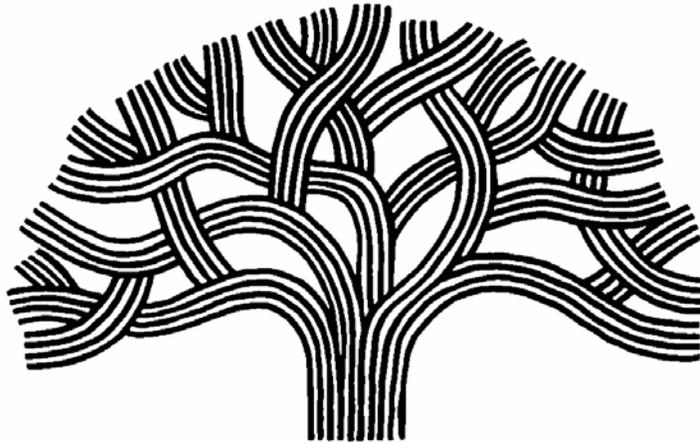


**CONSOLIDATED ANNUAL  
PERFORMANCE  
AND  
EVALUATION REPORT  
(CAPER)**

**July 1, 2002 - June 30, 2003**

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October 24, 2003  
City of Oakland

Community and Economic Development Agency



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# INTRODUCTION

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

The City of Oakland completed and submitted its second five-year Consolidated Plan on June 30, 2000. The Consolidated Plan included a needs assessment, housing and market analysis, a strategic plan and an Action Plan for the first year. Annual Action Plans have been published for each subsequent program year.

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

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

The Narrative sections provide a summary of the City's progress during the reporting period July 1, 2002 through June 30, 2003 to address the City's stated housing and community development goals and objectives. The information corresponds to the housing and community development priorities established in the Consolidated Plan published June 27, 2000.

More specific information regarding investments and expenditures during the year, as well as specific accomplishments for individual activities, is submitted by the City to HUD through HUD's Integrated Disbursement and Information System (IDIS). Some IDIS reports for the HOME, ESG and HOPWA programs are contained in this CAPER document. IDIS reports for the CDBG program are available upon request.



**PART I:**

**NARRATIVE REGARDING ANNUAL PERFORMANCE**

## Narrative A: Non-Housing Community Development

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

### 1. Funds Made Available During Program Year

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

<b>PROGRAM</b>
a. <u>Community Development Block Grant</u>  The City received \$10,043,000 in Community Development Block Grant funding, plus program income of \$1,987,193. In addition, \$479,250 in unused CDBG funds reallocated from prior grant years were used to augment the funds allocated for public service and economic development. The total funding received from all these sources is \$12,509,443.
b. <u>Community Services Block Grant</u>  <i>The City received \$788,847 in CSBG funds to provide community service programs.</i>
c. <u>Head Start</u>  <i>The City's Office of Health and Human Services received \$14,121,285 to provide child care and tutorial programs.</i>
d. <u>Department of Agriculture/Healthy Start</u>  <i>The USDA provided \$366,060 to fund lunch programs for children in the Head Start program.</i>

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

<b>PROGRAM</b>
a. <u>Job Training Partnership Act (JTPA)</u>  This Federal grant provides Citywide information on job opportunities and job training providers and provides support to Redevelopment Agency projects. The City received approximately \$7,961,776.

## Local Resources for Non-Housing Community Development Activities

### **PROGRAM**

#### a. General Fund

The City's general fund provides job placement services to Oakland residents. Job training agencies including those funded under JTPA and CDBG refer their clients to the "Hire Oakland" program for job placement. The Port of Oakland operates a similar program for its Port tenants.

The employment component of the City's Contracting and Employment Services placed Oakland residents on City construction contracts.

The Port of Oakland's Employment Resources Development Department (ERDP) placed unemployed and underemployed Oakland residents with Port tenants including positions with the International Longshoremen's & Warehousemen's Union.

#### b. Redevelopment and Private Investment

The City's primary redevelopment area, the Central District, represents a substantial public investment. Funds will be available to implement redevelopment. The investment will leverage additional associated private investments. Several construction projects have been completed or are underway.

## **2. Economic Development**

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

### Activities

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

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

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

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

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

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

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

### **(C) One Stop Capital Shop (OSCS)**

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

### **(D) Oakland/Berkeley Recycling Market Development Zone (RMDZ)**

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

### Economic Development Activities and Accomplishments

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Business Development</b>  Citywide	Business Development activities; provides management technical, referral, energy efficiency and financial assistance to retain and increase employment and develops and implements Oakland's retail attraction strategy.	Assist 200 businesses to remain in Oakland; retain 1,200 jobs; attract 40 new businesses and create 2,000 jobs.	Assisted 409 businesses to remain in Oakland, retained 4,984 jobs in Oakland, attracted 22 new businesses and created 516 jobs, many of which benefited low and moderate income residents and neighborhoods.
<b>National Development Council</b>  Citywide	The National Development Council (NDC) is a national consulting firm that provides technical assistance to eligible neighborhood and small business clients of the Community and Economic Agency. NDC is an integral advisory resource to CEDA's OSCS when considering complex financing structures for HUD-108 finances projects. NDC will be an important advisor to OSCS and NCR when developing financing structures for projects developed under N-Prep.	Assist OSCS staff with approximately 4 projects when considering complex financing structures	NDC has assisted staff as an integral advisory resource with review and development of complex financing structures for approximately 8 or more projects.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Neighborhood Commercial Revitalization</b></p> <p>Specific NCR Target Areas</p>	<p>NCR staff works with businesses, property owners, community groups in 15 NCR areas to improve the physical and economic condition of the commercial district. The is accomplished through the collection and analysis of baseline economic data; organizing and assisting merchant associations; implementing the <i>Commercial Property Façade Improvement Program</i>; designing and constructing streetscape improvement projects; assisting with the establishment of Business Improvement Districts (BIDs); developing business directories and other materials to promote shopping and to market NCR areas as locations for new businesses and investors..</p>	<p>Complete 40 façade improvement projects; Provide assistance to 15 neighborhood merchant associations; Assist in the establishment of 1 new BID; Assist in the renewal and reauthorization of the 4 existing BIDs; Monitor the implementation of 6 streetscape improvement projects and Maintain baseline economic data for 15 NCR areas.</p>	<p>Completed 50 façade improvement projects; Provided assistance to 18 merchant associations, provided information to approximately 200 small businesses a quarter; Assisted in the establishment of the Lakeshore/Lakepark BID and the reauthorization of the Montclair and Rockridge BIDs and facilitated the City Council acceptance of the Fruitvale BID annual report; Monitor implementation of five streetscape improvement projects in East Oakland where more than \$18 million of public funds are being invested and Maintained baseline data on 15 NCR areas.,</p>

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Eastlake and Fruitvale Main Street</b> Specific NCR Target Areas</p>	<p>NCR works with the East bay Asian Local Development Corporation (EBALDC) and Spanish Speaking Unity Council (Unity Council) to coordinate revitalization activities in the Eastlake and Fruitvale NCR areas. Eastlake and Fruitvale are designated California Main Street areas. Main Street utilizes a four pronged approach to revitalize older commercial districts including; Organization, Promotion, Design and Economic Restructuring. EBALDC and the Unity Council coordinates with NCR staff to implement the façade improvement program merchant organizing and public improvement projects.</p>	<p><u>Fruitvale Main Street:</u> Coordinate with NCR to complete 8 façade projects; coordinate with NCR to install public art in commercial districts; organize Annual Dia de Los Muertos and Cesar Chavez festivals; update the Fruitvale business directory and provide assistance to merchant associations.</p> <p><u>Eastlake Main Street:</u> Conduct outreach activities to merchants for city sponsored projects; coordinate 8 meetings of the Eastlake Merchants Association during contract term; coordinate meetings of Main Street committees; coordinate with NCR to market façade improvement program and provide translation services as needed; coordinate with City staff and property owners to resolve code compliance issues; organize and implement 1 festival event in the Eastlake district.</p>	<p><u>Fruitvale</u> Completed 7 façade improvement projects, coordinated the painting of a mural on 35<sup>th</sup> Avenue, installed 8 new mosaic planters and facilitated the completion of designs for decorative street banners; organized Cesar Chevez Day of Service and Learning Festival and 7<sup>th</sup> Annual Dia de los Muertos Festival and provided organizational development assistance to the Foothill-Fruitvale Merchants Association.</p> <p><u>Eastlake</u> Conducted outreach to merchants for Eastlake Streetscape project and Façade Improvement Program; coordinated meetings of the Main Street committees; coordinated with NCR on the completion of 4 façade improvement projects; facilitated merchant association meetings and provided leadership training; developed a multi- lingual business directory; coordinated with City staff and City Council office to resolve issues associated with problem properties and uses in Eastlake; organized the 2002 Eastlake Unity Festival and assisted in organizing the East Bay Festival.</p>

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Oakland Business Development Corporation</b> 519 17th Street  targeting is Citywide	OBDC is a primary referral for OSCS clients requesting loans of less than \$100,000. The funds being requested through their application for contract provides OBDC to continue this type of lending, to provide loan packaging assistance, and to offer one-on-one management and technical assistance in connection with revolving loan funds.	Provide 12 NEDF loans and 6 EEC Section 108 loans. Technical and referral assistance to eligible clients	Approved 2 and funded 1 EEC Section 108 loans. Approved 12 NEDF loans and funded 8 of them. Technical and referral assistance to eligible clients.
<b>Oakland Small Business Growth Center</b>	Development and operation of a small business, attraction and retention program, the Small Business Growth Center	Provide management of the operation of the City's small business incubator project.	The incubator provided technical assistance and business services to micro-enterprise businesses.
<b>One Stop Capital Shop</b> 519 17th Street  targeting is Citywide	OSCS provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The OSCS also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs.	Intake assessment and technical assistance to 1,000 clients; workshop classes to over 600 individuals; fund loans up to \$3 mm; increase employment opportunities and newly create 100 jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation, Small Business and Growth Center, Ultimate Staffing Services and the implementation of a Neighborhood Property Redevelopment Program (NPRP) coordinating with the Neighborhood Commercial Revitalization (NCR) unit.	The OSCS has assisted over 1,200 clients. Approximately 600 individuals attended one or more of 25 different business skills development workshops and seminars offered by business consultants and owners.  The EEC Revolving Loan Fund made \$2.7mm in loans to businesses that created 77 jobs for low-to-moderate income Oakland residents. Staff provided oversight and management of the Oakland Business Development Corporation, the Oakland Small Business Growth Center, Ultimate Staffing Services and the National Development Council.

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

<b>ACTIVITY NAME</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORY OF RESIDENTS</b>	<b>PROGRAM AND RESOURCES</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
New Oakland Cattle Company	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$375,000 HUD EDI: \$150,000	To assist applicant to expand business operations.	Provided working capital for livestock purchase (herd expansion). Loan is fully approved but not yet funded.
United Market	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$145,000 EEC EDI: \$105,000	To assist applicant to expand business operations.	Loan fully approved but not yet disbursed.
Upland Sports Group	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$ 99,999	To assist applicant to expand business operations.	Approved and disbursed. Loan for professional level (racing) bicycle supply shop.
Nellie's Restaurant	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$ 95,000	To provide funds to expand business.	Loan approved but not yet funded.

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

#### **(A) Public Services**

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland allocated FY02-03 funding for public service activities to be carried out through 30 subrecipient agreements with 25 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 7 City-administered programs were funded. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2000 to June 30, 2005. The number of programs by category are as follows:

Anti-Crime	4
Employment Training	2
Hunger Relief	2
Senior Services	7
Social Services	2
Substance Abuse Intervention and Prevention	2
Youth Services	13

One of the subrecipient agreements was not implemented during FY02-03. The agreement for Oakland ReLeaf/Urban Forestry Program (in the Youth Services category) has been delayed pending submission of required data by the subrecipient.

Because of staff reductions, two of the City administered activities were partially implemented during FY02-03.

- The Office of Parks and Recreation/Hip Hop Urban Dance Program is underway and has served 10 of 136 youth.
- The Office of Parks and Recreation/Technology Literacy Program is underway and has served 227 of 240 youth.

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

Consistent with the Five-year Strategy to meet the needs of low- and moderate-income Oakland residents, funds from the FY02-03 grant were allocated for 3 private, nonprofit agencies to assist with affordable housing development, design and construction of a community activity center, leasehold improvements for a health care center, capital improvements to a multi-service community center; and commercial façade and street improvements. In addition, renovations were done to two 2 City owned recreational facilities.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Anti-Crime</b> <ul style="list-style-type: none"> <li>▪ <i>A Safe Place</i></li> <li>▪ <i>Family Violence Law Center</i></li> <li>▪ <i>Laurel Jujitsu-American Judo &amp; Jujitsu Federation</i></li> <li>▪ <i>Law Center for Families</i></li> </ul>	Domestic violence prevention Legal assistance Crisis counseling Support services Self-defense skills Anger management training Outreach and education	808 individuals	901 individuals
<b>Employment Training</b> <ul style="list-style-type: none"> <li>▪ <i>International Institute of the East Bay</i></li> <li>▪ <i>Jobs for Homeless Consortium</i></li> </ul>	Employment training and placement	91 individuals	92 individuals
<b>Hunger Relief</b> <ul style="list-style-type: none"> <li>▪ <i>Alameda County Community Food Bank</i></li> <li>▪ <i>CEDA Supplemental Hunger Program</i></li> </ul>	Food purchase & distribution	64,369 individuals	87,497 individuals
<b>Seniors</b> <ul style="list-style-type: none"> <li>▪ <i>Aging, Health &amp; Human Services/Senior Companion Program</i></li> <li>▪ <i>Alzheimer's Services of the East Bay</i></li> <li>▪ <i>Bay Area Community Services</i></li> <li>▪ <i>Grandparents &amp; Relatives as Second Parents</i></li> <li>▪ <i>Legal Assistance for Seniors</i></li> <li>▪ <i>Life Long Medical Care-Over 60 Health Center</i></li> <li>▪ <i>St. Mary's Center</i></li> </ul>	Case management Information & referral Needs assessment Counseling & support services In-home companion services Legal services Day care Outreach & education Medical & social services Hot meals Respite for caregivers	5,232 individuals	3,128 individuals
<b>Social Services</b> <ul style="list-style-type: none"> <li>▪ <i>East Bay Central American Refugee Committee</i></li> <li>▪ <i>Library Services/Golden Gate Library Computer Lab</i></li> </ul>	Computer training Family support and assistance	3,935 individuals	2,148 individuals
<b>Substance Abuse</b> <ul style="list-style-type: none"> <li>▪ <i>Healthy Babies Project</i></li> <li>▪ <i>Phase III</i></li> </ul>	Residential and day treatment Support services Referrals	90 individuals	87 individuals

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Youth</b> <ul style="list-style-type: none"> <li>▪ <i>Alameda County Health Care Foundation</i></li> <li>▪ <i>Camp Fire Boys &amp; Girls</i></li> <li>▪ <i>Girls Inc. of Alameda Cty</i></li> <li>▪ <i>La Clinica de la Raza-Fruitvale Health Project</i></li> <li>▪ <i>Life Enrichment Agency/ Safe Passages Home</i></li> <li>▪ <i>Oakland ReLeaf</i></li> <li>▪ <i>Parks &amp; Recreation/Drum and Percussion Academy</i></li> <li>▪ <i>Parks &amp; Recreation/Poplar Hip Hop Urban Dance Program</i></li> <li>▪ <i>Parks &amp; Recreation/Technology Literacy Program</i></li> <li>▪ <i>Project Re-Connect</i></li> <li>▪ <i>Project SEED (6 contracts)</i></li> <li>▪ <i>Sports4Kids</i></li> <li>▪ <i>The First Place Fund for Youth</i></li> </ul>	Work experience and career preparation Case management Tutoring and academic assistance Cultural and life enrichment Computer instruction Health care Tree planting and care Sports and fitness programming Housing search assistance Counseling and support services Recreational activities Safety monitoring	13,994 individuals	13,653 individuals
<b>Neighborhood Improvements (Infrastructure)</b> <ul style="list-style-type: none"> <li>▪ <i>Friends of Peralta Hacienda Historical Park</i></li> <li>▪ <i>Parks &amp; Recreation/Bushrod Recreation Center Basketball Court Lighting</i></li> <li>▪ <i>Parks &amp; Recreation/Bushrod Recreation Center Storage Shed</i></li> <li>▪ <i>Spanish Speaking Citizens' Foundation</i></li> <li>▪ <i>Schuman-Liles Clinic</i></li> </ul>	Community activity center design and construction Improvements to recreational centers Improvements to multi-service center Improvements to health center	5 Facilities	3 Facilities

\* City Administration projects

## **Narrative B: Fair Housing**

### Summary of the Analysis of Impediments to Fair Housing

The City of Oakland's Community and Economic Development Agency completed an Analysis of Impediments to Fair Housing (AI) in 1997. (A revised AI is under development. Preparation of this update was deferred until 2000 Census data was available that would allow for an analysis of more recent demographic data than was available for the 1997 AI.) The following narrative is a summary of this analysis.

