale	Linden Court	38 public housing, 41 tax credit	Off-Site	8 affordable for-sale	<i>Total</i>	83 public housing, 54 tax credit, 10 – 14 lofts, 17 affordable for-sale
Chestnut Court	45 public housing, 13 tax credit, 10 – 14 lofts and 6 affordable for-sale												
1114 14 th Street	3 affordable for-sale												
Linden Court	38 public housing, 41 tax credit												
Off-Site	8 affordable for-sale												
<i>Total</i>	83 public housing, 54 tax credit, 10 – 14 lofts, 17 affordable for-sale												

Development Name	Location	Existing Units	Planned Activities								
1999 HOPE VI – Westwood Gardens											
Westwood Gardens	1420 7 th St.	46 units	All 46 units will be demolished. 20 public housing, 40 tax credits & 8 for-sale units will be built on the site.								
CalTrans “Park & Ride”	7 th & Mandela	0 units	26 public housing, 56 tax credits, & 8 for-sale units will be built on the site								
8 th & Center	8 th & Center	0 units	The OHA will acquire land from the City of Oakland & a private owner at the corner of 8 th & Center to build 3 for-sale units.								
1999 HOPE VI -- Total Units to be Developed			<table border="0"> <tr> <td>Westwood</td> <td>20 public housing, 40 tax credits & 8 for-sale</td> </tr> <tr> <td>Park & Ride</td> <td>26 public housing, 56 tax credits, & 8 for-sale</td> </tr> <tr> <td>8th & Center</td> <td>3 for-sale</td> </tr> <tr> <td style="text-align: center;"><i>Total</i></td> <td>46 public housing, 96 tax credits, & 19 for-sale</td> </tr> </table>	Westwood	20 public housing, 40 tax credits & 8 for-sale	Park & Ride	26 public housing, 56 tax credits, & 8 for-sale	8 th & Center	3 for-sale	<i>Total</i>	46 public housing, 96 tax credits, & 19 for-sale
Westwood	20 public housing, 40 tax credits & 8 for-sale										
Park & Ride	26 public housing, 56 tax credits, & 8 for-sale										
8 th & Center	3 for-sale										
<i>Total</i>	46 public housing, 96 tax credits, & 19 for-sale										
2000 HOPE VI – Coliseum Gardens											
Coliseum Gardens	6722 Olmstead St.	178 units	Demolish all 178 public housing units. The 178 public housing units will be replaced in privately owned developments being built throughout the City of Oakland. The site will be developed as a mix of housing types by a private developer.								
2000 HOPE VI -- Total Units to be Developed			<table border="0"> <tr> <td>Coliseum</td> <td>30 public housing, 20 tax credit & 85 affordable for-sale</td> </tr> <tr> <td>Off-site</td> <td>148 public housing, 46 tax credits</td> </tr> <tr> <td style="text-align: center;"><i>Total</i></td> <td>178 public housing, 66 tax credits, & 85 affordable for-sale</td> </tr> </table>	Coliseum	30 public housing, 20 tax credit & 85 affordable for-sale	Off-site	148 public housing, 46 tax credits	<i>Total</i>	178 public housing, 66 tax credits, & 85 affordable for-sale		
Coliseum	30 public housing, 20 tax credit & 85 affordable for-sale										
Off-site	148 public housing, 46 tax credits										
<i>Total</i>	178 public housing, 66 tax credits, & 85 affordable for-sale										
2002 HOPE VI – Tassafaronga (Proposed)											
Tassafaronga	945 84 th Ave.	87 units	Concept is in the discussion stage.								

3. Public Housing Drug Elimination Program (PHDEP)

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

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

Name of Grant Program and Description	Partners	Units or Families Served
<p>Resident Uplift and Economic Development (RUED) Job training, placement and retention services for welfare-to-work activities in West Oakland.</p>	<p>East Bay Asian Local Development Corp., Bay Area Urban League, Bridge West Oakland Housing, Oakland Private Industry Council, Asian Community Mental Health Services, Corporation for Supportive Housing, Boys & Girls Club, Oakland Community Housing Inc., Westside Economic Development Corporation, City of Oakland – Enhanced Enterprise Community, Eden Housing</p>	<p>500</p>
<p>Tenant Opportunity Program / Technical Assistance Grant (TOP/TAG) Technical assistance for established resident councils. Each resident council must apply for funds from HUD which are awarded on a competitive basis.</p>	<p>Resident Councils at Lockwood Gardens, Campbell Village, Peralta Villa and Chestnut Court</p>	<p>933</p>
<p>HOPE VI (Chestnut) Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.</p>	<p>Asian Neighborhood Design, Prescott Family Support Center, West Oakland Health Center, Museum of Children’s Art, DeFremery Recreation Center, Youth Employment Partnership/Youthbuild, Alameda County Community Food Bank, Alameda County Social Service Agency, Alameda County Youth Development, Asian Community Mental Health Services, Bay Area Urban League, Boys & Girls Club, Child Care Food Program, ICRI Support Network, City of Oakland Life Enrichment Agency, East Bay Asian Local Development Corporation, East Bay Conservation Corps, Marriott Corporation, Oakland Child Health & Safety Initiative, Oakland Unified School District, Women’s Economic Agenda Project, YMCA, Weed and Seed</p>	<p>83</p>

Name of Grant Program and Description	Partners	Units or Families Served
<p><i>HOPE VI (Westwood)</i> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.</p>	Youth Employment Partnership/Youthbuild, Alameda County Community Food Bank, Alameda County Social Services Agency, Alameda County Youth Development, Asian Community Mental Health Services, Asian Neighborhood Design, Bay Area Urban League, Boys & Girls Club, Child Care Food Program, International Child Resource Institute, City of Oakland Life Enrichment Agency, City of Oakland Office of Parks and Recreation, East Bay Asian Local Development Corporation, East Bay Conservation Corps, Marriott Corporation, Museum of Children’s Art, Oakland Child Health & Safety Initiative, Oakland Unified School District, Oakland Private Industry Council, Port of Oakland, YMCA, Weed and Seed Program, 7 th Street McClymonds Corridor Initiative (Hewlett Foundation/San Francisco Foundation), America Works Partnership	<p style="text-align: center;">46</p>
<p><i>HOPE VI (Coliseum)</i> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.</p>	East Oakland Community Development Corporation, Oakland Citizens Committee for Urban Renewal, Boys & Girls Club, America Community Partnerships, Science in the ‘Hood, Youth Employment Partnership, Corporation for Supportive Housing, Bay Area Community Services, Bay Area Urban League, Oakland private Industry Council, East Oakland Youth Development Center, Conciliation Forums of Oakland, Westside Economic Development Corporation, Big Brother Big Sisters, Girls Inc., University of California Cooperative Extension, Asian Community Mental Health Services, Ujima Housing, International Child Resource Institute, Community Food, Eastmont Mall Computer Center, San Francisco Bay Girl Scout Council, Center for Family Counseling	<p style="text-align: center;">178</p>
<p><i>Welfare-to-Work Mentorship Program</i> Services are provided to targeted public housing and Section 8 residents to ensure they are in compliance with welfare-to-work regulations.</p>	Alameda County Social Services Agency, Corporation for Supportive Housing	<p style="text-align: center;">500</p>

4. Public Housing Resident Initiatives

a. Resident Participation in Management

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

resident input into the Authority's annual Capital Fund Program. Third, the Authority will continue to expand programs that will provide public housing residents with job training and employment opportunities through a variety of initiatives and funding sources.

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

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

b. Resident Opportunities for Home Ownership

Through the HOPE VI program, the Authority is developing approximately 35 affordable homeownership units which will be available to public housing residents, Section 8 participants and other low-income residents in the City of Oakland. Additionally, the Oakland Housing Authority is 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 or similar homeownership counseling. The Authority will encourage residents to participate in Individual Development Account (IDA) Program which will match family savings on a 2:1 basis.

5. *Lead-based Paint Hazard Reduction*

On September 15, 1999, the U.S. Department of Housing and Urban Development (HUD) issued a new regulation to protect young children from lead-based paint hazards in housing that is financially assisted by the federal government or being sold by the government. The new regulation became effective September 15, 2000, one year after publication, to allow time for housing owners and state and local agencies to prepare for compliance. HUD subsequently extended this effective date with the stipulation that jurisdictions submit a Statement of Inadequate Capacity in November 2000 and a subsequent Transition Implementation Plan to meet compliance requisites by March 15, 2001.

A jurisdictional collaborative including the cities of Oakland, Fremont, Livermore, Pleasanton, San Leandro, Hayward, Union City and Alameda County Housing and Community Development, was formed in December, 2000. The collaborative submitted a comprehensive Transition Implementation Plan to summarize the needs of all of its members for more lead-certified contractors.

The collaborative members have worked with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) staff to develop certification examination preparation classes, as well as more frequent certification training classes. Outreach efforts are ongoing in all jurisdictions to recruit more contractors. The Residential Lending and Rehabilitation Services Unit is hosting a “Contractors’ Roundtable” in May 2001.

These new regulations have changed our entire rehabilitation process. They affect not only the amount of homeowner education and counseling we must provide, but they also significantly impact the cost of each rehabilitation project. In efforts to insure complete integration of the new regulations in our loan and rehabilitation process, a two-day, onsite training for staff was held in November 2000. Staff from ACLPPP also attended to gain a better understanding of our program processes and needs.

Additional activities to promote lead-safe housing include discontinuation of the Self-Help Paint Program where free paint was provided to homeowners who met the low-income eligibility guidelines and were able paint their properties. Under the guidelines for lead paint hazards, it was no longer feasible to provide free paint and possibly promote further lead contamination of a home.

While programs are still under the Transition Implementation Plan for full compliance, lead hazard risk assessments are being provided by ACLPPP for projects identified as possible high risk—households where children under the age of six (6) reside or are frequent visitors. Over twenty assessments have been completed since September 2000; only two did not require some lead remediation activities.

In addition, a new partnership agreement with ACLPPP was entered into in December 2000 for lead abatement assistance for forty-eight units through the period ending July 21, 2001. To date, there are eighteen properties comprised of twenty-two units referred for this program.

6. Coordination

a. Coordination Efforts

Several actions will be pursued to facilitate greater coordination among:

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

These actions will include:

- The City and the Oakland Housing Authority will work to coordinate project-based rental assistance provided by the Housing Authority with housing development projects sponsored by the City. The City has reviewed and commented on the guidelines used by the Housing Authority in allocating such funds, and the Housing Authority has included consistency with the Consolidated Plan among its criteria.
- The City will continue to attend and participate in meetings of East Bay Housing Organizations, an umbrella organization comprised of nonprofit housing developers, housing advocacy organizations, fair housing providers, and service organizations. These meetings are also attended by representatives of the Oakland Housing Authority and other local governmental housing and social service agencies.
- Similarly, the City will continue to work closely with the Emergency Services Network (ESN) of Alameda County, an umbrella organization comprised of organizations providing housing and supportive services to the homeless, including Alameda County Mental Health Services. The City will continue to assist ESN in the final development phase and implementation of a new method of data collection that will more accurately profile the Oakland Homeless population. ESN and the City's participation in the Alameda County-wide Continuum of Care Planning Committee and the Management Information (MIS) sub-committee helped to pilot a data collection/intake form among several service providers within Alameda County. The pilot was very successful. The City and ESN plans to implement the intake form into a county-wide MIS to be shared among participating Alameda County homeless service providers.
- The Oakland Housing Authority and the City will continue to work with nonprofit and for profit housing providers and an array of government and nonprofit service providers as part of the implementation of the Shelter Plus Care and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH) programs.
- The Oakland Housing Authority will continue to collaborate with the Alameda County Department of Social Services/Children and Family Services to implement the Family Unification Program.
- 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 City's Community & Economic Development Agency will continue to work closely with the Alameda County Department of Housing (ACHCD) and Community Development, Contra Costa County Community Development Department

(CCCCDD), housing providers, and service providers to further the implementation of the multi-year AIDS Housing Plans for both counties. The City, along with these agencies and the Contra Costa County Department of Health Services and Ryan White Consortium, will administer the Housing Opportunities for People With AIDS (HOPWA) program throughout the Oakland Eligible Metropolitan Statistical Area (EMSA).