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

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

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

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

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

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

## Actions Taken to Overcome Impediments to Fair Housing

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

## Actions to Affirmatively Further Fair Housing

1. The City and Redevelopment Agency require that all projects that receive public assistance, whether funded with federal or non-federal funds, comply with the City's Affirmative Fair Marketing guidelines. A copy of these guidelines is included in each year's Consolidated Plan Action Plan.
2. In response to two complaints regarding discrimination against persons with disabilities and compliance with federal accessibility requirements, in 2000 the City and HUD entered into a Voluntary Compliance Agreement (VCA). During the 2002-03 program year, the City developed a plan for marketing accessible units to people with disabilities who require accessible features as part of the Voluntary Compliance Agreement (VCA). Input was received from the Oakland Mayor's Commission on Persons with Disabilities which includes representatives of local organizations serving people with disabilities, such as the Center for Independent Living and Community Resources for Independent Living. The City has received verbal approval from HUD for this plan.
3. Efforts to increase private lending activity in minority areas through community reinvestment efforts.

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

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

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

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

## Fair Housing Activities

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Community Opposition to the Siting of Affordable Housing</b></p> <p>Community Outreach and Education</p> <p><i>East Bay Housing Organizations Non-Profit Housing Association of Northern California</i></p>	<p>Affordable housing tours, presentations, public education</p>	<p>Promote greater awareness of need for and benefits of affordable housing.</p>	<p>The City participated in a number of activities designed to increase public awareness of the need for affordable housing and public acceptance of new housing developments. The City provided assistance to East Bay Housing Organizations for its annual Affordable Housing Week, which included tours, presentations and similar activities.</p>
<p><b>Discrimination Against Persons with Disabilities</b></p> <p>Education, counseling, investigation and advocacy</p> <p><i>Center for Independent Living Housing Rights</i></p>	<p>Provide housing services and housing-rights counseling to persons with physical and mental disabilities</p>	<p>Facilitate access to housing for low-income persons with disabilities</p> <p>Provide information, referrals, counseling and/or accessible van rides to 250 people with disabilities</p>	<p>Provided housing search counseling services were to 389 individuals. Provided information and referral sources to 325 individuals. 339 individuals made phone calls seeking advice. 359 individuals were provided with discrimination counseling. 65 of these individuals received technical assistance, and 145 were referred to legal services or housing advocacy organizations. 52 contacts were made to agencies informing them of CIL's services. 8 van or cab services were arranged. 19 media contacts were made; 18 public speaking engagements were made; and 1,346 flyers were distributed.</p>

<b>IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<p><b>Discrimination in Rental Housing General Tenant Issues with Disparate Impact on Minorities</b></p> <p>Counseling, education and advocacy</p> <p><i>East Bay Community Law Center</i></p>	<p>Provide free legal assistance with housing related problems</p>	<p>Tenant workshops, telephone and in-person counseling to 400 people, and information distribution</p>	<p>Held 22 tenant workshops. Counseled 607 individuals through the Low Income Eviction Project. Provided 95 individuals with legal representation.</p>
<p><b>Discrimination Against Families with Children</b></p> <p>Education, counseling, investigation and advocacy</p> <p><i>Housing Rights, Inc.</i></p>	<p>Investigate cases of housing discrimination against families with children</p>	<p>Facilitate access to housing for families with children</p> <p>420 information and referrals</p> <p>Investigate 30 fair housing cases</p>	<p>Provided counseling to 395 households and legal assistance to 40 households. Provided 318 housing referrals. Investigated 40 fair housing cases, of which 4 were referred to HUD or DFEH. Distributed 9,342 information packets. Held 44 fair housing workshops.</p>
<p><b>Discrimination Against Protected Classes</b></p> <p>Education, counseling, investigation and advocacy</p> <p><i>Sentinel Fair Housing</i></p>	<p>Investigate, mediate and refer in cases of housing discrimination</p>	<p>Facilitate access to housing for low-income persons</p> <p>2,600 information and referrals</p> <p>Investigate 65 fair housing cases</p> <p>(A portion of the funding for this organization is supporting eviction prevention activities)</p>	<p>Provided fair housing information and referrals to 2,789 people. Investigated 73 fair housing cases. Held 34 community engagements and 12 law training workshops. Conducted 10 Oakland housing discrimination tests. Distributed 2,773 sets of educational materials.</p>

<b>IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<p><b>Discriminatory Lending Practices</b></p> <p>Education, advocacy, legislation</p> <p><i>City of Oakland</i></p>	<p>Reduce incidence of “predatory lending practices” that have a disparate impact on minority households</p>	<p>Not specifically identified in Action Plan</p>	<p>Anti-predatory lending legislation was adopted by the City Council to prohibit predatory lending practices and prohibit the City from banking with firms engaged in predatory lending. The ordinance has been challenged in court; an appeal is pending.</p>
<p><b>Increase Access to Housing for Persons with Disabilities</b></p> <p>Education, marketing</p> <p><i>City of Oakland</i></p>	<p>Provide updated information to persons with disabilities about federally-assisted accessible units available in the City. The City intends to contract with a consulting firm that will develop a marketing plan</p>	<p>The City intends to contract with a consulting firm that will develop a marketing plan to:</p> <ul style="list-style-type: none"> <li>• Identify and track accessible units developed or available in City-funded projects.</li> <li>• Identify and inform prospective disability-related organizations and individuals of the availability of the units using a variety of media formats.</li> <li>• Identify policies that sub-recipients must follow to assure that accessible units are advertised and filled by qualified disabled occupants whenever possible.</li> </ul>	<p>The City received verbal approval from HUD on its affirmative marketing policies to be used by developers of assisted housing to reach persons with disabilities.</p>

<b>IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<p><b>Increase Success Rates for Recipients of Section 8 Rental Assistance</b></p> <p>Outreach, education</p> <p><i>Oakland Housing Authority</i></p>	<p>Monitor trends affecting success rates. Because the significant majority of Section 8 participants are minorities, improving Section 8 success rates will expand housing opportunities for minority households.</p>	<p>Track movements of Section 8 recipients. Provide training and assistance in housing search techniques.</p>	<p>A softening of the rental market has resulted in a significant increase in success rates for Section 8 recipients.</p> <p>The City mapped the location of all Section 8 vouchers – participants are using vouchers throughout all areas of the City that have rental housing stock.</p>

## **Narrative C: Affordable Housing**

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

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

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

### *1. Funds Made Available*

The following is a listing of new Federal grant funds that were made available to the City in FY 2003-2004, and how those funds were allocated among uses. Although these funds were allocated during the fiscal year, the commitments and expenditures that were made by the City included funds received and obligated in prior years.

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

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

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

#### Community Development Block Grant (CDBG)

The City allocated \$5,620,250 in CDBG funds for housing activities, including housing rehabilitation programs, homeless programs and a number of housing services.

#### Rental Rehabilitation Program

A total of \$593,277 was received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. These funds were allocated to provide additional funding for the Home Maintenance and Improvement Program (HMIP) to provide loans for rehabilitation of owner-occupied homes.

## HOME

The City received a total HOME grant of \$4,918,000. Funds were allocated to the following uses:

Housing Development	4,180,300
Administration/Monitoring	491,800
<u>CHDO Operating Support</u>	<u>245,900</u>
<b>TOTAL</b>	<b>\$4,918,000</b>

### Emergency Shelter Grant (ESG)

The City received \$363,000 in Emergency Shelter Grant Funds, of which \$18,150 was used for program administration, and \$344,850 was used to provide grants to providers of emergency shelter and services.

### Supportive Housing Program

The City received \$2,070,300 in Supportive Housing Program grants for its Homeless Relief Programs.

In addition, a total of \$3,213,671 was awarded through the HUD SuperNOFA process to other homeless assistance programs located in Oakland.

### Housing Opportunities for Persons With AIDS (HOPWA)

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

Alameda County	\$1,479,467
Contra Costa Count	\$469,842
<u>Program Administration</u>	<u>\$19,600</u>
<b>TOTAL</b>	<b>\$1,969,000</b>

## *2. Characteristics of Persons Assisted with Housing*

Information on the racial and income characteristics of persons assisted with housing financed with Federal grant funds is contained in the Integrated Disbursement and Information System (IDIS), a centralized database system maintained by HUD.

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

### *3. Geographic Distribution of Assistance*

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

### *4. Efforts to Meet “Worst-Case Needs”*

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

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

For persons with disabilities, a principal focus of the City's housing efforts has been the expansion of the supply of affordable housing for persons with AIDS. The City has used HOME and Redevelopment Agency funds, in conjunction with funding from the Section 811 program, for new construction of such housing. Funding for new construction and rental assistance is also provide under the HOPWA program.

The City provides rehabilitation assistance for homeowners who are living in housing that is dilapidated or substandard. The City's code enforcement program is intended to encourage owners to bring their properties up to code. Continued violations of housing code requirements result in liens against the property, providing financial incentives for owners to complete the necessary work. In extreme cases, the City may order a property be closed and the tenants relocated. Under the City's Code Enforcement Relocation Ordinance, the City provides relocation assistance to these tenants and then places a lien against the substandard property for the cost of the relocation.

The City also seeks to expand assistance for low income persons with high cost burdens. City-assisted housing developments require that 10 percent of all units have rents equal to 30 percent of the monthly income of households at or below 35% of median income, in order to provide affordability to a broader range of low income persons, particularly those currently experiencing high cost burdens. The City also uses project-based and tenant-based rental assistance to assist extremely low income households. The City has worked closely with the Oakland Housing Authority (OHA) to expand the use of project-based Section 8. However, federal regulations prohibit the use of project-based Section 8 in census tracts with a poverty rate greater than 20

percent. This effectively excludes the majority of Oakland's rental housing stock. The City and OHA are continuing to seek ways to obtain waivers of this rule.

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

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

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

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

<b>ACTIVITY NAME LOCATION CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<b>10211 Byron</b> <i>Elmhurst</i>	Site acquisition of a lot for 50 future rental housing units and a church	Begin predevelopment	No activity on project due to issues in development partnership.
<b>10900 Edes Ave.</b> <i>Elmhurst</i>	Site acquisition of a lot for 20 future homeownership units	Complete acquisition	Acquisition completed. Obtained EPA grant for brownfield clean-up. Started predevelopment work.
<b>1091 Calcot St.</b> <i>Fruitvale/San Antonio</i>	Site acquisition of a lot for 73 future rental housing units	Complete acquisition	Developer withdrew application.
<b>1173 28<sup>th</sup> St.</b> <i>Eastlake/San Antonio/Chinatown</i>	Site acquisition of a lot for 47 future live/work loft rental units and a 4,000 sq.-ft. workshop	Complete acquisition	Developer withdrew application.
<b>1574-90 7<sup>th</sup> St.</b> <i>Western Oakland</i>	Site acquisition of a lot for 12 rental units or 7 town home units.	This project was not included on the Action Plan as it was not initiated until after the Plan was adopted.	Developer withdrew application.
<b>160 14<sup>th</sup> St.</b> <i>Eastlake/San Antonio/Chinatown</i>	<i>See Madison Lofts.</i>		
<b>2001 Linden St.</b> <i>Western Oakland</i>	Site acquisition of a lot for 8 future rental housing units	Begin predevelopment	Started predevelopment activities..
<b>2946 International Blvd.</b> <i>Fruitvale/San Antonio</i>	<i>See Native American Health Center.</i>		
<b>4862-4868 Calaveras</b> <i>Outside of Community Development Districts</i>	Site acquisition of 2 lots for 65 future rental housing units	Begin predevelopment	Started predevelopment activities.
<b>5825 Foothill</b> <i>Central East Oakland</i>	<i>See Foothill Town Homes.</i>		