- 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, consumer, and advocates is overseeing the execution and administration of activities defined in the Plan.
- The Community and Economic Development Agency will continue to maintain directories of assisted housing developments, emergency and transitional housing facilities, housing finance programs, and nonprofit housing development and homeless assistance organizations.
- 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*.
- As a member of the Alameda County Joint Powers Authority, the City of Oakland will work with governmental agencies and health agencies to address the problem of lead-based paint hazards.
- The City has initiated a 5-Year Oakland Homeownership Assistance Alliance (OHAA) with Freddie Mac, Bank of America, the Low Income Housing Fund, the Local Initiative Support Corporation and the Homebuyer Assistance Center September 1999. Wells Fargo Home Mortgage, Inc. joined the beginning of 2001. The goal of the Alliance is to increase the number of homeowners by 10,000 over five (5) years.
- The City works with a number of organizations to expand the supply of financing for all types of housing. The City is a member of the Community Reinvestment Coalition that works with lenders, housing advocates and others to create additional sources of capital for affordable housing. The City, with several surrounding

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

b. EEC Program

The City of Oakland was designated in 1994 as a federally funded Enhanced Enterprise Community through the federal Empowerment Zone/Enterprise Community Program. As part of the 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 given 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. The City also received preference on many federal grants, as well as technical assistance in a variety of Community Revitalization areas.

One of the other significant EEC program activities revolved around the "sustainable economic development" strategy components. The resources for this strategy included \$22 million in Economic Development Initiative (EDI) grant funds, and \$22 million of HUD Section 108-loan authority. Half of these funds have been appropriated to economic development projects (flagship projects) meant to spur economic growth and provide jobs in the 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 and business information and referrals continued to be implemented through the One Stop Capital Shop (OSCS) of CEDA. The OSCS staff continues to make quarterly status reports to the Board regarding the overall EEC Revolving Loan Fund portfolio and to receive their input on whether proposed loans meet spirit and intent of the EEC program.

Commercial revitalization of major corridors in the East Oakland EEC is vital to the development of the area. Vacant and blighted properties, incompatible land uses, public safety concerns, and lack of community oriented retail and services are common characteristics of both corridors which concern the EEC residents, businesses and visitors in the East Oakland districts. CEDA's NCR staff is working with the business and property owners to resolve these issues. In an effort to improve the existing streetscape, the City is pursuing an urban design concept plan for implementing streetscape improvements in certain targeted areas along the two major corridors. The NCR has targeted several development nodes along the corridors where improvements will have a direct impact on EEC residents.

1. EEC Loan Review Policy

As an advisory body to the City Council, the Policy Board provides recommendations to the council regarding the public benefits of loans funded through the EEC Revolving Loan Fund (EEC-RLF). This program has been responsible for 26 loans to date totaling nearly \$7 million dollars. This is in addition to the \$17 million dollars of EEC Flagship loans that were reviewed by the Policy Board and later approved by the City Council.

The role of the Policy Board, however, is separate and distinct from the role of the Loan Review Committee in the loan review process. City Council Resolution Number 74098, which established the Loan Review Committee, states that the Committee shall provide recommendations to the Council ensuring the following:

- 1) that consistent and fair underwriting practices are adhered to;
- 2) that the project is financially feasible; and,
- 3) that public funds are leveraged to the greatest extent possible with private funds.

2. Use Of Resources

While resources for supporting the EEC Policy Board activities have diminished, CEDA will continue to implement its programs and activities designed to benefit the EEC areas and its residents. Those programs include Neighborhood Commercial Revitalization (NCR) activities, Community Development Block Grant funded programs, business loans and technical assistance, and commercial façade improvement programs. These various programs and activities are implemented in collaboration with other City sponsored programs and activities that benefit the EEC area and its residents.

CEDA is developing a more comprehensive and integrated approach to serving the EEC area. In an effort to maximize resources and to improve overall planning and coordination of various CEDA activities occurring within the EEC area, CEDA is forming an EEC Staff Action Team (ESAT). ESAT will be chaired by the Deputy Executive Director. Core members will include staff representatives from the following divisions:

- Neighborhood Commercial Revitalization
- One Stop Capital Shop
- Business Retention/Attraction
- Workforce Development
- Redevelopment
- Brownfields
- Code Enforcement
- Housing - Neighborhood Programs
- Zoning
- Service Delivery Team
- Other City departments will be invited to participate as needed

The immediate tasks of ESAT will be to:

- Develop and implement short term action plans consistent with the City's neighborhood development priorities;
- Develop three year action plans to fulfill the City's commitment to HUD through the year 2004; and
- In collaboration with EEC Policy Board, review and revise EEC benchmarks to be consistent with the new action plans.

7. Anti-Poverty Actions

As noted in the Community Profile section, over 18 percent of Oakland's residents are living in households with incomes below the poverty line. The City is engaged in a variety of efforts to address this problem, including in particular a variety of initiatives aimed at reducing the level of unemployment in the City. The City has designated significant parts of the City as a State Enterprise Zone as part of a strategy to attract new businesses and expand employment opportunities for Oakland residents. The City has also been designated by HUD as an Enhanced Enterprise Community.

The impact of Welfare Reform continues to be assessed. City-sponsored symposiums were held in 1996-97 to discuss potential impacts on housing needs and the need for public services and job training and creation. Poverty-level households will be most affected. . The degree to which program intervention may mitigate the effects on households will be further studied next year, relative to the strategic plan that was developed during the 1998-99 program.

The City will undertake a number of actions aimed at reducing the number of persons in the City who are currently living in poverty as part of its housing and community development strategy. These actions include:

a. Local Hiring Requirements on City-funded Projects

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

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

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

LCERP maintains a data bank of 3,436 workers and has placed 1,923 workers on Construction projects since July 1993.