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>AACWA Homeownership Project Scattered Sites</b>  <i>Multiple Areas</i>	New construction of 9 homeownership units	Begin construction	Funding commitment cancelled in October 2002 because the developer was not able to secure all funding commitments within a one-year time frame, as required by the City Council resolution authorizing the project.
<b>Casa Velasco [Casa de las Flores] 3430 Foothill Blvd.</b>	Rehabilitation/preservation of 20 units of existing senior housing. Included minor enlargement with community space and garden.	This project was not included on the Action Plan as it was not initiated until after the Plan was adopted.	Currently under construction. Construction began in February 2003.
<b>Chestnut Court HOPE VI – Ownership Chestnut St. at 24<sup>th</sup> St. 32<sup>nd</sup> at Martin Luther King Jr. Way 1114 14<sup>th</sup> St. 1070 24<sup>th</sup> St. 1431 Myrtle St.</b>  <i>Western Oakland</i>	New construction of 15 for-sale homes and 3 turnkeys (18 total)	Complete construction by June 2003, begin sales.	The number of units was reduced to 15. The 3 turnkey units (at 1431 Myrtle and 1070 24 <sup>th</sup> ) were eliminated from the project. 14 of 15 units have been completed. Six of those units were sold to first time homebuyers making not more than 80%AMI.
<b>Chestnut Court HOPE VI – Rental Chestnut St. at 24<sup>th</sup> St.</b>  <i>Western Oakland</i>	New construction of 68 rental housing units of rental housing and redevelopment of 83 public housing units 24 1-bdrm units 41 2-bdrm units 63 3-bdrm units 7 4-bdrm units 6 5-bdrm units	Complete construction.	Construction and occupancy of Chestnut Court building (72 units). Linden Court building (79 units) will be completed and fully occupied in August, 2003.
<b>Coliseum Gardens HOPE VI - Ownership</b>  <i>Central East Oakland</i>	Development of 33 for-sale homes	Issue RFP, select developer and secure financing	RFP issued and developer selected.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Coliseum Gardens HOPE VI - Rental</b> <b>6745 Brentford St. and offsite</b>  <i>Central East Oakland</i>	178 public housing and 442 tax-credit rental units	Obtain HUD approval of Revitalization Plan	RFP issued and developer selected. Redevelopment agency and City have each committed \$1.5 million for Phase I of construction.
<b>Drachma Rental</b> 9 locations  <i>Western Oakland</i>	Rehabilitation of 19 rental housing units	Complete rehabilitation	14 units completed, and 9 occupied. Remaining 5 units in final stage.
<b>EBALDC – Homeplace Initiative Prescott Homeownership Program</b> <b>1311 Campbell St.,</b> <b>1728 14<sup>th</sup> St.,</b> <b>820 Peralta</b>  <i>Western Oakland</i>	New construction of 3 homeownership units 2 3-bdrm units 1 4-bdrm units	Negotiate and finalize DDA	EBALDC program will not go forward. Instead, Paul Wang Enterprises will develop 1311 Campbell St. site and 820 Peralta St. as 3 bedroom units. In addition, 1728 14 <sup>th</sup> St. is the subject of a promising proposal for two live-work rental units affordable at 80% of median income, with Nick Pukatch, the owner of adjacent vacant lot, as developer.
<b>Faith Housing</b> <b>Corner of 7<sup>th</sup> St. and Campbell St.</b>  <i>Western Oakland</i>	Land assembly for 70 affordable housing units	Complete land assembly through the Site Acquisition Program	Fourth parcel acquired with Agency funds. Fifth and final parcel to be acquired with LISC loan.
<b>Foothill Town Homes</b> <b>5825 Foothill</b>  <i>Central East Oakland</i>	Site acquisition of a vacant bowling alley and 3 lots for 30 future townhouses for homeownership.	Complete acquisition	Acquisition completed. Predevelopment activities started.
<b>Fruitvale Transit Village</b> <b>3300-3400 E-12<sup>th</sup> St.</b>  <i>Fruitvale/San Antonio</i>	Large transit-oriented mixed-use development 10 of 47 housing units to be affordable rental units 4 1-bdrm units 6 2-bdrm units 85,000 sq. ft. commercial 68,000 sq. ft. community center	Start construction of residential units	Construction 80% completed. Construction projected to be completed in October 2003.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Habitat Fruitvale Avenue</b> <b>2662 Fruitvale Ave.</b>  <i>Fruitvale/San Antonio</i>	New construction of 4 homeownership Units	4 units to be completed by September 30, 2003	Construction on schedule.
<b>Horizon Townhouses – Ownership</b> <b>9800, 9809-15 MacArthur Blvd.</b>  <i>Elmhurst</i>	18 new, affordable 3- and 4-bdrm homeownership townhouse units for families	Complete financing, start construction	Financing completed. Construction documents 90% complete. Project changed to construction of 14 units, rather than 18. Construction projected to start in September 2003.
<b>International Boulevard Family Housing Initiative Phase II</b> <b>6006 International Blvd.</b>  <i>Central East Oakland</i>	New construction of 24 rental housing units 5 1-bdrm units 6 2-bdrm units 11 3-bdrm units 2 4-bdrm units	Complete construction by Jan. 30, 2003	Construction was completed in January 2003.
<b>Leola Terrace, Phase II</b> <b>90<sup>th</sup> Ave. at MacArthur Blvd.</b>  <i>Elmhurst</i>	New construction of 4 single-family detached homeownership units Rehabilitation of 8 of the existing units	Begin construction by July 2002 Complete construction by December 2003	The owner/seller of the 4 parcels for the new units terminated the purchase agreement with the proposed affordable housing developer. The non-profit owner subsequently sold the parcels to another developer for market rate housing. Rehabilitation of 8 existing units.
<b>Lake Merritt Apartments</b> <b>1417 First Ave.</b>  <i>Eastlake/San Antonio/Chinatown</i>	Preservation of 55 existing rental units for low-income seniors.  Affordability will be extended for 55 years, and the building renovated.	Submit TCAC Application July 2002 Close escrow and acquire property September 2002 Start renovations October 2002 Complete renovations May 2003	TCAC funds awarded August 2002. Escrow closed October 1, 2002. Renovations began late November; completed January 2003. Cost certification under review.
<b>Madison Lofts</b> <b>160 14<sup>th</sup> St.</b>  <i>Eastlake/San Antonio/Chinatown</i>	Site acquisition of a lot for 76 future live/work loft rental units and ground floor retail space	Begin predevelopment	Started predevelopment activities.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Mandela Gateway- Rental</b> <b>1364 and 1420 7<sup>th</sup> St.</b></p> <p><i>Western Oakland</i></p>	<p>121 new units of low-income family housing and replacement of 46 dilapidated units at Westwood Gardens</p> <p>OHA and the developer BRIDGE are buying additional sites nearby to provide the 167 new family rental units</p> <p>Project also includes commercial space</p>	<p>Secure remainder of funding</p> <p>Complete construction documents</p>	<p>Acquisition of additional sites completed. Sites incorporated in this 167 unit project. All loans are closed. Construction started in Feb. 2003. (Project formerly known as Westwood Gardens.)</p>
<p><b>Martin Luther King Jr. Plaza Homeownership Project</b> 5756 Martin Luther King Jr. Blvd.</p> <p><i>North Oakland</i></p>	<p>New construction of 11 3-bdrm homeownership units and a neighborhood park</p>	<p>Complete construction by September 2002</p>	<p>Construction completed in August 2002. Sales are projected to be completed in the fall and winter of 2003. Six units are to be affordable at 80% of median income and five units are to be affordable at 120% of median income.</p>
<p><b>Native American Health Center</b> <b>2946 International Blvd.</b></p> <p><i>Fruitvale/San Antonio</i></p>	<p>Site acquisition of a lot for 54 future rental housing units and commercial space</p>	<p>Complete acquisition</p>	<p>Acquisition completed. Agency funding commitment for \$2,211,000 obtained. Predevelopment work started.</p>
<p><b>North Oakland Vacant Lot Program</b> <b>3881 Martin Luther King Jr. Way</b> <b>865 43<sup>rd</sup> Street</b></p> <p><i>Western Oakland and North Oakland</i></p>	<p>New construction of 2 or 3 3-bdrm homeownership units</p>	<p>Although the developer received an allocation of City funding to develop three affordable homes, rapidly rising development costs have made the intended sales prices unattainable. At present, it is unclear whether the project will ever obtain the sufficient subsidy to proceed as planned</p>	<p>Project has been postponed indefinitely.</p>
<p><b>NCLT Homeownership Program Land Trust Model</b> 3032 and 3102 Linden St</p> <p><i>Western Oakland</i></p>	<p>New Construction homeownership 4 units: 1-1br, 2-2br and 1-3br</p>	<p>This project was not included in the Action Plan.</p>	<p>Construction Complete.</p>

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Northgate Apartments –Rental</b> <b>2301 Northgate Ave.</b></p> <p><i>Western Oakland</i></p>	<p>New construction of 42 rental housing units 4 4-bdrm units 25 3-bdrm units</p>	<p>Apply for tax credits; if awarded, begin construction</p>	<p>Full financing achieved and construction begun.</p>
<p><b>Oak Park Apartments</b> <b>2616 E16<sup>th</sup> St.</b></p> <p><i>Fruitvale/San Antonio</i></p>	<p>Rehabilitation of an existing 56-unit apartment complex to reconfigure the building into 32 rental units 8 13-bdrm units 5 3-bdrm units 15 16-bdrm units 4 2-bdrm units 1 Manager's Unit</p>	<p>Start rehabilitation by December 2002</p>	<p>Rehabilitation work started. Construction of Phase I completed. Construction of Phase II projected to start in August 2003 and be completed in July 2004. Project changed to reconfigure existing complex in to 36 rental units, rather than 32.</p>
<p><b>Oakland Citywide Community Land Trust Ownership</b></p> <p><i>Citywide</i></p>	<p>Development of 40-50 units of new or substantially renovated low-income ownership housing to become part of a community land trust.</p>	<p>This project was not included on the Action Plan as it was not initiated until after the Plan was adopted.</p>	<p>Board of Trustees formed; development consultants hired; fiscal sponsor identified; \$250,000 contract for operating support from the Agency executed.</p>
<p><b>Oakland Housing Authority Homeownership Program</b> <b>1430 8<sup>th</sup> St.</b> <b>816 Center St.</b></p> <p><i>Western Oakland</i></p>	<p>New construction of 3 4-bdrm homeownership units</p>	<p>Negotiate and finalize DDA</p>	<p>No action taken on project because Oakland Housing Authority has withdrawn its interest. Developer Nick Pukatch is considering developing the sites, but his plans are contingent upon the acquisition of an adjacent privately owned corner site.</p>
<p><b>Palm Court</b> <b>10<sup>th</sup> St. at Union St.</b></p> <p><i>West Oakland</i></p>	<p>12 for-sale single-family detached housing units</p>	<p>Negotiate loan documents, begin construction</p>	<p>Loan documents under negotiation. Additional Redevelopment Agency action necessary due to uniqueness of developer's (Habitat for Humanity) financing model.</p>

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Palm Villa (formerly MacArthur Park)</b> <b>MacArthur Blvd. between 90<sup>th</sup> and 94<sup>th</sup> Ave.</b>  <i>Elmhurst</i>	New construction of 78 single-family detached homeownership units 4 4-bdrm units 74 3-bdrm units	Complete construction and close on all phases by December 2002	Construction of Phase II completed. 19 units were sold to first time homebuyers.  Construction of the 3 <sup>rd</sup> /final phase is anticipated to be completed in Dec. 2003.
<b>Paul Wang Infill Project</b> <b>1226 94<sup>th</sup> Ave.</b> <b>1063 82<sup>nd</sup> Ave.</b>  <i>Elmhurst</i>	New construction of 3 homeownership units	Complete third unit	Third unit completed and sold.
<b>Rental Housing Acquisition and Rehabilitation Program (R-HARP)</b>  <i>Citywide</i>	Assist developer and existing property owners to acquire and/or rehabilitate occupied 3- to 20-unit rental properties located throughout the City. Units to remain affordable for a minimum of 55 years. Rehabilitated units may become rentals or homeownership units	Assist in funding the acquisition and rehabilitation of 15-20 units in occupied rental properties  Provide up to \$50,000 per affordable unit	The program was terminated because it was determined to be infeasible.  Funds reallocated to Agency's 2002 NOFA affordable housing projects
<b>Santana Apartments</b> <b>2220 10<sup>th</sup> Ave.</b>  <i>Eastlake/San Antonio/Chinatown</i>	Capital improvement of 30 existing rental units 6 studios 12 1-bdrm units 6 2-bdrm units 6 3-bdrm units with supportive services	Complete capital improvements by September 2002	Capital improvements completed.
<b>Southlake Tower Apartments</b> <b>1501 Alice St.</b>  <i>Western Oakland</i>	Preservation of 130 existing units of very affordable Section 8 senior housing at risk for conversion to market-rate.	Christian Church Homes (CCH), currently manages the property and will appoint the Board of the single-asset ownership entity that will be the final project owner.	CCH acquisition of property complete. City and Agency loans closed.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Toler Heights New Housing Development (Black Phoenix Housing)</b> 2475 and 2515 98 <sup>th</sup> Ave. 98 <sup>th</sup> Ave. at Stearns Ave.  <i>Elmhurst</i>	New construction of 6 homeownership units	Construction to be completed by June 30, 2003	Predevelopment proceeding, including construction plans and financing.
<b>UniDev-Workforce Housing Program</b>  <i>Citywide</i>	Study into potential for development of 250 or more units of workforce housing on publicly owned land, using minimal public subsidies.	This project was not included on the Action Plan as it was not initiated until after the Plan was adopted.	Funding for Agency contribution to feasibility study secured April 2001; conversations with potential partners underway and on-going.
<b>Vacant Housing Acquisition &amp; Rehabilitation Program (V-HARP)</b>  <i>Citywide</i>	Assist developers in the acquisition and rehabilitation of 1- to 20-unit vacant and blighted residential properties located throughout the City  Rehabilitated units may become rentals or homeownership units  Units to remain affordable for 55 years if they become rentals and for 45 years if they become homeownership units	Assist in funding the acquisition and rehabilitation of 10 to 15 units in vacant blighted properties. Provide up to \$100,000 per affordable unit	1 project completed (1 unit).  Program expanded to include vacant sites as well as vacant structures.  New marketing program being developed
<b>Vacant Lot Infill Program (formerly Citizens Housing Scattered Sites)</b>  <i>Various locations</i>	New construction of 19-25 homeownership units	Negotiate comparable development scheme with new developer	Paul Wang Enterprises secured as developer for project of 23 scattered site homes. Basic points of DDA completed. One unit transferred to Paul Wang Enterprises and completed in November 2002. Unit was sold to and occupied by a family earning 80% of median income in March 2003.
<b>Westwood Gardens Rental</b> 1364 and 1420 7 <sup>th</sup> St.  <i>Western Oakland</i>	<i>See Mandela Gateway.</i>		

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Westwood Gardens HOPE VI - Ownership</b> <b>8<sup>th</sup> St. between Kirkham St. and Center St.</b>  <i>Western Oakland</i>	New construction of 19 for-sale homes	Complete property acquisition  Begin homeownership counseling  Secure financing and permit approvals	Acquisition complete. Financing and permit approvals largely secured.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers</b>  <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$10,000 (minimum of \$5,500).	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes.	3 loan applications were received and 3 were approved.
<b>First-Time Homebuyers Mortgage Assistance Program (MAP)</b>  <i>Citywide</i>	Assist first-time homebuyers with deferred loans of up to \$50,000.	Offer financial assistance to 50 first-time homebuyers. Continue to offer 24 homebuyer-education classes per year to 900-1,000 potential first-time homebuyers.	64 loan applications were received; 62 were approved; and 2 were withdrawn. 22 homebuyer-education classes were offered.
<b>Lower San Antonio Multilingual Homeownership Center</b>  <i>Eastlake/San Antonio/Chinatown and Fruitvale/San Antonio</i>	Assist first-time homebuyers with limited English skills to purchase homes.	Conduct first-time homebuyer workshops and provide on-going bilingual support in the home-buying process to 10-20 buyers.	1819 brochures regarding first-time homeownership were distributed; 358 people attended first-time homebuyers' workshops; and 124 people received individual counseling. 54 loans were pre-approved for financing. 14 homes were purchased through the program, and 6 were refinanced. 7 first-time homebuyers received post-purchase education.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Emergency Repair Program</b>  <i>7 Community Development Districts</i>	Emergency repair and rehabilitation financing (minimum loan of \$2,500 and maximum of \$7,500)	60 loan applications will be originated and 50 units will be rehabilitated	23 loan applications were received and 15 were approved. 35 housing units were rehabilitated.
<b>Home Maintenance and Improvement Program</b>  <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred and amortized loans) of up to \$40,000 for rehabilitation of 1- to 4-unit owner-occupied properties	60 loan applications will be originated and 50 units will be rehabilitated (note that these units may not be the same as for loans originated in this time period)	101 loan applications were received and 36 were approved. 32 housing units were rehabilitated.
<b>Lead-Hazard Control Paint Program</b>  <i>7 Community Development Districts</i>	Exterior house-painting grants for homeowners	New HUD regulations regarding abatement of lead-based paint hazards have significantly increased the cost of painting homes. The goals for this program have been reduced accordingly. 20 single-family detached units will be repainted	23 grant applications were received. 38 housing units were repainted. The number of housing units repainted includes some applications from the previous fiscal year.
<b>Minor Home Repair Program</b>  <i>Citywide</i>	Grants to seniors or disabled for minor home repairs. Administered by Alameda County.	Repair 150 housing units	155 housing units were repaired.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Family Unification Section 8 Rental Assistance</b>	Rental assistance to families and individuals	The Oakland Housing Authority has instituted a program with CFPS to “graduate” families who have successfully reunified. This will allow more families to be served by freeing up Family Unification vouchers from the Authority’s allocation. 17 new families will be served this year because of this policy	The Oakland Housing Authority welcomed sixteen new families into the Family Unification Program. OHA had screened twenty-one, but only sixteen were eligible to receive assistance.
<b>HOPE VI 1999 Section 8</b>	Rental assistance for residents living at 1999 HOPE VI sites	The Oakland Housing Authority will utilize existing Section 8 vouchers for residents living at Westwood Gardens whose units will be demolished and rebuilt as part of the 1999 HOPE VI program	The Oakland Housing Authority successfully relocated 38 families. Sixteen of those families used existing Section 8 Housing Choice Vouchers to find units in the community. The balance transferred selected to occupy public housing units. The Ground Breaking Ceremony for the project was held May 28, 2003.
<b>HOPE VI 2000 Section 8</b>	Rental assistance for residents living at 2000 HOPE VI sites	The Oakland Housing Authority will utilize existing Section 8 vouchers for residents living at Coliseum Gardens whose units will be demolished and rebuilt as part of the 2000 HOPE VI program	The Oakland Housing Authority successfully relocated 74 families. Forty utilized the Section 8 Housing Choice Vouchers to find units in the community. The balance selected to transfer to occupy public housing units.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Project-Based Rental Assistance</b>	Rental assistance to families and individuals	Project-based vouchers are funded from the Authority's existing tenant-based allocation. The Authority is working with the City and local nonprofits to receive a waiver from HUD to allow the Authority to utilize project-based assistance in Oakland	HUD decided not to grant blanket waivers such as the one sought by the Oakland Housing Authority. Instead, HUD required individual waivers for specific projects. The Authority was granted a waiver to project base 30 units at its Mandela Gateway Project. The Authority is awaiting Board and HUD approval of its Project Based Voucher Advertising and Selection Criteria. Once approval has been granted, the Authority will release an RFP for 220 project-based units.
<b>Section 8 Mainstream Program</b>	Rental assistance for disabled individuals and families	To lease all 75 vouchers and to apply for any new allocations that become available	All 75 Mainstream Vouchers were leased. The Oakland Housing Authority did not apply for new funding because it did not meet the criteria based on relative need on the locality.
<b>Section 8 Rental Assistance Program</b>	Rental assistance to families and individuals	Issue 300 new vouchers received from HUD in July 2001	The Oakland Housing Authority has met its goal and issued 300 new vouchers to families off the waiting list.
<b>Shelter Plus Care Rental Assistance</b>	Rental assistance to families and individuals	The Oakland Housing Authority will work with Alameda County to apply for new funding if available for Shelter Plus Care	The Oakland Housing Authority and Alameda have received continued funding for the Shelter Plus Care Program. As a result, approximately 72 families have been housed.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>1109 Oak St.</b>  <i>Downtown</i>	<i>See Oak Street Terrace</i>		
<b>3829 Martin Luther King, Jr. Way</b>  <i>Western Oakland</i>	Site acquisition of a lot for 50 units of senior housing with community space on the ground floor.	This project was not included on the Action Plan as it was not initiated until after the Plan was adopted.	Started predevelopment activities.
<b>Access Improvement Program</b>  <i>7 Community Development Districts</i>	Grants for accessibility modifications to 1- to 4-unit properties where owners or tenants have disabilities	Originate grant applications for 12 units Complete rehabilitation work on 10 units	15 grant applications were received and 11 applications were approved. 11 units were rehabilitated.
<b>Armistice Powell Terrace</b> <b>9507 Edes Ave.</b>  <i>Elmhurst</i>	New construction of 28 rental units	Project on hold due to issues of project density and zoning	Multi-family rental project will not be pursued. Instead, a single family development has been approved by CEDA.
<b>Downs United Methodist Church Senior Housing</b> <b>1027 62<sup>nd</sup> St.</b>  <i>North Oakland</i>	New construction of 17 rental units 16 1-bdrm units 1 2-bdrm unit 1,815 sq. ft. of community space, supportive and community services	Begin construction March 2002 Complete construction November 2003	Project completed April 2003 and occupied May 2003.