2) 15% Apprenticeship Incentive and Punitive Policy

On February 15, 2000, Council passed a resolution requiring contractors to meet a 15% participation resident apprenticeship hire goal that is based on total hours worked and on a craft-by-craft basis. The hours worked may be performed on City of Oakland projects, or 7.5% of the 15% hours worked may be performed by residents apprentices on a non - City of Oakland or Oakland Redevelopment Agency projects.

b. Living Wage Ordinance

The City adopted a "Living Wage" Ordinance that requires the payment of a "living wage" (currently \$9.13 per hour with health benefits or \$10.50 per hour without benefits) to employees of entities that receive contract with or receive financial assistance from the City. These rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to or for 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. In July 2001, the new rates will be \$9.13 per hour with health benefits and \$10.50 per hour without health.

The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

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

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

d. Laney College Carpentry Training Program

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

The program enrolls approximately 40 students per semester in a combination classroom and hands-on construction project program. The students and instructor provide labor. The end product is one or two unit residential dwelling. Upon completion of a project, the property is sold for cost and all proceeds are used to fund subsequent projects. Approximately 90% of the graduating students completing the program are placed in building trade jobs at the apprentice level.

e. Business Opportunities for Public Housing Residents

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

f. Job Training and Employment Programs in Public Housing

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

g. Section 8 Family Self-Sufficiency Program

The Authority's Family Self-Sufficiency Program assists residents with becoming self-sufficient and saving for the future. Over 200 Section 8 households currently participate in the program and the Authority will continue to encourage additional families to participate. Residents graduating from the program may use their saving accounts for educational expenses or can participate in a first-time homebuyers program.

h. Youthbuild (Training and Employment)

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

i. Workforce Development Program

The Workforce Development Program seeks to increase the job placement rate for unemployed City residents and to improve the overall outcomes of the employment and training systems. One of our primary focuses is to link businesses to over 190 Employment and Training programs including the Oakland Private Industry Council (PIC). The Workforce Development unit also develops strategies and data to address employment needs. It stimulates job placement orders through marketing of the Enterprise Tax Credits

and other incentives available to businesses. A monthly job listing and specialized targeted recruitment matches qualified workers to jobs in the community. The Workforce Development Unit concentrates its efforts to attracting and retaining businesses by providing a complete array of services as a business incentive. These services include outreach, recruitment, assessment interviewing, and financial incentives.

j. Life Enrichment Agency

Since 1971, the City of Oakland has been the Community Action Agency (CAA) for Oakland, charged by law with developing and carrying out an antipoverty strategy for the city. While the operational functions of the CAA are lodged in a particular City department (Aging, Health, and Human Services), the City Council itself serves as the Governing Board of the CAA and at least one Councilmember always serves personally on the CAA Administering Board, helping to assure a high-level policy link to the City Council/Governing Board.

Annually, the Oakland CAA prepares a Plan for submission to the State of California Department of Community Services and Development which outlines, at a minimum, how the Community Services Block Grant funds received by the CAA will be used, along with those related activities carried out by grants which the CSBG funds are used to administer. Since Oakland now receives a relatively modest amount of CSBG funds (approximately \$743,028), the CAA has shifted its emphasis away from funding small contracts to community based organizations, and toward using the Block Grant to support the acquisition of other, antipoverty related funding. Most notably, the CAA has applied for and received a DOL Welfare-To-Work grant of \$2 million, which is being used to augment efforts by the Private Industry Council and the County of Alameda to train, place, and provide support to CalWORKs (TANF) recipients.

However, Oakland as a CAA has a much broader conception of its antipoverty strategy, encompassing many of the City's economic development efforts (described elsewhere in this Plan), as well as extensive partnerships with other agencies and community groups to attack both the root causes and many of the effects or concomitants of poverty. Also included are efforts to offset the effects of undesired externalities (unwanted side-effects) of some efforts, such as the current rapid increase in the cost of housing which is resulting from an unprecedented economic boom in our region and the nation.

In order to illustrate this broader strategy, we will discuss some of the major anti-poverty efforts under four headings:

- Children and Youth
- Adults of Labor-Force Age
- Senior Citizens
- General Strategies

1. Children and Youth

Oakland's antipoverty strategy begins even before birth. The Early Head Start Program (successor to the Parent-Child Center program, in which Oakland participated for many years) serves pregnant mothers and children from age zero through three years old. Like Head Start, it was originally designed as a child-development/ parent education program, not as a child-care program. As a result, our program is funded as a part-day model. In Oakland, Early Head Start is funded to serve 200 children and their families. The City is the grantee for this program, but delegates its operation to the Spanish Speaking Unity Council, which serves children of all ethnicities citywide. The Unity Council also operates an employment training program which is open to Head Start and Early Head Start families, and has linkages with a wide variety of other programs and services both for parents and for children.

The Oakland Head Start Program, operated by the City since 1972, currently serves 1,395 children in more than twenty locations around the city. The City of Oakland directly serves 1,150 children, while 245 others are served by the Unity Council. Most slots are part-day, part-year, but about 150 children are served full-day, full-year both in a center and in several family child-care homes. Some additional Head Start children have "wrap-around" child care available either on-site or nearby their Head Start classrooms through cooperative arrangements with non-City child care providers.

Oakland Head Start also provides or arranges for a full range of medical, dental, mental-health, nutritional, and special-needs services for its children, and has an active program of parent education, classroom participation, and involvement in program decisions at both the center level and the overall program level. Many parents have gone on to become active in Parent Teacher Associations or other civic groups. Also, Head Start staff (Family Advocates) are all qualified to enroll children in California's low-cost health-insurance program (called Healthy Families) for low-income children in families no longer eligible for MediCal. Oakland Head Start has also been very active in campaigns to insure full immunization of Head Start children and their siblings, and to prevent "baby-bottle mouth" tooth decay. All of these services are designed to give low-income children and their families a true 'head start' in life, and to reduce their risk of poverty when they reach adulthood.

The City's Oakland Public Library has been a Head Start partner for many years, providing children's librarians and storytellers who visit each Head Start site on a regular schedule, read to children and parents, and encourage them to use the Library. Research has shown that such early programs increase the likelihood of literacy later in life. Librarians also let parents know of the existence of literacy and ESL programs, including story hours at many of the branch libraries. The City Manager has encouraged City employees to become active in a similar program (for older children) in the Oakland Public Schools. Also, for nearly ten years the City has sponsored Camp Read-A-Lot, a summer day camp program dedicated to helping children read more fluently. The Year 'Round Lunch Program is operated by the Oakland's Department of Aging, Health, and Human Services and serves approximately 350,000 nutritious free lunches per year to

low-income children and youth up through 18 years of age. This program serves children while they are not in school (e.g., during school vacations).

Although not specifically aimed at alleviating poverty, the City's Department of Parks and Recreation offers a wide range of valuable recreational and educational activities for children and youth at its network of parks and recreation centers. Along with the Oakland Public Library, Parks and Recreation offers after-school homework centers; these primarily serve low-income children. In conjunction with their after-school centers, the Library has organized a tutoring program called Pupils Achieving School Success (PASS), which recruits high school juniors and seniors to tutor younger children in 10 branch libraries. It has been recognized by researchers at Harvard University as one of the best after-school programs in the country.

Five years ago, the voters of Oakland passed Measure K, the Kids First Initiative, which requires the City to spend at least 2.5% of its General Fund unrestricted revenue on services and programs for children and youth for twelve years. In the current year, this law will result in contracts with youth-serving non-profits and collaboratives for a total of \$6.4 million in addition to expenditures by City departments. Most of these funds will be targeted toward low income areas of the city.

In addition to the funds allocated to youth-serving organizations by the Oakland Fund for Children and Youth, the City of Oakland's Youth Leadership Development/AHHS has a concerted program to train, mentor, and engage young people in local government. The Oakland Youth Advisory Commission consists of twenty-five (25) young people ages 13 to 21 from throughout the City who are appointed by the Mayor and City Council to advise City officials about youth issues. Commissioners meet formally twice a month and work on long-term advocacy projects such as lobbying for a teen center, more services for homeless families, and job training programs for youth. The department's Youth in civic Engagement Project provides leadership training for a much broader group of young people. The project includes workshops on diversity, team leadership, public speaking, media relations, and advocacy. Thirty to fifty youth participate in each session with the goal of applying the skills to youth advocacy projects. Commissioners and the participants in the leadership trainings reflect the socio-economic diversity of the City of Oakland.

The Private Industry Council (PIC) and several partners applied for and received one of five (5) demonstration Youth Opportunity Grants from the Department of Labor. The grant focuses on out of school/out of work youth who live in the census tracts in the Enterprise Zone area of West Oakland. The goal is to target, find, recruit and train the youth to get them employed and on their way to self sufficiency.

2. Adults of Labor-Force Age

As previously noted, the CAA has received a DOL Welfare-To-Work grant of \$2 million, which is being used to train, place, and provide support to CalWORKs (TANF) recipients (along with efforts by the Oakland Private Industry Council (soon to be the Workforce

Investment Board), other DOL grantees, and the County of Alameda). Head Start parents are the primary (but not sole) target group for this program, so that eligible parents are offered the support and training they need to transition from welfare to work in an integrated way. Each Head Start center is provided with a computer to assist parents in their job search.

The Oakland Public Library has long been concerned about adult literacy, and operates a very successful Second Start program to teach adults how to read. Based upon national statistics, the Library estimates that as many as 70,000 Oakland adults (about 18% of the population) may be functionally illiterate. Given the large number of recent immigrants in our population, including a large contingent of tribal peoples from Southeast Asia many of whom have no written language, this number seems plausible. (In 1990, for example, the Census reported a total of 37,070 Oaklanders were “linguistically isolated”, that is, they speak English poorly or not at all. The Second Start Program has been a valuable ally both to Head Start and to many of the other Welfare to Work programs in Oakland.

Both the Oakland Adult School (operated by the Oakland Unified School District) and the Peralta Community College District provide English as a Second Language (ESL) instruction at a variety of locations throughout Oakland. The Adult School also offers citizenship classes, often in partnership with a variety of community-based organizations, and a variety of employment-skill classes as well. Peralta has pioneered in designing ESL classes for specific industries (e.g., construction, hospitality).

Oakland also has its own Continuum of Care plan for the homeless, nested within a county-wide Continuum of Care plan. As a part of this plan, Oakland provides support, both tangible and intangible, to a wide variety of community based organizations fighting hunger and homelessness. The City also administers the [assisted housing] for all of the Oakland Metropolitan Statistical Area, consisting of Alameda and Contra Costa Counties, a 1500 square-mile territory larger than the State of Rhode Island.

3. Senior and Disabled Citizens

In 1990, Oakland had a rather large number of residents age 65 or over, with a disproportionate number being older Caucasian women. It is clear that the senior population has changed since 1990, including more minority seniors; however, it will be necessary to wait for Census 2000 to get a clear picture of the current population. The Association of Bay Area Governments (ABAG) produces population projections at two-year intervals, and ABAG is projecting a large growth over the next twenty years in both the numbers of seniors and in their share of the general population in the Bay Region. If it occurs in the region, it is unclear how this predicted growth will affect Oakland, since our rapidly rising housing prices may either prevent senior renters from staying here after retirement, or induce senior home owners to sell their homes here, or both.

However, for lower-income seniors, Oakland has an array of programs to help them live comfortably in our city by providing services which help to offset their low incomes.

The ASSETS Senior Employment Program helps low-income seniors to get the training they need to enter the labor market for the first time, or to re-enter it after an absence. One type of training which has had some success is child care, although many seniors opt for training in computer-related occupations.

The Senior Aides Program and Foster Grandparents Program offer a different path, providing stipended volunteer placements for seniors who do not want regular employment, but wish to continue being active and productive. The modest stipends help to offset the costs of transportation to and from their placements.

At another level, the Multipurpose Senior Services Program (MSSP) and state-funded Linkages program provide casework services to allow the disabled or the frail elderly to continue living in their own homes, instead of in more expensive nursing homes or convalescent hospitals. In Oakland, these two programs currently serve more than 650 persons.

The Oakland Paratransit for the Elderly and Disabled (OPED) supplements the ADA-mandated paratransit program of A/C Transit and the Bay Area Rapid Transit District (BART), so that those seniors and disabled people who are more frail, or who live farther away from a scheduled public transit line, can also continue to have a measure of mobility and self-reliance. This program is currently funded through a countywide sales tax increment authorized by Measure B; this levy has been reauthorized for 20 years.