Priority (H-e): Housing for Seniors and Other Persons with Special Needs (cont'd)

<b>ACTIVITY NAME</b> <b>LOCATION</b> <b>CEDA Area</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<b>Eastmont Court</b> <b>6850 Foothill Blvd.</b>  <i>Central East Oakland</i>	19 units of housing for households with a disabled member	Begin construction by March 30, 2003	Development budget gap discovered Fall 2002 when bids from General Contractors were received. Developer applied for additional funding from a variety of sources. Received commitment from Federal Home Loan Bank (Affordable Housing Program) December 2002, HOPWA from Alameda County in May 2003, and City HOME funds June 3, 2003. Development gap closed by June 2003.
<b>ECHO Home Equity Conversion Program</b>  Citywide	Counseling and advocacy for City of Oakland senior homeowners regarding all home-equity plans	Provide information and referrals, conduct group presentations to seniors citywide and counseling to 35 seniors interested in home equity conversions	Provided information and referral service to 145 seniors and counseled 41. Made 11 presentations, which were attended by 116 people. Distributed 378 information brochures. Disseminated 7 press releases/public service announcements.
<b>Foothill and 68<sup>th</sup> St. Housing</b>	See Eastmont Court		

Priority (H-e): Housing for Seniors and Other Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Housing Opportunities for Persons With AIDS (HOPWA)</b> <i>Alameda County &amp; Contra Costa County</i></p>	<p>Housing and continued services for individuals and families of individuals living with HIV/AIDS Acquisitions of housing units New construction of 7 units of permanent housing for persons with HIV/AIDS  Additional units to be announced</p>	<p>Assist approximately 1,576 persons and/or families with HIV/AIDS shelter, transitional housing and permanent housing Maintain capacity of existing housing and support services, including the acquisition of existing licensed service-enriched emergency housing facilities for persons with AIDS Develop additional set-aside of 35 HIV/AIDS living units in non-HIV/AIDS situations Begin construction June 2002 Reserve funds for technical assistance and address emerging issues Continue Project Independence (shallow rent subsidy program)</p>	<p>Assisted approximately 1,340 individuals and families with HIV/AIDS shelter, transitional housing and permanent housing. Acquired existing 7-bedroom licensed service-enriched emergency housing facility and started rehabilitation work. Began development of 6 set-aside HIV/AIDS living units in non-HIV/AIDS targeted housing facilities and/or sites. Began construction of 41 projects in Alameda County. Completed construction of a 24-unit and a 17-unit permanent multi-family rental housing in Alameda County. Acquired property for New East Oakland Shelter site in Alameda County (20 HIV/AIDS dedicated units). 10 units developed and opened in Contra Costa County</p>
<p><b>Martin Luther King/MacArthur BART Senior Housing</b> <i>Western Oakland</i></p>	<p>Site acquisition of a lot for 50 units of senior housing with community space on the ground floor.</p>	<p>This project was not included on the Action Plan as it was not initiated until after the Plan was adopted.</p>	<p>Started predevelopment activities.</p>
<p><b>North Oakland Senior Homes (North Oakland Missionary Baptist Church Senior Housing)</b> <b>3255 San Pablo Ave.</b> <i>Western Oakland</i></p>	<p>New construction of 65 rental housing units for seniors 64 1-bdrm units 1 2-bdrm unit</p>	<p>Complete construction by July 2003</p>	<p>Construction completed. Rent-up started.</p>

Priority (H-e): Housing for Seniors and Other Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Oak Street Terrace</b> <b>1109 Oak St.</b></p> <p><i>Downtown</i></p>	<p>Site acquisition of a lot for 39 future senior rental housing units</p>	<p>Begin predevelopment</p>	<p>Development received NOFA funding and all other funding commitments. Agency and developer negotiating loan documents. The Building Permit review is in progress.</p>
<p><b>Percy Abram, Jr. Senior Apartments</b> <b>6400 San Pablo Ave.</b></p> <p><i>North Oakland</i></p>	<p>New construction of 46 units 45 1-bdrm senior units 1 2-bdrm manager unit Adjacent to existing Sister Thea Bowman Manor and will include community space, social services, staff services coordinator and entry plaza between the buildings</p>	<p>Complete plans and apply for building permit by June 2003.</p>	<p>Plans are partially completed (less than 50%), but no permits have been acquired. (Project formerly known as Sister Thea Bowman Manor II.)</p>
<p><b>Sister Thea Bowman Manor II</b> <b>6400 San Pablo Ave.</b></p> <p><i>North Oakland</i></p>	<p><i>See Percy Abram, Jr. Senior Apartments</i></p>		

## Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<b><i>Renters</i></b>	
0 – 30% of MFI	13
31 – 50% of MFI	35
51 – 80% of MFI	0
<b>TOTAL</b>	48
<b><i>Owners</i></b>	
0 – 30% of MFI	18
31 – 50% of MFI	13
51 – 80% of MFI	5
<b>TOTAL</b>	36
<b><i>Homeless*</i></b>	
Single Individuals	0
Families	188
<b>TOTAL</b>	188
<b><u>Non-Homeless Special Needs</u></b>	
<b>TOTAL</b>	0
<b>TOTAL Housing</b>	272
<b>Total 215 Housing</b>	272

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

Racial/Ethnic Breakdown	Hispanic	Non-Hispanic	Total Racial/Ethnic
<b>Single Race</b>	5	253	258
White	2	23	25
Black/African American	3	199	202
Asian	0	29	29
American Indian/Alaskan Native	0	2	2
Native Hawaiian/Other Pacific Islander	0	0	0
<b>Multi-Race</b>	4	18	22
American Indian/Alaskan Native & White	0	0	0
Asian & White	0	0	0
Black/African American & White	0	0	0
American Indian/Alaskan Native & Black/African American	0	0	0
Other Multi-Racial	4	18	22

Assisted households must meet all 3 of the following conditions:

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

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

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

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

**Income Limits**

**(For Units First Occupied from July 1, 2002 – April 10, 2003)**

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

**(For Units First Occupied from April 11, 2003 – June 30, 2003)**

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$16,800	\$19,200	\$21,650	\$24,050	\$25,950	\$27,850	\$29,800	\$31,700
31-50%	\$28,050	\$32,050	\$36,050	\$40,050	\$43,250	\$46,450	\$49,650	\$52,850
51-80%	\$44,850	\$51,250	\$57,650	\$64,100	\$69,200	\$74,350	\$79,450	\$84,600

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

<u>Unit Size</u>	<u>Effective 7/1/02</u>	<u>Effective 4/11/03</u>
SRO	614	668
O BR	819	891
1 BR	888	956
2 BR	1,068	1,149
3 BR	1,224	1,320
4 BR	1,346	1,453
5 BR	1,467	1,584

**Maximum Sale Price/Appraised Value**

**Units occupied or rehabilitated from July 1, 2002 – December 31, 2002:**

***\$261,609***

**Units occupied or rehabilitated from January 1, 2003 – June 30, 2003:**

***\$280,749***

**MAPS:**

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

# Map 1

# Map 2

# Map 3

# Map 4

## **Narrative D: Continuum of Care**

Consistent with the objective to prevent homelessness, address emergency and transitional housing needs of individuals and families, and increase the percentage of individuals and families transitioning to permanent housing, the City of Oakland participates in the Alameda County Continuum of Care Partnership, which seeks to address homelessness on a regional basis. In response to HUD's 2002 "SuperNOFA" funding process, the Continuum of Care Partnership submitted a coordinated application for activities throughout the county, including activities within the City of Oakland.

From this consolidated application, the United States Department of Housing & Urban Development (HUD) awarded \$19.59 million to support new and existing programs serving homeless people in Alameda County. These grants will sustain fifty-four existing programs county-wide, sustain permanent and transitional housing and provide additional support services to homeless families and individuals throughout Alameda County. In addition, one new program will construct and operate ten new units of permanent supportive housing for homeless families at the former Alameda Naval Station.

Out of the \$19.59 million awarded under the SuperNOFA, approximately \$6.06 million will benefit 12 Oakland-based agencies<sup>1</sup> or agencies serving people in Oakland.

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

The 2002 SuperNOFA award included three grants directly to the City for over \$2.32 million in multi-year renewal funding to support the City's Homeless Families Support Network (HFSN), Matilda Cleveland Transitional Housing (MCTHP), and the City's Scattered Sites Transitional Housing Program/Families in Transition (THP/FIT).

HFSN is a continuum of services intended to assist homeless persons off the street and into shelter and/or other temporary housing, transitional housing and ultimately, permanent housing. For the 2002 HUD program year, 523 families were housed through this program.

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<sup>1</sup> Oakland Homeless Families Program/Families In Transition, City of Oakland's Families In Transition, City of Oakland's Homeless Families Support Network/Supportive Housing Program (the City and 3 service agencies), City of Oakland's Matilda Cleveland Transitional Housing Program, Homeless One-Stop Welfare-to-Work Employment System, Ark of Refuge/Walker House, Jobs For The Homeless One-Stop Welfare-To-Work, and Alameda County Homeless Youth Collaborative I and II, Rosa Parks Transition House and Health, Housing and Integrated Services Network.

The MCTHP, currently administered by the Travelers Aid Society, operates a 14-unit transitional housing facility for families with children, providing childcare, employment training, psycho-social assessment and health care services. For the 2002 HUD program year, 13 families were housed through this program.

The City's THP/FIT also administered by the Travelers Aid Society provides transitional housing and support services for low-income families. This scattered-site housing program houses up to 14 families of up to 50 individuals for up to 24 months. For the 2002 HUD program year, 7 families were housed through this program.

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

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

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

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

<sup>1</sup> Includes services provided under the City's Homeless Mobile Outreach Program, Oakland Army Base Winter Shelter and Emergency Housing Program.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Matilda Cleveland Transitional Housing Program</b></p> <p><i>8314 MacArthur Boulevard Oakland, CA</i></p>	<p>Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing</p> <p>3 - SRO 2 - 1 bedroom 3 - 2 bedroom 6 - 3 bedroom</p>	<p>15 families</p>	<p>Assisted 11 families during operating year. Families served consisted of 11 adults and 20 children. Clients served received transitional housing and supportive services and other stabilizing services focused on the clients obtaining permanent housing</p>
<p><b>Sentinel Fair Housing</b></p> <p><i>Citywide</i></p>	<p>Landlord-tenant mediation services to prevent evictions</p>	<p>Assist in preventing evictions. (The funding for this organization will also pay for Fair Housing services.)</p>	<p>Addressed 320 landlord tenant cases, and provided education and referrals to 2456 families/individuals.</p>
<p><b>Supportive Housing Program (SHP)</b></p> <p><i>1) 559 - 16th Street 2) 520 - 16th Street 3) 1900 Fruitvale, Suite 3E</i></p>	<p>Provide a continuum of services, shelter and transitional housing through a network of agencies to homeless families</p>	<p>Assist 150-204 families</p>	<p>Assisted 224 families consisting of 276 adults and 474 children. Temporary shelter, transitional housing and supportive services provided to SHP clients.</p>
<p><b>Transitional Housing Program (THP)</b></p> <p><i>1)173 Hunter Avenue 2)1936-84th Avenue 3)5239A-5241 Bancroft Avenue 4)2400 Church Street/ 6850 Halliday Avenue 5)3501 Adeline Street 6)3824 West Street</i></p>	<p>Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing</p> <p>3 - 1 bedroom units 4 - 2 bedroom units 2 - 3 bedroom units</p>	<p>11-19 families</p>	<p>Assisted 6 families. The 6 families consisted of 7 adults and 10 children. Clients received transitional housing at scattered single family sites, supportive services and other stabilizing services focused on the clients obtaining permanent housing.</p>

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

<b>ACTIVITY NAME</b> <b>LOCATION</b> <b>CEDA Area</b>	<b>DESCRIPTION</b> <b>OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<b>Winter Relief Program</b> <i>City Wide</i>	Emergency food and temporary shelter during winter months	1,800 persons	Reported to date, 1,585 persons were served through the WRP. 57 cases of homeless prevention assistance were provided, 10,759 shelter bed nights provided, 1,765 bed nights of hotel/motel vouchers were provided, 1,066 units of case management, 803 units of food services, and other services.

## **Narrative E: Other Actions**

The 2002-2003 Consolidated Plan Action Plan identified a number of other actions that the City and other entities would undertake to further the goals and objectives of the Consolidated Plan. This section lists those actions and provides information on actual accomplishments. The original goals and objectives are in normal text; all accomplishments appear in *italicized text*.

### **1. Actions to foster and maintain affordable housing**

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

*No existing assisted housing project “opted-out” from their subsidy contracts during the program year. The City provided financing and/or support to several existing assisted housing projects to ensure that rent and income restrictions are maintained and extended.*

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

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

- Work will continue on development of specific rezoning actions consistent with the recently revised Comprehensive Land Use and Transportation Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City’s housing needs.

*The City continues to work on the rezoning project. In the interim, the City has adopted “Best Fit” guidelines to deal with any inconsistencies between current zoning and the General Plan land use designations.*

- The City will complete the revision and update of 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.

*A draft Housing Element was published in June 2003. Completion of the final Housing Element and approval by the State of California is anticipated during the 2003-04 program year.*

- The City will continue to work to develop a broader community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work with the Non-Profit Housing Association of Northern California and the East Bay Housing Organizations, as well as developing its own education and outreach activities.

*The City continued to participate in these activities.*

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

*The City began work to purchase and implement a comprehensive replacement for its computerized Permit Tracking System. When completed, this will provide for faster and more efficient processing of zoning and building permit applications and allow staff and the public access to more information about specific parcels and applications.*

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

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

- Continue attempts to expand the amount of resources available. In particular, the City will actively support a \$2.1 billion bond measure on the State ballot to provide funding for an array of housing programs including homeless assistance, rental housing and homeownership.

*The bond measure was approved by the voters in November 2002. The City will maximize the use of these resources through direct applications and by supporting applications by developers for funding made available by this bond issue.*

- 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.

*\*\*\*no information available*

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

*Because of the need to focus on the State-wide bond campaign, work on a county-wide trust fund was not pursued.*

## b. Coordinating Resources

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

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

- Improve processes within the Community and Economic Development Agency (CEDA) to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency.

*The City has begun work to acquire a comprehensive loan and grant management system to handle all aspects of its programs, including grant allocation, application processing, loan origination, construction lending and monitoring, post-occupancy monitoring, IDIS interface, and query and reporting functions.*

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

*Efforts to use project-based Section 8 have been hampered by federal rules prohibiting the use of this resource in census tracts with poverty rates greater than 20 percent. This would exclude most of the rental housing areas of the City, including areas with SRO housing.*

*The City, the Oakland Housing Authority, and local nonprofits submitted a proposal and received a waiver from HUD that allowed the Authority to utilize project based Section 8 assistance for the Mandela Gateway Project to project-base 30 units. The Authority is planning to submit Advertising and Selection Criteria to HUD, which would allow for 220 project-based units.*

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

during the coming year is to develop specific actions to be taken by these cities to increase the supply of affordable housing throughout the County.

*The City continues efforts to ensure that all cities provide their “fair share” of affordable housing to meet regional housing needs. This includes support for legislation that would provide penalties for failure to meet State requirements for development of a Housing Element.*

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

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

*The City has worked closely with LISC to implement a second three-year capacity-building program known as Partners in Community Development.*

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

*Support was provided to several Community Housing Development Organizations for operating costs. These grants included specific capacity building components, particularly in the area of improved management and accounting systems, training, property management and asset management.*

- 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.