In addition, the City, through its Department of Aging, Health, and Human Services, operates a network of five senior centers spread throughout the city, so that seniors have convenient places for recreation, congregate meals, education, and access to social services. These centers are augmented by a Chinese-language center and other senior-oriented programs operated by Parks and Recreation, and by a series of one-day-per-week centers operated independently by the non-profit Bay Area Community Services in partnership with the Oakland Adult School; most of these one-day centers are located at churches throughout the city; this network was started more than twenty years ago using CAA funding. BACS also operates a Meals On Wheels program for Oakland seniors, which provides nutritious hot meals to homebound or less-mobile seniors. There are also several adult daycare facilities for frail seniors in Oakland, operated by the non-profit Center for Elder Independence. The City has invested some HUD funding in some of the facilities which house these centers (e.g., the San Pablo Hotel).

The City also has increased its parking fines by \$2 each, for the specific purpose of funding unmet senior program needs. A request for proposals is issued annually, and proposals are solicited to meet needs identified in the City's Comprehensive Senior Plan which is updated periodically. Services currently being funded include legal advocacy for low-income seniors.

4. General Strategies to Reduce Poverty

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

Although not usually considered an antipoverty program, the network of community gardens fostered by the Department of Parks and Recreation and its non-profit partners makes a significant contribution to the nutritional well-being of many Oaklanders, most of them living in lower-income communities. A composting program (with its own “Rot Line”) augments the community gardening program, helping to reintroduce agricultural skills which have been lost to many city dwellers, while simultaneously reducing the waste stream.

The City is also committed to fostering the development of the computer skills needed in today’s workforce. The Oakland Public Library has been a leader in this arena, installing computers in all its branches many years ago, and gradually converting to an automated card catalog; free on-line dial-up access to this catalog has been available for several years, along with text-based Internet access. Our senior centers, Head Start centers, and many recreation centers also have computers available, most with Internet access. The City, of course, has its own Web page, and has continually added new and innovative features. Oakland has also been instrumental in obtaining grant funds to install computer wiring in renovated housing in West Oakland (the Acorn project), and to insure that every resident family in Acorn has access to a computer and to an Internet connection.

More dramatically, perhaps, the City has been working for several years to insure that its entire downtown area is served by a fiber-optic infrastructure. Its Rotunda Project, located across the Plaza from City Hall, will feature state-of-the-art electronic infrastructure in order to attract cyber-age businesses, including start-ups. Likewise, Oakland’s One-Stop Capital Shop affords prospective entrepreneurs the resources (technical assistance, capital, bonding, etc.) they need to start or expand a business, creating still more jobs for Oaklanders who need them.

All of these efforts are aimed at reducing the “Digital Divide”, bringing all generations of lower-income Oaklanders into the age of computers, as well as creating job opportunities closely linked to the new digital economy.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<p>Oakland Head Start 150 Frank Ogawa Plaza, 5th Floor, Oakland, CA 94612</p> <p>Citywide</p>	<p>Provide comprehensive early childhood development services to 1,395 low-income Oakland children ages 3-5 and their families.</p>	<p>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.</p>	<p>U.S. Dept. of Health & Human Services \$11,498,138 matched by \$2,874,535 in non-federal in-kind.</p> <p>Total Program Cost is \$14,372,673.</p>	<p>As specified by Head Start Performance Standards.</p>
<p>Oakland Early Head Start 150 Frank Ogawa Plaza, 5th Floor, Oakland, CA 94612</p> <p>Citywide</p>	<p>Provide comprehensive parenting and early childhood development services to 200 low-income Oakland children ages 0-3 and their families.</p> <p>Operation of this program is delegated to the Spanish Speaking Unity Council.</p>	<p>Low income families below the federal poverty level, or TANF recipients. Up to 10% of families may be above the income guideline.</p>	<p>U.S. Dept. of Health & Human Services \$2,155,057 matched by \$538,764 in non-federal in-kind.</p> <p>Total Program Cost is \$2,693,821.</p>	<p>As specified by Early Head Start Performance Standards.</p>

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Youth Leadership and Development Youth Advisory Commission 250 Frank Ogawa Plaza Oakland, CA Citywide	Youth leadership, training, commission meetings	Youth 13-18 years, Citywide, some low-income youth representation	Youth Leadership Development \$210,000; Grant \$37,000	Engage young people in local government; Train local youth in civic engagement skills; Establish youth priorities in discussion and consultation with Mayor and City Council
ASSETS Senior Employment Program 150 Frank Ogawa Plaza Oakland, Ca Citywide	Increase skills, self confidence, and employability using classroom training, work experience, and personalized guidance in job seeking efforts	Residents of Oakland, Berkeley, Albany and Emeryville, aged 55 and older meeting low income guidelines	US Dept. of Labor- \$880,000; Community Action Agency- \$56,000; City of Oakland General Fund- \$114,000	Serve a minimum of 225 low-income adults; enroll 135 into program, place 35 into unsubsidized jobs with average wage at placement of \$7.25 hourly.
Multipurpose Senior Services Program 150 Frank Ogawa Plaza Oakland, Ca Citywide	Case management for frail, elderly persons to allow them to remain in their own homes, avoiding early institutionalization.	Age 65 and older, MediCal recipients, reside in Oakland, Emeryville, and 2 zip codes in Berkeley.	Calif. Dept. of Aging- \$1,575,000 (MediCaid)	Will provide case management services to 450 individuals
Linkages 150 Frank Ogawa Plaza Oakland, Ca Citywide	Case management for persons 18 and older who are functionally impaired and not eligible for nursing home placement.	Oakland residents 18 and older, disabled, willing to accept program assistance.	Alameda Area Agency on Aging- \$152,000; City of Oakland General Fund- \$165,000; Alameda County Targeted Case Management - \$60,000; City of Oakland Parking Revenue - \$30,000	Will provide case management services to 250 individuals.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Community Action Agency Welfare to Work	Provide job training, placement, education, case management and support services	Low income households and individuals including TANF recipients, Head Start families, seniors, non-custodial parents	Community Action Agency: \$743,028 (Calendar Year 2001)	Provide services to 150 clients - 75 ongoing clients and 75 new clients
Hunger Relief	Provide well balanced meals and assistance for emergency housing		Department of Labor, Welfare to Work: \$350,000	Provide 40,000 brown bag meals for families
Childcare Assistance	Provide child care and other support services			Provide childcare for up to 98 families
Advocacy	Provide advocacy, support, and education to increase awareness on issues that assist low income ability to reach self-sufficiency			Host, sponsor and facilitate community forums on a range of identified issues such as housing, energy, etc.
Senior Support	Increase older workers' employability and skills by providing range of employment and training services			Provide service to 16 low income older adults

8. Monitoring

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

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

i. General Monitoring Procedures

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

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

The City Council has directed that the Community Development (CD) District Boards must do site visits to monitor 100% of projects that they fund in their districts. CEDA staff has developed a monitoring checklist that CD Board Members use when they visit projects. Training is also provided to the board members prior to their monitoring of the projects to ensure consistency in the process from one district to the other.

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

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

ii. Construction Requirements

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

iii. Environmental Requirements

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

The Executive Director’s Office of the Community and Economic Development Agency, upon request from all government and local non-profit agencies, performs environmental assessments to determine whether a given project is exempt, categorically excluded or in need of an Environmental Assessment. All projects resulting in an Environmental Assessment with the Finding of No Significant Impact (FONSI) require public notification as well as formal permission from HUD to release grant funds.

Currently, there are four major federal grant program funds allocated through CEDA – HOME, CDBG, HOPWA, and EDI. These funds are used for housing and start-up funds for local businesses. CDBG funds aid in improving the quality of life for Oakland residents through senior and youth programs. HOPWA provides funding to expand services for Persons with AIDS. Federal funds are also used to maintain and enhance community parks and recreation facilities.

iv. Marketing Requirements

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

Because conventional marketing plans often fail to reach all minority communities, CEDA reviews project marketing plans before their implementation. The Office currently meets with each project developer and the developer’s management agent prior to unit lease-ups or sales in order to review marketing plans and ensure that information on housing openings

and services is made widely available. The Monitoring and Evaluation Unit perform the on-going monitoring of CEDA projects for racial and ethnic diversity.

v. Post-Occupancy Monitoring

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

All of these monitoring efforts result in informational reports that are made available to the community and to City Council as it relates to Service Providers' compliance with contract objectives and this information is used as a basis for recommendation for continued funding of Service Providers.

The City Council's policy in prior years has been to evaluate a maximum of 10% of projects each year. For FY 1999/2000, City Council has directed that an evaluation be conducted on 100% of CDBG-funded projects. Evaluations were conducted by an outside consultant. The community, staff and City Council used the evaluation results for funding consideration for FY 2001/2002.

V. Specific Submission Requirements

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

1. Specific CDBG Submission Requirements

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

2. Specific HOME Submission Requirements

1. Resale/recapture Provisions to Ensure the Continuing Affordability of Homeownership Units Developed or Acquired with HOME Funds:

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

One set of controls pertains to mortgage assistance provided for acquisition of existing units.

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

These controls are described separately in the following pages.

***First-Time Homebuyer Resale Controls for Acquisition of Existing Units
(Mortgage Assistance Program)***

Overview

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

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

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

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

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

Examples of Repayment

Assumptions:

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

Property Resold at the End of 5 Years

Calculation of Equity Investments:

Principal (1st Mortgage) Repaid \$5,300	<i>(after 5 years)</i>
Original Down payment	7,500

Homeowner Equity Investment	\$ 12,800
City Equity Investment (Loan)	\$30,000 <i>(from above)</i>

Relative Equity Shares:

Total Equity Invested:

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

Total	\$42,800

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

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

a. Appreciation Example

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

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

Gross Sales Price	\$191,442	
Less Sales Costs	(13,401)	<i>estimated</i>
Less 1st Mortgage Balance	(102,200)	

Net Proceeds	\$75,841	
Net Proceeds to Homeowner:	29.9% x \$75,841 =	\$22,676
Net Proceeds to City:	70.1% x \$75,841 =	\$53,165

b. Depreciation Example

If the property depreciates, the net proceeds will be insufficient to repay both the homeowner's equity investment and the City loan. In this case, the City and the homeowner share the monetary loss in proportion to their respective investments.

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

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

Gross Sales Price	\$142,649	
Less Sales Costs	(9,985)	<i>estimated</i>
Less First Mortgage Balance	(102,200)	

Net Proceeds	\$30,464	

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

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

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

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

***First-Time Homebuyer Resale Controls for Development of Homeownership Units
with Long-Term Use Restrictions***

On a case-by-case basis, the City may enter into agreements with developers to develop homeownership projects for first-time homebuyers. The developers will own the land, arrange for financing, and develop and market the units to eligible homebuyers.

The City will provide a grant to the developer to be used for site acquisition, construction costs and related soft costs. The entire grant amount will be used for development costs and will remain invested in the project. Under the terms of the grant agreement, if necessary, part of the grant will write down the portion of the development cost that exceeds the as-built appraised value (as determined by an appraisal at the time the units are completed and sold). The portion of the grant amount that represents the difference between the fair market value of the units and the mortgage amount affordable to low income buyers will be used by the developer to provide seller financing in the form of "silent second," shared equity mortgages to the buyers.

A regulatory covenant will be recorded against the property to enforce the HOME Program requirement that: (a) assisted owners receive a fair return on their investment; and (b) the units remain affordable to and occupied by qualified low income households for at least 20 years.

The City will comply with the HOME requirement as follows:

1. Fair rate of return to owners: In order to provide owners with a fair rate of return on their investment, the developer will not be required to restrict the price at which initial owners could resell their homes. Owners will receive from the net sales proceeds their original investment, plus a share of the appreciation, thereby ensuring them a fair rate of return.
2. Long-term affordability: The developer will recapture the HOME affordability subsidy, along with the remaining share of the appreciation. (In this respect, the mechanism is the same kind of shared-equity loan that is used by the City for its homebuyer assistance program.) The grant agreement between the City and the developer will require that the developer use these repayments solely to provide financial assistance to future low income purchasers of the homes, thereby ensuring that the units remain affordable to, and occupied by, low income households for at least 20 years. Under no circumstances will the developer be allowed to use the funds for any other purpose. Although the recaptured proceeds might be more than what is required to maintain affordability in certain instances and less than what is required in others, the pooling of these funds by the developer will ensure that, taken as a whole, sufficient funds are available for the entire project to meet the 20-year affordability requirement for each and every HOME-assisted unit in the project. The City will monitor the repayments to ascertain that the affordability requirement is maintained. The grant agreement will contain appropriate pass-through

enforcement provisions for the City to ensure compliance on the part of both the developer and the homeowners.