*No new CHDOs were created/certified this year. The City continued to work with existing CHDOs to ensure that low-income representation was maintained.*

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

*Throughout the operating year, technical assistance was offered to homeless services providers administering the City’s shelter and transitional housing programs.*

#### d. Participation of For-Profit Organizations

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

*Efforts to work with secondary market providers and employers to develop corporate participation have not proven successful. Additional outreach is being explored.*

- 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.

*Alliance partners continue to explore additional means to inform the public about homeowner opportunities.. We will continue to add products, resources and services that further the goal of increasing homeowners within the City.*

*As part of National Homeownership Month, the City again partnered with a team of representatives from the lending community, real estate professionals, title companies, housing service providers and non-profit counseling agencies and hosted its 3<sup>rd</sup> Annual Homeownership Fair, "Keys to Homeownership," this year in four (English, Spanish, Cantonese and Vietnamese) languages. The Fair was free to the public and included informational homebuyer workshops, booths, music and food, etc. Classes covered down payment assistance funds, understanding budgeting and credit issues, purchasing a home, working with a real estate professional, choosing the right mortgage and basis home maintenance and repair. Approximately 1,000 residents attended.*

*Along with Freddie Mac, the City cosponsored a Bay Area Community and Economic Development Conference for churches and other faith-based organizations. The Conference was designed to provide knowledge of options available to faith-based groups through a series of 'How-To-Do-It' workshops presented by M.C. Vision Ministries. Follow-up classes are continuing.*

- 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.

*The City continues its efforts through the Alliance and other institutions to increase the amount of available capital to provide mortgage lending services to low- and moderate-income individuals and by exploring all available markets to*

*promote existing lending programs and to create new programs that improve and expand homeownership opportunities.*

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

*The City continues to explore additional programs. The Community Reinvestment Commission is not functioning as no commissioners have been appointed. The City's anti-predatory lending legislation approved November 2002, remains under appeal. The ordinance requires that banks and other private financial institutions seeking City business under the Linked Banking Service Program; seeking to participate in any development project financed by City or Agency loans or grants; or seeking to participate in mortgage programs sponsored by the City must certify that they do not engage in predatory lending practices. The anti-predatory lending legislation will ensure that institutions that engage in predatory lending practices will not receive credit toward the Fair Share Goals for predatory loans.*

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

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

#### 4. Public Housing Improvements

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

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

- Consolidation of all senior site property management activities under one management team.

*The Housing Authority has consolidated all of its senior sites and management activities under one management team. The Authority currently operates 5 senior sites with a total of 383 units. The restructuring has improved customer service for elderly residents.*

- The Authority has implemented the Police-In-Residence program for selected sites to enhance security measures.

*The Police in Residence program has been successful. Currently there are four officers living in public housing units. The presence of police officers in the properties has not only helped deter crime but has provided role models for the youth in the community. The officers participate in many of the resident activities and are visible members of the community.*

- Through their current banking services provider, the Authority has implemented a new Lock Box rent collection process which provides security and convenience for residents paying their monthly rent.

*The Lock Boxes have proven to be a great success in providing security and convenience for residents paying their monthly rent.*

- A solid waste management analysis has been completed for all OHA sites. Problem sites have been identified and corrective measures have been implemented. This effort will address health and safety issues relative to excess trash and debris and enhance the curb appeal of OHA properties. Increased site monitoring by senior management staff has also provided an additional means of identifying specific concerns before they become major problems.

*An effort to increase curb appeal in Oakland Housing Authority properties has begun at all sites. The solid waste management analysis focused on volume of the bins for each property site. The analysis allowed OHA to adjust the volume of containers ordered to prevent the garbage from overflowing.*

- The Oakland Housing Authority will also continue to 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.

*The major area of focus for QHWRA has been waiting lists and verification of income for the families. Lead Hazard testing and hazardous materials handling is in the process of being addressed.*

b. Improvement of the Living Environment

*i. 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 3rd phase of Lockwood Gardens (the final 142 of the 372 total units).

*The comprehensive modernization of the 3<sup>rd</sup> phase of Lockwood Gardens is currently out to bid. OHA is anticipating the completion date of the final 142 units to be February 2005.*

Several smaller sites will undergo dramatic rehabilitation:

- 2005 E. 21st Street (8 units)

*This project is in progress*

- 5825 Canning St. (14 units)

*This project was completed and reoccupied.*

- 2202 Mitchell St. (7 units)

*This project is in the process of going out to bid*

Additionally, after demolition of the West District Office, located in Peralta Villa, a new building will be built including not only office space for administration but community space for meetings and programs offered by the Authority.

*The Peralta Multi-purpose Building has been demolished and construction has begun. The project is expected to be completed in the Spring of 2004.*

The Housing Authority's Capital Fund Annual Plan for FY 2002 will be finalized when we are notified by HUD of the exact amount of funding to be received. We anticipate a grant of approximately \$8.5 million for the fiscal year.

*The Capital Fund Annual Plan for FY 2002 was approved by HUD.*

ii. *HOPE VI Activities*

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

- 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 fall 2002. (The Capital Fund program will be used to complete the modernization of the units in Phase III at Lockwood Gardens.) The community and supportive services portion of the grant has been completed.

*The final construction phase of the HOPE VI program is out to bid. OHA is anticipating the completion date of the final 142 units to be February 2005.*

- 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 1114-14<sup>th</sup> Street in West Oakland, in conjunction with larger neighborhood and community revitalization plans. The Chestnut Court HOPE VI project is now referred to as "Chestnut Linden Court". Chestnut Linden Court will create a 151 unit affordable housing development providing affordable housing opportunities to 149 low and very low-income families (the other two units are set aside for management employees) on two sites located one half block from each other. The project is consistent with the 1998 Chestnut Court HOPE VI Revitalization Plan. The project will contribute to the revitalization of the West Oakland

neighborhood through the redevelopment of a severely distressed public housing project and the conversion of a former light industrial site into residential use.

*The Chestnut Linden Court project is currently being reoccupied. The project is expected to be fully occupied by September 2003. The homeownership units have all been sold or are in the process of closing escrow.*

- Westwood Gardens (now known as Mandela Gateway)

In 1999, The Authority received a \$10 million Hope VI grant to fund a comprehensive redevelopment of Westwood Gardens. All 46 units will be demolished and 20 public housing, 40 tax credits & 14 for-sale units will be built on the site. Additionally, 26 public housing, 56 tax credit and 5 for-sale units will be built off-site in the immediate neighborhood. The community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.

*The site has been demolished and is in the process of being rebuilt with mixed-finance/ mixed-income housing to blend into the surrounding neighborhoods.*

- Coliseum Gardens

In 2000, the Authority received \$34.5 million to demolish all 178 public housing units at Coliseum Gardens. A Request for Proposals will be issued in June 2002 to rebuild 97 public housing units, 202 affordable housing units, 64 senior units and 33 homeownership units on the original site and 18 adjacent or nearby parcels. Eighty-one of the public housing units will be replaced and 240 units of affordable housing will be developed offsite at a site or sites to be determined.

*The existing residents of Coliseum Gardens have been relocated. The project has been awarded to EBALDC and Related Companies. Tax Credits have been awarded to the project and gap financing has been identified.*

- iii. Public Housing Drug Elimination Program (PHDEP)

The Oakland Housing Authority is winding down the remaining PHDEP grants as the HUD has discontinued funding for the program. The Authority will continue community policing activities at the six largest public housing developments and specific targeted smaller sites scattered throughout the City of Oakland with funding from the Operating Budget. Support services will be provided by community service partners as four of the six largest developments are also HOPE VI sites. Additionally, the Boys and Girls Club will continue their clubhouses on-site at Lockwood Gardens, Coliseum Gardens and Peralta Villa.

*The 2002 PHDEP grant has been closed out. The program was not funded for FY 2003. The Authority continues to conduct policing activities at the six largest*

*public housing developments and specific targeted sites throughout the City of Oakland from funding from the Operating Budget.*

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

<b>Name of Grant Program and Description</b>	<b>Partners</b>	<b>Accomplishments</b>
<p><b><i>Resident Uplift and Economic Development (RUED)</i></b>            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 &amp; Girls Club, Oakland Community Housing Inc., Westside Economic Development Corporation, City of Oakland – Enhanced Enterprise Community, Eden Housing</p>	<p><i>Grant was closed on March 2003</i></p>
<p><b><i>Tenant Opportunity Program / Technical Assistance Grant (TOP/TAG)</i></b>            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><i>These grants awarded the Resident Advisory Board were close on May 2003.</i></p>
<p><b><i>HOPE VI (Chestnut)</i></b>            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 &amp; 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 &amp; Safety Initiative, Oakland Unified School District, Women’s Economic Agenda Project, YMCA, Weed and Seed</p>	<p><i>Families continue to receive community and supportive services through HOPE VI partner agencies.</i></p>

<b>Name of Grant Program and Description</b>	<b>Partners</b>	<b>Accomplishments</b>
<p><b><i>HOPE VI (Westwood)</i></b>  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 <sup>th</sup> Street McClymonds Corridor Initiative (Hewlett Foundation/San Francisco Foundation), America Works Partnership	<p><i>Families continue to receive community and supportive services through HOPE VI partner agencies.</i></p>
<p><b><i>HOPE VI (Coliseum)</i></b>  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><i>Families continue to receive community and supportive services through HOPE VI partner agencies.</i></p>
<p><b><i>Welfare-to-Work Mentorship Program</i></b>  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><i>Residents continue to receive assistance to ensure compliance with welfare-to-work regulations.</i></p>

## 5. Public Housing Resident Initiatives

### a. Resident Participation in Management

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

*The Oakland Housing Authority continues to pursue several courses of action for increasing resident participation in the management of public housing including strengthening the existing Resident Council by expanding programs that provide resident job training and employment. The Authority continues to solicit resident input on the Authority's Annual Plan, which includes the Capital Fund Program.*

#### 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.

*The grant has been closed out.*

### b. Resident Opportunities for Home Ownership

Through the HOPE VI program, the Authority is developing approximately 120 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.

*The Oakland Housing Authority continues to explore opportunities for homeownership for residents of public housing and Section 8. The Authority continues to collaborate with the City of Oakland, non-profit agencies, and others to encourage residents to become homeowners. OHA has had two program participants purchase homes. There are six additional participants in the process of obtaining their financing to purchase homes in the Chestnut Linden Hope IV homeownership units.*

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

The new regulations, effective January 10, 2002, have added several steps to our loan and rehabilitation process. We will continue to require completion of the Request for Lead Evaluation and Consultation Services referral form as part of the loan application package for our Home Maintenance and Improvement Program, as well as the grant application for our Lead-Safe Housing and Paint Grant Program.

*Homeowners making application for the HMIP loan are required to complete and sign a Request for Lead Evaluation and Consultation Services form. The Mortgage Advisor faxes the form to ACLPPP. A database of the referrals sent is updated by RLS staff.*

*Staff from ACLPPP contact the homeowner and schedule a risk assessment inspection. If there are children under six years of age in the home, a counseling session with a Health Educator is also scheduled with the family. A copy of the risk assessment report is forwarded to the Rehabilitation Programs Supervisor for review and the referral database is updated to record the report receipt.*

*The Risk Assessment is then forwarded to the responsible Rehabilitation Advisor to incorporate the findings in the rehab project scope of work. Where necessary, a lead-certified contractor is included in the bidding process.*

As a member of the Joint Powers Authority for the Alameda County Lead Poisoning and Prevention Program (ACLPPP), we will continue to refer program participants for lead risk assessment, education and clearance testing.

*JPA referrals in FY 2002-03 were as follows*

- *For lead risk assessment: 246 (Goal 330)*
- *For education (public education events): 105 (Goal 33)*
- *For clearance testing: 125*

The jurisdictional collaborative established in December 2000, will also continue to work with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) staff to develop contractor certification examination preparation classes, as well as more frequent certification training classes. In addition, the collaborative is researching lower-cost (lead work) insurance premiums and developing consistent lead-work standards for contractors who might work in several of the member jurisdictions. Outreach efforts are ongoing in all jurisdictions to recruit more contractors. The City of Oakland's Residential Lending and Rehabilitation Services Unit will host another "Contractors' Roundtable" to provide an educational forum about lead, certification training, the rehabilitation programs funded by the City of Oakland and the opportunities available for small, local contractors who are lead certified.

- *Classes held: (5) one-day classes on Lead Safe Work Practices for Painting, Remodeling & Maintenance; (2) three-day classes for Workers; and (2) five-day classes for Supervisors/Project Monitors.*

*Prices for our contractors and their workers were reduced from \$125 to Free; \$400 to \$30 and \$575 to \$50 respectively to increase participation.*

- *Work standards have been established in each jurisdiction and contractors are encouraged to advise of any differences that may create financial or operational difficulty in concluding projects successfully.*
- *No Contractors Roundtable was held*

## **7. Coordination**

The 2001-2002 Action Plan described a variety of actions to be pursued to facilitate greater coordination among:

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

These actions are listed below, with accomplishments shown in *italics*.

- The City and the Oakland Housing Authority will work to coordinate project-based rental assistance provided by the Housing Authority with housing development projects sponsored by the City. The City has reviewed and commented on the guidelines used by the Housing Authority in allocating such funds, and the Housing Authority has included consistency with the Consolidated Plan among its criteria.

*In collaboration with the City, the Oakland Housing Authority was successful in obtaining a waiver from HUD for the HOPE VI-funded renovation of the Westwood Gardens (Mandela Gateway) project.*

- The City will continue to attend and participate in meetings of East Bay Housing Organizations, an umbrella organization comprised of nonprofit housing developers, housing advocacy organizations, fair housing providers, and service organizations. These meetings are also attended by representatives of the Oakland Housing Authority and other local governmental housing and social service agencies.

*The City continues to attend and participate in these meetings.*

- 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. 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 (COCPC) and the Management Information Systems (MIS) sub-committee of the COCPC 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 further the implementation of the standardized intake form into a county-wide MIS to be shared electronically among participating Alameda County homeless service providers. This will require the partners to conduct an inventory of all providers' current capacity to meet all minimum standards and system requirements. Training and resources needed to fill the gaps will be identified. After needed resources are identified, needed equipment must be obtained. Then the designing and implementation of a training and technical assistance program must be put in place to ensure minimum level of MIS competency for all participating agencies.

*The City has made the piloted county-wide Standardized Intake form a requirement for all homeless services/housing agencies funded by the City's homeless service and housing programs. Required intake form is included in the general requirements for the 2002/04 contracts. The City continued its support to ESN during the 2002/03 program year.*

- The Oakland Housing Authority and the City will continue to work with nonprofit and for profit housing providers and an array of government and nonprofit service providers as part of the implementation of the Shelter Plus Care and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH) programs.

*The Oakland Housing Authority and the City of Oakland have continued to work with nonprofit and for profit housing providers and array of government and nonprofit service providers as a part of the implementation of the Shelter Plus Care and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH) programs. The Authority has successfully collaborated with the Alameda County Housing*

*Authority and Community Development Office to secure continued funding from HUD in support of the Shelter Plus Care Program.*

- 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 continues to collaborate with Alameda County Department of Social Services and Family Services to implement the Family Unification Program (FUP). The program provides assistance to families that show the lack of adequate housing is the sole remaining barrier to reuniting children placed in foster care with their parents. The Authority successfully graduated 21 families who were no longer in need of enhanced supportive services and placed them into the Section 8 program. This program has greatly increased the number of families able to be served by FUP. Currently 17 new families have been assisted.*

- 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.

*OHA's contract with ACSSA ended 2 years ago. OHA willingly ended the contract early in response to limited resources. OHA continues to partner by working with all CalWORKS clients to refer them to services and to provide encouragement and guidance that supplements the efforts of ACSSA CalWORKS case managers..*

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

*The City is a grantee of the HUD 2002 HOPWA grant. The City has entered into its eleventh grant agreement with HUD for this program. The types of services, housing developments, and assistance provided by ACHCD and CCCCDD are driven by the strategically developed AIDS Housing Plans for each county. To date, completed AIDS housing units have been increased by approximately 157 bedroom units within the Oakland EMSA. More than 77 housing development, rehabilitation and acquisition projects are yet underway. Each county has taken the appropriate actions to allocate HOPWA funds and other funds that compliment in order to*

*maintain current level of housing and services, create set-aside units for persons with HIV/AIDS and their families, mainstream and affordable housing, and technical assistance to HIV/AIDS housing and service providers.*

- Alameda County HCD, the City of Berkeley, and the City of Oakland will ensure the continued implementation of the Alameda County-Wide Continuum of Care Plan developed and adopted in 1997. The mission of this plan is to coordinate homeless planning efforts throughout Alameda County to better develop a more comprehensive and coordinated homeless service delivery system. A "continuum of care" plan defines services from prevention of homelessness, through a person's first contact with the "system" of emergency assistance and shelter, transitional housing and services, and permanent housing and jobs. A structure is established for inter-jurisdictional and community cooperation, detailing specific goals for achieving improvement in 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 are overseeing the execution and administration of activities defined in the Plan.

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

- 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.

*Lists of assisted housing developments are updated annually. A list of over 65 Oakland-based homeless service and shelter providers, transitional/supportive housing providers, drug rehabilitation programs and non-profit housing development agencies is currently maintained. These resources are also available on the City's web site.*

- The Eden Information and Referral Service (Eden I & R) maintains a comprehensive listing of housing and services available to homeless people throughout Alameda County. An annual directory is produced for all of Alameda County, referred to as The Blue Book - Directory of Human Services for Alameda County.

*Eden I & R completed and made available the 2002-2003 edition of the Directory of Human Services for Alameda County, referred to as the "Big Blue Book". In this*

*edition, over 100 new agencies were added and changed to more than 250 agencies were made and noted. The Big Blue Book is published every other year. Eden I & R publishes a supplement to the Big Blue Book half way through the two-year directory cycle in order to inform subscribers of significant changes and new programs. This supplement is **free** with the purchase of the Big Blue Book.*

- The City's Community and Economic Development Agency will continue to work with Alameda County, the City of Berkeley, and a non-profit agency to obtain funds and staffing to operate a temporary winter shelter at the Oakland Army Base. Said shelter with transportation services to the shelter will be available to the homeless population who are unable to access the existing inventory of shelters within Oakland during the cold and rainy seasons.

*The City, along with Alameda County and the City of Berkeley provided funds to operate the Oakland Army Base Temporary Winter Shelter (OABTWS) from November 15, 2002 through April 15, 2003, providing temporary shelter to over 996 clients. The OABTWS, operated by Operation Dignity provided 28,766 units of transportation, 7,200 showers, 14,365 shelter bed nights, 14,655 meals and provided over 8,600 units of case management. Of the 996 clients served, 73% were male and 26% were female. Twenty-one percent of the clientele served were white, 71% were black, 2% were Asian/Pacific Islander and/or American Indian, 4% were of Hispanic origin, and 3% identified themselves as "other".*

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

*The City continues to be an active participant in the Alameda County Lead Poisoning and Prevention Program, as described above in the discussion on actions to abate hazards from lead paint.*

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

*Progress continues to be made. The number of homeowners has increased by more than 1700. Additional partners include the Unity Council, Lao Multilingual Homeownership Center and ACORN Housing Corporation. Alliance partners continue to seek to make additional resources available to potential homeowners.*

- 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 is available in as many as 20 cities in the greater Bay Area.

*The Lease Purchase Program administered by East Bay Delta Housing & Finance Agency is no longer operating. Several purchases were completed in several cities; few in Oakland. A new Lease Purchase Program was launched June 2003.*

- 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 semi-annual status reports to the City Council 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.

i. 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 32 loans to date totaling nearly \$8.3 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.

ii. 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.

**10. Anti-Poverty Strategies**

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

- Local Hiring Goals on City-funded Projects.

*Millions of dollars count toward local hiring. These dollars are paid out to Oakland residents working on public and private projects.*

*On July 16, 2003, the City of Oakland adopted a new Local Employment Program (LEP) for the City of Oakland and Redevelopment Agency. The new LEP maintains a two-tiered structure. Tier 1 is a workforce goal that 50% of the total project workforce hours (on a craft-by-craft basis) must be performed by Oakland residents. Tier 2 is a new hire goal. In this instance, 50% of all new hires (on a craft-by craft basis) must be Oakland residents. The first new hire must be an Oakland resident and every other new hire thereafter. In order to support the new goals, the City of Oakland maintains a data base of skilled and unskilled Oakland residents. The collection, maintenance and referral of this data is referred to as the Local Construction Employment Referral Program (LCERP).*

*The LCERP partners with 35 Community Based Organizations, (CBO) that serve a variety of qualified individuals of all races, languages, skill levels and physical abilities and refer a continuous pool of construction workers to the City. This pool of workers is maintained in a referral data bank. With a 3-day notice, workers may be referred in response to a request by an employer.*

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

- 15% Apprenticeship Program.

*The City meets the 15% apprenticeship goals through public and private projects.*

*On January 26, 1999, the City Established a 15% Apprenticeship Program in order to increase Oakland resident participation as apprentices. The policy provides for a 15% apprenticeship hiring goal that is based on total hours worked 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. On May 16, 2000, the incentive and punitive guidelines were added to the policy. The incentive and punitive guidelines include three major areas of importance: Incentive, Punitive/penalties, and Waivers. A detailed information report to City Council is in progress to track the outcome of this policy.*

- Living Wage Ordinance

*The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” (currently \$9.58 per hour with health benefits or \$11.02 per hour without benefits) to employees of business under a City contract or receive financial assistance from the City. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.*

- 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.

*Supportive services continue to be offered in a number of housing projects.*

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

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

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

*no information available for this program year*

- Business Opportunities for Public Housing Residents

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

*The Oakland Housing Authority continues to expand opportunities to public housing residents to establish small businesses. The Authority has developed a new procedure to track Section 3 compliance.*

- 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.

*Job placement of activities is supported by a variety of community-based organization that provides residents access to job readiness, job referral, and job placement assistance. In addition, to the Authorities Resident Internship Program, residents also have the opportunity to enroll in various job training program in construction, customer services and computer operation.*

- Section 8 Family Self-Sufficiency Program

The Authority's Family Self-Sufficiency Program (FSS) assists residents with becoming self-sufficient and saving for the future. Over 150 Section 8 households currently participate in the program and the Authority will continue to encourage additional families to participate. Residents graduating from the program may use their saving accounts for educational expenses or can participate in a first-time homebuyers program. The Authority is attempting to increase its FSS program to over 300 participants in the next year and a half.

*The program has increase to 286 participants from 150.*

- 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.

*There were no applications to the Youthbuild Program during the program year.*

- Workforce Development Program

The Workforce Development Program seeks to align and integrate Economic/Business Development and Workforce Development strategies and services within CEDA, including direct support for First Source Agreements and one Stop Capital loan placement mandates, business attraction efforts and Neighborhood Commercial Revitalization priorities. Approval and implementation of the WIB Business Services Plan including the hiring and systems integration of a private sector business services vendor, 100% expansion of the Enterprise Zone Tax Credit program, expansion of employer-based training initiatives funded with new money from the Employment Training Panel, and other new revenue generating ventures. Implementation of the Youth Services strategy formulated by the WIB Youth Council that improves the capacity of services providers and strengthens service integration among providers. Development of an entry-level skills certification system that "guarantees" that all applicants referred to employers possess adequate work maturity, basic and life skills.

### Career Development Services:

- *Provided self-directed job search services to over 10,000 individuals in the Oakland One-Stop Career Center network.*
- *Expanded the scope of the Career Center network to six sites, serving the diverse geographic and cultural range of the Oakland populace, including job search resources in over a dozen languages.*
- *Enrolled 332 youth into career development services, including job readiness and skill development training as well as job placement assistance.*
- *Enrolled 496 adult clients into intensive training services for a wide variety of career paths.*
- *Placed 535 adult clients into new jobs, offering opportunities for sustainable career development and economic self-sufficiency.*
- *Placed 68 youth clients into new jobs, in many cases for the first time in their lives.*
- *Expanded the City of Oakland's Day Labor Hiring Hall program to host over 1,000 clients monthly, generating over 300 job placements each month as well as life-changing skill development opportunities for this primarily recent immigrant population.*
- *Hosted the annual Oakland-San Leandro Job Fair at the Network Associates Coliseum, bringing together hundreds of job seekers and local firms with job opportunities.*
- *Brought new direction to the Oakland Mayor's Summer Jobs Program, an effort with a 30 year history. By bringing the program under the auspices of the Oakland Workforce Investment Board, funds and resources were leveraged to provide more quality training and placement opportunities to Oakland youth than ever before. The program trained more than 900 youth and placed nearly 400 in jobs.*

### Business Services:

- *Processed an estimated 5,000 Enterprise Zone tax vouchers for Oakland firms, allowing these companies to avail themselves of one of the most lucrative tax incentive programs in the nation, and assisting with the City's business attraction and retention strategies.*
- *Pioneered a unique partnership with the firm Ultimate Staffing to serve as the Business Services vendor for the Oakland Workforce Investment Board. In six months of activity, Ultimate forged relationships with 29 Oakland firms, and placed 30 individuals into jobs, with a 75% retention rate.*
- *Hosted a widely attended "Open for Business" forum in October, 2002, which drew several hundred business and community leaders together to learn about the City of Oakland's plans to serve local businesses and thereby strengthen the foundation of Oakland's economy.*
- *Hosted the Oakland/San Leandro Job Fair that matched more than 800 job seekers with more than 40 employers.*
- *Expanded the City's Workforce Development website to offer resources for job seekers and businesses, including links to innovative hiring tax credit resources not generally available anywhere else.*

## Life Enrichment Agency Programs

Since 1971, the City of Oakland has been the Community Action Partnership (CAP) (formerly Community Action Agency), 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.

The Oakland CAP prepares an annual 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 CAP will be used, along with those related activities carried out by grants which the CSBG funds are used to administer.

Anti-Poverty Actions to be Carried Out by City of Oakland Life Enrichment Agency, FY 2002-2003

PROJECT/PROGRAM NAME, ADDRESS, CD DISTRICT (OR CITYWIDE)	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS ASSISTED	ONE YEAR GOALS	ACCOMPLISHMENTS
<p>Community Action Partnership</p> <ol style="list-style-type: none"> <li>1. Welfare to Work</li> <li>2. Hunger Relief</li> <li>3. Childcare Assistance</li> <li>4. Advocacy</li> <li>5. Senior Support</li> </ol>	<ol style="list-style-type: none"> <li>1. Provide job training, placement, education, case management and support services</li> <li>2. Provide well balanced meals and assistance for emergency housing</li> <li>3. Provide child care and other support services</li> <li>4. Provide advocacy, support, and education to increase awareness on issues that assist low income ability to reach self-sufficiency</li> <li>5. Increase older workers' employability and skills by providing range of employment and training services</li> </ol>	<p>Low income households and individuals including TANF recipients, Head Start families, seniors, non-custodial parents</p>	<ol style="list-style-type: none"> <li>1. Provide services to 150 clients - 75 ongoing clients and 75 new clients</li> <li>2. Provide 40,000 brown bag meals for families</li> <li>3. Provide childcare for up to 98 families</li> <li>4. Host, sponsor and facilitate community forums on a range of identified issues such as housing, energy, etc.</li> <li>5. Provide service to 16 low income older adults</li> </ol>	<ol style="list-style-type: none"> <li>1. The Department of Labor Welfare To Work grant has been completed. Services were provided to 150 clients.</li> <li>2. 40,000 brown bag meals were provided to families.</li> <li>3. 98 families received childcare.</li> <li>4. Four community forums were sponsored.</li> <li>5. 16 low income older adults received services.</li> </ol>
<p>Oakland Head Start, 150 Frank Ogawa Plaza, 5<sup>th</sup> Floor, Oakland, CA 94612 Citywide</p>	<p>Provide comprehensive early childhood development services to 1,435 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>As specified by Head Start Performance Standards.</p>	<p>1,408 children served (1,163 for the City and 245 for our Delegate Agency, The Spanish Speaking Unity Council)</p>

Anti-Poverty Actions to be Carried Out by City of Oakland Life Enrichment Agency, FY 2002-2003 (cont'd)

PROJECT/PROGRAM NAME, ADDRESS, CD DISTRICT (OR CITYWIDE)	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS ASSISTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Oakland Early Head Start, c/o 150 Frank Ogawa Plaza, 5 <sup>th</sup> Floor, Oakland, CA 94612 Citywide	Provide comprehensive parenting and early childhood development services to 200 low-income Oakland children ages 0-3 and their families.  Operation of this program is delegated to the Spanish Speaking Unity Council.	Low income families below the federal poverty level, or TANF recipients. Up to 10% of families may be above the income guideline.	As specified by Early Head Start Performance Standards.	200 children & families served.
ASSETS Senior Employment Program 150 Frank Ogawa Plaza	Increase skills, self confidence, and employability using classroom training, work experience, and personalized guidance in job seeking efforts	Residents of Oakland, Berkeley, Albany and Emeryville, aged 55 and older meeting Department of Labor low income guidelines	Serve a minimum of 225 low-income adults; enroll 135 into program, place 38 into unsubsidized jobs with average wage at placement of \$7.25 hourly.	179 low-income adults were enrolled and 66 were placed into unsubsidized jobs with average wage at placement of \$7.25 hourly.
Multipurpose Senior Services Program 150 Frank Ogawa Plaza	Case management for frail, elderly persons to allow them to remain in their own homes, avoiding early institutionalization.	Age 65 and older, Medi-Cal recipients, reside in Oakland, Emeryville, and 2 zip codes in Berkeley.	Will provide case management services to 410 individuals	402 individuals were provided case management services.
Linkages 150 Frank Ogawa Plaza	Case management for adults with disabilities and frail elderly persons that enables them to live independently in the community and avoid unnecessary institutionalization	Frail elderly persons and adults age 18 and older with disabilities, living in Oakland and willing and able to participate in the case management process	Will provide case management services to 250 individuals.	250 individuals were provided case management services

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

### 1. Leveraging

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

- The Oakland Redevelopment Agency made available \$11,689,724 in funds from the Low and Moderate Income Housing Fund. Funds were allocated as follows:

Housing Development	\$4,990,130
First-time Homebuyers	\$1,350,000
Debt Service on Bonds for Housing Activities	\$3,108,318
Debt Service for Henry J Robinson Center	350,000
Staff and Overhead	\$1,891,276
<b>TOTAL</b>	<b>\$11,689,724</b>

- The City's first time homebuyer program leveraged \$11,917,380 from private bank lending and \$649,535 in equity investment (downpayments) from individual homebuyers.
- Low Income Housing Tax Credits were awarded to the following projects:
  - Casa Velasco was awarded \$2,210,191 in Federal Credits.
  - Lake Merritt Apartments was awarded \$1,956,208 in tax credits.
  - Northgate Apartments was awarded \$ 9,105,855 in Federal and State Credits.
  - Oak Street Terrace Senior Housing was awarded \$4,585,000 in Federal Credits.
  - Oakland Housing Authority was awarded \$29,784,000 in State Credits.
- Other financing awards for housing development include assistance for the following projects:
  - Downs Senior Housing received \$85,000 from the Federal Home Loan Bank's Affordable Housing Program (AHP).
  - DRACHMA received \$55,000 in Alameda County Lead Poisoning Prevention Program funds.
  - Eastmont Court received \$126,000 in AHP funds, \$342,743 in Alameda County HOPWA funds, and \$5,000 from private sources.
  - Habitat Fruitvale Avenue received \$33,888 in HUD Self-Help Homeownership Opportunity Program funds, \$74,262 from East Bay Habitat for Humanity, \$5,000 in Alameda County Waste Management funds, and \$308,850 from private sources.
  - Horizon Townhomes received \$46,000 in AHP funds.
  - Lake Merritt Apartments received \$36,166,000 in private credit enhancement for a tax exempt bond.

- Mandela Gateway received \$1,000,000 in AHP funds, \$29,684,000 in equity investment (tax credit syndication) from private sources.
  - Oak Street Terrace Senior Housing received \$155,000 in Affordable Housing Program funds and \$3,900,000 from private sources.
  - Percy Abram, Jr. Senior Apartments received \$5,472,000 in HUD 202 funds.
  - Lake Merritt Apartments was awarded \$ 1,956,208 in CDLAC 4% Tax Credit Equity.
- The Community Housing Services Unit received the following awards:
    - The Oakland Army Base received \$125,000 in from the Alameda County Social Services Agency, \$56,000 from the City of Berkeley and \$50,000 from the State of California Emergency Housing Assistance Program
    - The Henry Robinson Multi-Service Center received \$250,000 from the Alameda County Social Services Agency.