2. Affirmative Marketing Procedures

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

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

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

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

CITY OF OAKLAND
COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY
AFFIRMATIVE FAIR MARKETING PROCEDURES

Methods and Practices for Informing the Public

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

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

Requirements and Practices for Owners

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

As a condition of these agreements, not less than 120 days prior to project completion, owners must submit proposed marketing and management plans to the City for review and approval. Marketing plans must include the use of the fair housing logotype and/or slogan, and use of a logotype and/or slogan indicating accessibility to the disabled, and fair housing posters must be displayed at the project rental or sales office. Owners are required to advertise in newspapers of general circulation, and to provide notice to community groups when units become available.

Prior to commencing marketing activities, owners will be required to meet with City staff to review the proposed marketing strategy to ensure that affirmative marketing efforts will be employed.

Procedures for Outreach to Persons Not Likely to Apply

Owners are required to engage in special outreach to persons and groups in the housing market area who are not likely to apply for the housing without special outreach efforts. In particular, owners are required to advertise in commercial media which reaches such groups, and to provide notice to community organizations, fair housing agencies, and other similar organizations. Vacancies are also advertised through the City's Housing Counseling unit. Multilingual advertising is encouraged where such efforts would result in reaching persons and groups not likely to apply.

Recordkeeping and Monitoring

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

Owners are also required to provide the City with information regarding the characteristics of persons applying for vacant units, and the characteristics of persons actually selected for the units.

Assessment of Success and Corrective Actions

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

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

3. *Minority and Business Outreach Efforts*

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

3. Specific ESG Submission Requirements

a. Process and Criteria for Awarding Funds

A Request for Proposals (RFP) is issued, inviting nonprofit service organizations to submit proposals outlining the proposed project/program, a proposed budget, and documenting the applicant's experience and qualifications. Applications are ranked on the basis of the following criteria:

- Quantity and Efficacy of Agency Support Services
- Cost Effectiveness
- Prevention Strategies/Client Advocacy/Special Circumstances
- Fiscal Management
- Unique or Innovative Character of Proposal
- Fundraising/Leveraging Capacity

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

Matching Funds

The City will provide matching funds in the amount of \$362,000 from the following sources:

- \$115,000 in City General Funds to support the Emergency Housing Program.
- \$100,000 in City General Funds to support the Oakland Army Base Temporary Winter Shelter.
- \$176,000 in City General Funds to support the Homeless Mobile Outreach Program.

4. Specific HOPWA Submission Requirements

The City of Oakland is the recipient of HOPWA funds for the Oakland Eligible Metropolitan Area (EMA) consisting of Alameda and Contra Costa Counties. The City allocates funds to Contra Costa and Alameda Counties for distribution within their respective counties through a Request For Proposals (RFP) process, and, in conjunction with other agencies in Alameda County, determines specific allocations within the entire EMA. By agreement, HOPWA funds are distributed based on the relative proportion of AIDS cases in the two counties: 24.79% of the funds will be allocated to Contra Costa County, and 75.21% of the funds will be allocated to Alameda County. The remaining 1% will be maintained by the City of Oakland to support administrative costs of the program.

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

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

Alameda County

The National Commission on AIDS estimates the rate of HIV infection among homeless people is between 15 and 25 percent.¹ The Alameda County HIV/AIDS Epidemiology and Surveillance Office publishes regular reports that measure the epidemic in Alameda County and the East Bay. These reports draw the following conclusions: more than 13,500 individuals have been infected with HIV in Alameda County since the early 1980's. Women make up approximately 13 percent of HIV/AIDS cases in Alameda County since the early 1990's. About 60 percent of HIV/AIDS cases in Alameda County are in the northwestern inner cities.

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

People with AIDS also emphasize the need for housing resources. Ten focus groups, comprised of persons with HIV/AIDS were conducted in Alameda

¹ Alameda County-Wide Homeless Continuum of Care Plan

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

Contra Costa County

As of October 1996, the Contra Costa County Department of Public Health reported 1,807 cases of AIDS within Contra Costa County. In addition, an estimated 4,000 Contra Costans are infected with HIV. Within Contra Costa County, heterosexual intravenous drug users, women, African Americans and Latinos are being infected with the AIDS virus in increasing numbers disproportionate to the population as a whole.

The results of a November, 1992, survey indicates a range of needs for the HIV population within Contra Costa County. The range includes housing affordable to lower income ambulatory persons with HIV/AIDS, and supportive housing for persons special services and/or medical care. Twenty-nine percent of the 140 respondents stated they were concerned with their housing security over the next six months. Additionally, community forums held in each region of the County identified housing as an ongoing need. A 1996 survey of 520 (unduplicated) individuals receiving services throughout the County AIDS Program found that, low income is a problem experienced by most HIV-positive clients who use publicly funded services.

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

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

3. *Method of Selecting Project Sponsors*

Alameda County

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

Contra Costa County

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

VI. Projects/Activities Proposed for Federal Grant Funding

This section contains lists, maps and detailed descriptions of all projects, programs and activities to be funded from FY 2001-2002 Federal grants. Included here are the following:

1. Funding Sources (from Community 2020 software used for Plan preparation)
2. FY 2001-2002 projects listed by project title
3. FY 2001-2002 projects by listed by HUD matrix code (activity type)
4. CDBG-funded public services and neighborhood improvements (infrastructure)
with funding allocations by Community Development District
5. 2001-2002 projects listed by project ID number
(this table is used as a key to the maps)
6. Maps showing locations of projects, identified by project ID number
7. Detailed project information sheets (HUD Consolidated Plan Table 3)

VII. Certifications