## **2. Commitments and expenditures**

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

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

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

## **3. Matching funds**

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

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

### FY2002-2003 Allocations of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA (1)	ORA (2)
Housing Rehabilitation Loan Programs	Owner Rehab	7/1/2002	\$3,225,000	\$0	\$0	\$0
Vacant Housing/Housing Development Programs	Mixed	7/1/2002	\$245,000	\$0	\$0	\$0
Paint Programs	Owner Rehab	7/1/2002	\$225,000	\$0	\$0	\$0
Minor Home Repair	Owner Rehab	7/1/2002	\$250,000	\$0	\$0	\$0
Emergency Home Repair	Owner Rehab	7/1/2002	\$400,000	\$0	\$0	\$0
Access Improvement Grants	Owner Rehab	7/1/2002	217,000	\$0	\$0	\$0
Fair Housing and Tenant Counseling	Housing Service	7/1/2002	\$372,250	\$0	\$0	\$0
Shared Housing	Housing Service	7/1/2002	\$38,000	\$0	\$0	\$0
Home Equity Conversion Program	Housing Service	7/1/2002	\$23,000	\$0	\$0	\$0
Rental Assistance Program	Housing Service	7/1/2002	\$60,000	\$0	\$0	\$0
Homeless Winter Relief Program	Homeless	7/1/2002	\$225,000	\$0	\$0	\$0
Christmas In April	Owner Rehab	7/1/2002	\$50,000	\$0	\$0	\$0
East Oakland Community Project Shelter Rent	Homeless	7/1/2002	\$120,000	\$0	\$0	\$0
East Oakland Community Project Relocation	Homeless	7/1/2002	\$120,000	\$0	\$0	\$0
Eden I & R: Housing Outreach and Information Access	Housing Service	7/1/2002	\$50,000	\$0	\$0	\$0
Community Land Trust	Ownership	7/1/2002	\$0	\$0	\$0	\$2,500,000
First Time Homebuyer Program	Homebuyer	2/25/2003	\$0	\$0	\$1,350,000	\$1,250,000
Bancroft Senior Housing	Senior Rental	2/25/2003	\$0	\$100,000	\$0	\$0
Casa de las Flores	Senior Rental	2/25/2003	\$0	\$0	\$0	\$1,350,000
Coliseum Gardens	Family Rental	2/25/2003	\$0	\$1,500,000	600,000	900,000
Mandela Gateway Ownership	Ownership	2/25/2003	\$0	\$771,300	\$1,146,100	\$0
Native American Health Center	Rental	2/25/2003	\$0	\$0	\$2,211,000	\$0
Oak Street Terrace	Senior Rental	2/25/2003	\$0	\$0	\$1,046,000	\$1,026,000
Palm Court	Ownership	2/25/2003	\$0	\$0	\$0	\$855,400
Eastmont Court	Special Needs Rental	6/3/2003	\$0	\$460,600	\$361,000	\$0
<b>TOTAL</b>			<b>\$5,620,250</b>	<b>\$2,831,900</b>	<b>\$6,714,100</b>	<b>\$4,131,400</b>

- (1) Redevelopment Agency Low/Moderate Income Housing Fund
- (2) Redevelopment Agency Affordable Housing Bond Funds, land sale proceeds and other ORA funding

#### 4. Support for other applications

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

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

<b>Federal Program</b>	<b>Project/Activity</b>	<b>Sponsor</b>
HOPWA	East Oakland Community Project Emergency Housing Facility	East Oakland Community Project
HOPWA	Eastmont Court	Resources for Community Development
Housing Counseling	Home Equity Conversion Program	Eden Council for Hope & Opportunity (ECHO Housing)
Housing Counseling	Rental Assistance Program	Eden Council for Hope & Opportunity (ECHO Housing)
HUD Section 202 Supportive Housing for the Elderly	MLK/BART Senior Homes	Oakland Community Housing, Inc. and Resources for Community Development
HUD Section 202 Supportive Housing for the Elderly	Edes Senior Housing	Oakland Community Housing, Inc.
Housing Authority PHA Plan	Five Year and Annual PHA Plan	Oakland Housing Authority
HUD SuperNOFA for Homeless Assistance (Supportive Housing, Shelter Plus Care)	Alameda County Continuum of Care	Various (62+ separate applications)

## **Narrative G: Citizen Participation and Public Comments**

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

The draft report was published on September 18, 2003. A notice of publication and summary of the report was printed in the Oakland Tribune, a newspaper of general circulation serving Oakland. Copies of the draft report were available at no charge at the offices of the Community and Economic Development Agency, 250 Frank Ogawa Plaza, 3<sup>rd</sup> and 5<sup>th</sup> Floors, between the hours of 8:30 a.m. and 5:00 p.m. Copies of the public notice were also mailed to a number of housing, social service and community development organizations. The public comment period ran from September 18, 2003 through October 2, 2003. Notices were also published in the Sing Tao Daily newspaper on September 18, 2003 and the El Mundo newspaper on September 18, 2003.

A public hearing to review performance and consider current and future housing and community development needs will be held before the City Council in late Fall, 2003. Notices of the hearing will be distributed in the same manner as described above. The public hearing is one of two required public hearings conducted by the City as part of the process of preparing the next Consolidated Plan (the second hearing is conducted during the public comment period on the draft Action Plan, usually in mid-April of each year).

### **Information Available in IDIS Reports**

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

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

### **Public Comments**

*No public comments were submitted to the City.*

## **Narrative H: Self-Evaluation**

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

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

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

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

#### *Progress in meeting annual and five-year goals*

The table on the following pages shows the five-year and one-year goals for housing and homeless activities established in the City's Consolidated Plan, and the progress toward these goals that was achieved in FY 2003-2003.

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

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

Performance for the City's first-time homebuyer program has improved, and this year exceeded the annual goal. However, the five-year goal is unlikely to be met. Even with the increase in loan subsidy from \$30,000 to \$50,000 reported in the last CAPER, the housing market continues to make it difficult for low income households to enter the housing market in Oakland. As prices for single family homes rise faster than incomes, the amount of subsidy required to assist many low income first-time homebuyers exceeds the limits of the program and any increase in those limits would result in even fewer households assisted.

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

The City has abandoned its plan to use Section 108 for rental rehabilitation because the funds would have relied on amortizing loans that would likely have required participating owners to raise rents above affordable levels.. The City continues to work with the Oakland Housing Authority to find ways to combine project-based Section 8 assistance with City rehabilitation loan programs, which allow owners to realize higher rents needed to service additional debt, while ensuring affordability for very low income families. Progress has been slower than anticipated due to HUD regulations which prohibit the use of these funds in census tracts with poverty rates greater than 20 percent (which includes most of the rental housing areas in the City) and limit project-based assistance to only 25 percent of total units in a project. The City will continue to work with the Housing Authority to seek waivers from these regulations, but they must be pursued on a project-by-project basis rather than for the entire program. In addition, the City has developed a Vacant Housing Acquisition and Rehabilitation program (VHARP) to help developers acquire and restore blighted properties.

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

The number of units assisted under the Paint Programs has fallen sharply due to the high costs associated with complying with new HUD rules regarding abatement of lead-based paint hazards. The program has been reworked to meet the standards and is expected to meet or exceed its new goals of 20 homes per year. Many of these loans are offered in tandem with HMIP loans.

For extremely low income households, the principal program for providing housing assistance is the Section 8 rental assistance program. The Oakland Housing Authority has already met its five-year goal to obtain 1,000 new certificates/vouchers. The Housing Authority continues to explore mechanisms to increase the ability of certificate/voucher holders to find homes and apartments that will accept Section 8 assistance. However, proposed changes to the funding formulas and the lack of funding for new Section 8 could result in a reduction in the number of households served by this program.

### *Barriers to meeting goals and objectives*

The City has encountered additional barriers to meeting goals and objectives including staff reductions in the rehabilitation and development units making it difficult to maintain levels of service. In addition, lack of adequate funds continues to be a significant barrier given the

magnitude of needs and the high cost of providing housing in this market. The age of the housing stock in Oakland also makes rehabilitation programs for rental and ownership housing prohibitively expensive.

*Status of Grant Commitments and Disbursements*

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

## Housing and Homelessness Goals and Accomplishments

	5-Year Plan (2000-2005)		FY 2002 - 03	
	Goal	To Date	Goal	Actual
<b>Priority A: Preservation/Expansion of Supply of Affordable Housing</b>				
Rental Housing New Constr and Substantial Rehab: Units Built	400	106	111	38
Rental Housing New Constr and Substantial Rehab: Underway		641		
Scattered Site Single Family Housing Development: Units Built	100-200	119	90	61
Scattered Site Single Family Housing Development: Underway		195		
Single Family Housing Acquisition/Rehabilitation: Units Built	30-60	-	-	-
Single Family Housing Acquisition/Rehabilitation: Units Underway		-		
Preservation of Existing Affordable Units: Units Built	All units	191	30	160
Preservation of Existing Affordable Units: Units Underway		75		
Renovation of Public Housing (HOPE VI): Units Built	n/a	-	83	-
Renovation of Public Housing (HOPE VI): Units Underway		307		
<b>Priority B: Assistance to First-Time Homebuyers</b>				
Mortgage and Downpayment Assistance	600 assisted	175	50	65
Housing Counseling	Prepare residents	-	-	-
Mortgage Credit Certificates	Contingent on Federal Funding	75	na	32
<b>Priority C: Housing Rehabilitation and Neighborhood Improvement</b>				
Owner-Occupied Housing Rehabilitation: Units Completed	600	123	50	32
Owner-Occupied Housing Rehabilitation: Units Underway		21		
Rental Housing Rehabilitation: Units Completed	350	-	-	-
Rental Housing Rehabilitation: Units Underway		-		
Paint Programs for Owner-Occupied Housing: Units Completed	3,000	243	20	38
Paint Programs for Owner-Occupied Housing: Units Underway		-		
Minor and Emergency Home Repairs: Units Completed	1,200	731	200	190
<b>Priority D: Rental Assistance to Extremely Low Income Families</b>				
Tenant Based Rental Assistance	1000 new	1,008	300	300
Project Based Rental Assistance	n/a	35	-	-

	5-Year Plan (2000-2005)		FY 2002 - 03	
	Goal	To Date	Goal	Actual
<b>Priority E: Prevention and Reduction of Homelessness</b>				
Outreach and Information Referral				
Homeless Mobile Outreach Program	10,000 people	<b>5,518</b>	2,000	<b>5,000</b>
Health Care for Homeless	15,000 people	<b>1,742</b>	3,000	-
Other Outreach Services	15,000 people	<b>286</b>	3,000	<b>286</b>
Information and Referral Services	15,000 people	<b>1,340</b>	3,000	<b>1,340</b>
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	10500 People	<b>26,971</b>	2,100	<b>6,039</b>
Winter Shelter	59605 people	<b>21,967</b>	11,921	<b>5,945</b>
Emergency Shelter Hotel/Motel Voucher Program	2,000 people	<b>4,257</b>	400	<b>1,973</b>
Transitional Housing				
Existing Transitional Housing Facilities	440 families	<b>501</b>	137	<b>137</b>
Transitional Housing Jobs Campus at Oakland Army Base	Build jobs campus for 50 people	-	11-19	-
Supportive Services Program	900 units supp. Housing	<b>763</b>	150-170	<b>523</b>
Homeless Prevention				
Rental Assistance	430 individuals/families	<b>906</b>	86	<b>131</b>
Eviction Prevention	350 individuals/families	<b>363</b>	70	-
Legal Assistance	3,505 cases	<b>3,463</b>	790	<b>1,440</b>
Housing Counseling	3,300 cases	<b>4,781</b>	670	<b>1,992</b>
Tenant Education Program	275 cases	<b>500</b>	60	-
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 people	<b>51</b>	11	<b>20</b>
Services and Referral	1,500 people	<b>2,185</b>	300	<b>1,340</b>
Permanent Housing	46 units of housing	<b>138</b>	9	<b>40</b>
<b>Priority F: Housing For Seniors and Persons with Disabilities</b>				
Housing Development: Units Built	150	<b>275</b>	-	<b>82</b>
Housing Development: Units Underway		<b>154</b>		
Access Improvement: Units Completed	60	<b>34</b>	10	<b>11</b>
Access Improvement: Units Underway		<b>11</b>		
<b>Priority G: Fair Housing</b>				
Referral, Information, and Counseling to Residents w/Disabilities	n/a	<b>2,147</b>	-	<b>1,073</b>
Referral, Information, and Counseling to Residents	n/a	<b>9,619</b>	-	<b>2,776</b>
Referral, Information, and Counseling to Families w/Children	n/a	<b>1,138</b>	-	<b>713</b>

**PART II:**

**PROGRAM-SPECIFIC NARRATIVES**



# **Program Specific Narrative**

## **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

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

The City received an allocation of \$10,043,000 in CDBG funding. The percentage allocations to various program areas were approved by the City Council in FY 2002-03. Housing Programs received 38% of the CDBG grant allocation, Infrastructure/Neighborhood Improvements and Public Services Programs received 22%, Economic Development Programs received 25%, and 15% was allocated for administration of the grant program. All the CDBG funds have been used to address the City's identified priorities under each of the program areas as stated in the approved Consolidated Plan and are reported in each program section. All activities benefited low- and moderate-income persons.

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

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

During the 2002-03 program year, however, staff continued to implement the restructured citizen participation process for the Community Development Block Grant (CDBG) program and the Consolidated Plan to incorporate a monitoring and evaluation component approved by City Council June 6, 2000. The changes included a full evaluation process for 100% of the projects and programs funded, greater participation by City administration and the City Council, and changes to the timing of citizen input and the structure of the process to include a needs assessment. The City Manager recommended the percentage allocation for housing, economic development and neighborhood improvement/public service activities to the City Council. The community needs assessment and evaluation of prior year projects performance was the objective basis for the City Manager's recommendations to the City Council for the percentage allocations.

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

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

Funded programs and services have been consistent with actions described in the five-year strategy and the annual action plans.

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

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

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

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

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

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

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

*Economic development and low/mod job creation*

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

*Limited clientele activities*

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

*Float loans, program income and loan repayments*

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

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

#### *Rehabilitation Activities*

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

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

#### **General Monitoring Procedures**

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

#### **Construction Requirements**

The Contract Compliance Unit, under the City Manager’s Office, reviewed construction contracts for compliance with L/SLBE(Local/Small Local Business Enterprise) goals and payment of prevailing wages.

#### **Environmental Requirements**

The Community and Economic Development Agency (CEDA) is certified by the U.S. Department of Housing and Urban Development (HUD). CEDA conducts the National Environmental Policy Act (NEPA) environment assessments on all projects receiving federal funds. In addition, CEDA is in compliance with all requirements under the California Environmental Quality Act (CEQA) for environmental assessments.

Projects included in the Consolidated Plan for July 1, 2002 through June 30, 2003 Development were reviewed to determine the projects that required detailed analysis under HUD’s Environmental Review Procedures prior to release of HUD funds. The coded review determinations are on the chart on the following pages. Projects coded “58.34” or “58.35” required no further environmental review before expending HUD

funds. Projects coded "REVIEW" required a detailed review under HUD's Environmental Review Procedures prior to release of HUD funds.

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

**FY 2002-03 Consolidated Plan Projects  
Environmental Review Requirements**

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
<b>03C – HOMELESS FACILITIES</b>			
East Oakland Community Project – Relocation of Emergency Housing Facility	69	\$ 120,000	58.34
<b>Total 03C – HOMELESS FACILITIES</b>		<b>\$ 120,000</b>	
<b>03E – NEIGHBORHOOD FACILITIES</b>			
Friends of Peralta Hacienda Historical Park/Design & Construction of Peralta Park Community Activity Center	21	\$ 100,000	58.34
Spanish Speaking Citizens’ Foundation/Capital Improvements	88	\$ 30,000	58.34
<b>Total 03E – NEIGHBORHOOD FACILITIES</b>		<b>\$ 130,000</b>	
<b>03F – PARKS, RECREATIONAL FACILITIES</b>			
Life Enrichment Agency-Parks & Recreation/Bushrod Park Storage Shed	76	\$ 4,995	58.34
Life Enrichment Agency-Parks & Recreation/Bushrod Recreation Center Exterior Basketball Court Lighting	75	\$ 12,000	58.35
<b>Total 03F – PARKS, RECREATIONAL FACILITIES</b>		<b>\$ 16,995</b>	
<b>03P – HEALTH FACILITIES</b>			
Schuman-Liles Clinic, Inc./Eastmont Town Center Facility Leasehold Improvements	87	\$ 88,927	58.35
<b>Total 03P – HEALTH FACILITIES</b>		<b>\$ 88,927</b>	
<b>03T – OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS</b>			
Community & Economic Development Agency – Winter Relief Program	14	\$ 225,000	58.35
East Oakland Community Project – Shelter Rent	68	\$ 120,000	58.35
HOPWA (Alameda County)	18	\$ 1,452,728	58.35
Emergency Shelter Program	19	\$ 363,000	58.35
HOPWA (Contra Costa County)	38	\$ 496,582	58.35
<b>Total 03T- OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS</b>		<b>\$ 2,657,310</b>	
<b>05 - PUBLIC SERVICES (General)</b>			
ACORN Housing Corporation – Homeownership Education, Counseling and Support Project	65	\$ 30,500	58.34

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>Alameda County Community Food Bank/Shared Maintenance &amp; Delivery Scholarships</b>	<b>6</b>	<b>\$ 37,419</b>	<b>58.34</b>
<b>Community &amp; Economic Development Agency - Supplemental Hunger Program</b>	<b>133</b>	<b>\$ 43,211</b>	<b>58.34</b>
<b>East Bay Central American Refugee Committee/Youth and Family Enrichment Project</b>	<b>44</b>	<b>\$ 34,000</b>	<b>58.34</b>
<b>Eden Council for Hope and Opportunity - Home Equity Conversion Counseling</b>	<b>62</b>	<b>\$ 23,000</b>	<b>58.34</b>
<b>Eden Council for Hope and Opportunity - Project Share</b>	<b>13</b>	<b>\$ 38,000</b>	<b>58.34</b>
<b>Eden I&amp;R, Inc. - Housing Outreach/Information Access</b>	<b>71</b>	<b>\$ 50,000</b>	<b>58.34</b>
<b>Friends of Golden Gate Library/ Computer Laboratory</b>	<b>21</b>	<b>\$ 50,749</b>	<b>58.34</b>
<b>Lao Family Community Development, Inc./Multilingual Homeownership Center</b>	<b>80</b>	<b>\$ 100,000</b>	<b>58.34</b>
<b>Life Enrichment Agency-Aging, Health &amp; Human Services/A Safe Passage Program</b>	<b>45</b>	<b>\$ 153,637</b>	<b>58.34</b>
<b>Total 05 - PUBLIC SERVICES (General)</b>		<b>\$ 560,516</b>	
<b>05A SENIOR SERVICES</b>			
<b>Alzheimer's Services of the East Bay/Dementia Specific Adult Day Health Care</b>	<b>26</b>	<b>\$ 108,841</b>	<b>58.34</b>
<b>Bay Area Community Services/Meals on Wheels for Seniors</b>	<b>36</b>	<b>\$ 87,834</b>	<b>58.34</b>
<b>Grandparents and Relatives as Second Parents</b>	<b>74</b>	<b>\$ 74,118</b>	<b>58.34</b>
<b>Legal Assistance for Seniors/ Legal Services for Seniors</b>	<b>4</b>	<b>\$ 49,927</b>	<b>58.34</b>
<b>Life Enrichment Agency-Aging, Health &amp; Human Services/Senior Companion Information Referral Program</b>	<b>22</b>	<b>\$ 39,272</b>	<b>58.34</b>
<b>Life Long Medical Care-Over 60 Health Center/East Oakland Clinic</b>	<b>55</b>	<b>\$ 47,071</b>	<b>58.34</b>
<b>St. Mary's Center/Senior Homeless Case Management</b>	<b>35</b>	<b>\$ 50,000</b>	<b>58.34</b>
<b>Total 05A – SENIOR SERVICES</b>		<b>\$ 457,063</b>	
<b>05D – YOUTH SERVICES</b>			
<b>Alameda County Health Care Foundation/Model Neighborhood Program</b>	<b>2</b>	<b>\$ 47,071</b>	<b>58.34</b>
<b>Camp Fire Boys &amp; Girls, Oakland East Bay Council/Kids with Dreams Project</b>	<b>32</b>	<b>\$ 60,000</b>	<b>58.34</b>
<b>Life Enrichment Agency-Parks &amp; Recreation/Drums &amp; Percussions Program</b>	<b>53</b>	<b>\$ 1,500</b>	<b>58.34</b>
<b>Life Enrichment Agency-Parks &amp; Recreation/Poplar Hip Hop Urban Dance Program</b>	<b>77</b>	<b>\$ 8,480</b>	<b>58.34</b>
<b>Oakland ReLeaf/Urban Forestry Program</b>	<b>84</b>	<b>\$ 10,465</b>	<b>58.34</b>
<b>Project Re-Connect</b>	<b>1</b>	<b>\$ 103,462</b>	<b>58.34</b>
<b>The First Place Fund for Youth/Emancipation Training Center</b>	<b>59</b>	<b>\$ 73,725</b>	<b>58.34</b>

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>Total 05D - YOUTH SERVICES</b>		<b>\$ 304,703</b>	
<b>05F – SUBSTANCE ABUSE SERVICES</b>			
<b>Healthy Babies Project/Healthy Families Program</b>	<b>37</b>	<b>\$ 68,828</b>	<b>58.34</b>
<b>Phase III/Substance Abuse Recovery Program</b>	<b>85</b>	<b>\$ 60,000</b>	<b>58.34</b>
<b>Total 05F – SUBSTANCE ABUSE SERVICES</b>		<b>\$ 128,828</b>	
<b>05G – BATTERED AND ABUSED SPOUSES</b>			
<b>A Safe Place/Domestic Violence Assistance Program</b>	<b>28</b>	<b>\$ 15,302</b>	<b>58.34</b>
<b>Family Violence Law Center/Domestic Violence Prevention Project</b>	<b>8</b>	<b>\$ 54,912</b>	<b>58.34</b>
<b>Law Center for Families/ Domestic Violence Prevention Project</b>	<b>82</b>	<b>\$ 30,000</b>	<b>58.34</b>
<b>Total 05G – BATTERED AND ABUSED SPOUSES</b>		<b>\$ 100,214</b>	
<b>05H – EMPLOYMENT TRAINING</b>			
<b>International Institute of the East Bay/Caregivers Job Training and Placement Program</b>	<b>39</b>	<b>\$ 32,000</b>	<b>58.34</b>
<b>Jobs for Homeless Consortium/H.E.L.P. Program</b>	<b>49</b>	<b>\$ 75,000</b>	<b>58.34</b>
<b>Total 05H - EMPLOYMENT TRAINING</b>		<b>\$ 107,000</b>	
<b>05I – CRIME AWARENESS/PREVENTION</b>			
<b>Laurel Jujitsu-American Judo &amp; Jujitsu Federation/Violence Prevention Program</b>	<b>81</b>	<b>\$ 8,080</b>	<b>58.34</b>
<b>Total 05I – CRIME AWARENESS/PREVENTION</b>		<b>\$ 8,080</b>	
<b>05K - TENANT/LANDLORD COUNSELING</b>			
<b>East Bay Community Law Center - Housing Advocacy Project</b>	<b>47</b>	<b>\$ 66,000</b>	<b>58.34</b>
<b>Total 05K – TENANT/LANDLORD COUNSELING</b>		<b>\$ 66,000</b>	
<b>05L – SERVICES FOR CHILDREN (UNDER AGE OF 12)</b>			
<b>Girls Incorporated of Alameda County/GIRLStart at Lockwood Elementary School</b>	<b>73</b>	<b>\$ 48,500</b>	<b>58.34</b>
<b>La Clinica de la Raza-Fruitvale Health Project, Inc./Hawthorne Elementary School-Based Clinic</b>	<b>79</b>	<b>\$ 22,566</b>	<b>58.34</b>
<b>Life Enrichment Agency-Parks &amp; Recreation/Technical Literacy Program</b>	<b>78</b>	<b>\$ 17,143</b>	<b>58.34</b>
<b>Project SEED/Supplemental Math Instruction Program</b>	<b>5</b>	<b>\$ 50,000</b>	<b>58.34</b>
<b>Project SEED/Supplemental Math Instruction Program</b>	<b>5</b>	<b>\$ 45,674</b>	<b>58.34</b>
<b>Project SEED/Supplemental Math Instruction Program</b>	<b>5</b>	<b>\$ 50,000</b>	<b>58.34</b>
<b>Project SEED/Supplemental Math Instruction Program</b>	<b>5</b>	<b>\$ 60,000</b>	<b>58.34</b>
<b>Project SEED/Supplemental Math Instruction Program</b>	<b>5</b>	<b>\$ 14,927</b>	<b>58.34</b>
<b>Project SEED/Supplemental Math Instruction Program</b>	<b>5</b>	<b>\$ 37,656</b>	<b>58.34</b>

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>Sports4Kids/School-Based Sports &amp; Fitness Program</b>	<b>90</b>	<b>\$ 5,000</b>	<b>58.34</b>
<b>Total 05L - SERVICES FOR CHILDREN</b>		<b>\$ 351,466</b>	
<b>05Q – SUBSISTENCE PAYMENTS</b>			
<b>Eden Council for Hope and Opportunity - Rental Assistance Program</b>	<b>23</b>	<b>\$ 60,000</b>	<b>58.34</b>
<b>Total 05Q – SUBSTITENCE PAYMENTS</b>		<b>\$ 60,000</b>	
<b>12 – CONSTRUCTION OF HOUSING</b>			
<b>Community Development Corporation of Oakland/ Acquisition &amp; Rehab, Vacant Lot Development, Community Housing Fair</b>	<b>27</b>	<b>\$ 40,599</b>	<b>58.35</b>
<b>Housing Development</b>	<b>15</b>	<b>\$ 4,180,300</b>	<b>SPECIAL REVIEW</b>
<b>Total 12 - CONSTRUCTION OF HOUSING</b>		<b>\$ 4,220,899</b>	
<b>14A – REHAB; SINGLE- UNIT RESIDENTIAL</b>			
<b>Community &amp; Economic Development Agency - Access Improvement Program</b>	<b>11</b>	<b>\$ 217,000</b>	<b>58.35</b>
<b>Community &amp; Economic Development Agency - Rehabilitation Loan Program</b>	<b>66</b>	<b>\$ 3,625,000</b>	<b>58.35</b>
<b>Community &amp; Economic Development Agency - Vacant Housing Program</b>	<b>67</b>	<b>\$ 245,000</b>	<b>SPECIAL REVIEW</b>
<b>Minor Home Repair Program</b>	<b>20</b>	<b>\$ 250,000</b>	<b>58.35</b>
<b>Rebuilding Together with Christmas in April Oakland - Christmas in April Program</b>	<b>86</b>	<b>\$ 50,000</b>	<b>58.35</b>
<b>Total 14A – REHAB; SINGLE-UNIT RESIDENTIAL</b>		<b>\$ 4,387,000</b>	
<b>14E – REHAB; PUBLICLY OR PRIVATELY OWNED COMMERCIAL/INDUSTRIAL</b>			
<b>Community &amp; Economic Development Agency - Economic Development/NCR Public Improvements</b>	<b>64</b>	<b>\$ 707,250</b>	<b>58.35</b>
<b>Spanish Speaking Unity Council/Fruitvale Façade &amp; Street Improvement Program</b>	<b>89</b>	<b>\$ 117,568</b>	<b>58.34</b>
<b>Total 14E – REHAB; PUBLICLY OR PRIVATELY</b>		<b>\$ 824,818</b>	
<b>14I – LEAD-BASED PAINT/LEAS HAZARD TESTING/ABATEMENT</b>			
<b>Community &amp; Economic Development Agency - Lead Safe Housing Paint Program</b>	<b>9</b>	<b>\$ 225,000</b>	<b>58.34</b>
<b>Total 14I – LEAD-BASED PAINT/LEAS HAZARD</b>		<b>\$ 225,000</b>	

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>18B – ED TECHNICAL ASSISTANCE</b>			
Community & Economic Development Agency - Economic Development/Business Development Program Delivery Costs	61	\$ 325,300	58.34
Community & Economic Development Agency - Economic Development/National Development Council	34	\$ 25,000	58.34
Community & Economic Development Agency - Economic Development/Project Development and Neighborhood Commercial Revitalization Program Delivery Costs	60	\$ 1,500,033	58.35
OBDC Program Delivery Costs	83	\$ 315,000	58.34
<b>Total 18B - ED TECHNICAL ASSISTANCE</b>		<b>\$ 2,165,333</b>	
<b>18C – MICRO-ENTERPRISE ASSISTANCE</b>			
Oakland Small Business Growth Center	16	\$ 225,000	58.35
<b>Total 18C – MICRO-ENTERPRISE ASSISTANCE</b>		<b>\$ 225,000</b>	
<b>21A – GENERAL PROGRAM ADMINISTRATION</b>			
CDBG Program Administration/Monitoring	31	\$ 1,507,150	58.34
HOPWA (City of Oakland – Administration)	24	\$ 19,690	58.34
<b>Total 21A – GENERAL PROGRAM ADMINISTRATION</b>		<b>\$ 1,526,840</b>	
<b>21D – FAIR HOUSING ACTIVITIES</b>			
Center for Independent Living/Housing Search & Counseling for the Disabled	33	\$ 99,750	58.34
Housing Rights, Inc. - Comprehensive Fair Housing Services	63	\$ 60,000	58.34
Sentinel Fair Housing - Fair Housing and Landlord/Tenant Counseling Program	12	\$ 130,000	58.34
<b>Total 21D – FAIR HOUSING ACTIVITIES</b>		<b>\$ 289,750</b>	
<b>21H – HOME ADMIN/PLANNING COSTS (10% CAP)</b>			
HOME Program Administration/Monitoring	30	\$ 491,800	58.34
<b>Total 21H – HOME PROGRAM ADMINISTRATION/MONITORING</b>		<b>\$ 491,800</b>	
<b>21I – HOME CHDO OPERATING EXPENSES (5% CAP)</b>			
CHDO Organizational Operating Expenses	29	\$ 245,900	58.34
<b>Total 21I – HOME CHDO OPERATING EXPENSES</b>		<b>\$ 245,900</b>	

## H. Financial Summary Report

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

\*\*\*Insert Financial Summary Report page 1 here

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

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

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

\*\*\*Insert Financial Summary Report page 5 here

# **Program Specific Narrative**

## **HOME INVESTMENT PARTNERSHIPS PROGRAM**

**A. Allocation of HOME Funds**

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

During the program year, HOME funds were allocated as follows. Except for administration and CHDO operating support, these allocations were made from previously unallocated prior year funds as well as current year funds:

Program Administration	\$491,800
CHDO Operating Support	\$245,900
Coliseum Gardens HOPE VI renovation of public housing plus additional units	\$1,500,000
Mandela Gateway New ownership housing	\$771,300
Bancroft Senior Housing Additional funding for subsidized senior housing development	\$100,000
Eastmont Court New rental housing for persons with special needs	\$460,600

A prior year commitment for the Northgate Apartments project was reduced by \$1,393,129 because the project leveraged more outside funding than originally anticipated.

**B. Summary of Activities Undertaken with HOME Funds**

*The City continues to utilize its HOME funds to meet a variety of objectives identified in the Consolidated Plan. The City has fully met its obligations for both commitment and expenditure of funds in a timely manner.*

Projects Completed or Underway

**Downs Senior Housing**

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

*This project was completed and occupied during the FY 2002-03 program year.*

### **Fruitvale Transit Village**

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

Target population: low and moderate income families.

HOME funding: \$750,000

CHDO Project

*Construction is 80% complete and is expected to be completed by October 2003.*

### **International Boulevard Family Housing II**

6006 International Blvd

New construction of 24 units of rental housing

Target population: low and moderate income families

HOME funding: \$2,033,167

CHDO project

*This project was completed and occupied during the FY 2002-03 program year.*

### **Mandela Gateway – Rental**

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

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

HOME funding: \$1,000,000

*Construction started on this project in February 2003.*

### **Northgate Apartments**

2301 Northgate Ave

New construction of 42 units of family rental housing

HOME funding: \$2,200,771

CHDO Project

*Construction started during the FY 2002-03 program year.*

### **Southlake Tower Apartments**

1501 Alice St

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

HOME funding: \$1,000,000

*Property acquisition was completed and rehab is underway.*

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

Citywide

Deferred and amortizing loans for low and moderate income homeowners.

*A total of \$1,710,213 has been allocated for this program. Approximately 500,000 was committed in FY 2002-2003.*

### **C. Relation to Consolidated Plan Goals**

The City's Consolidated Plan indicates a high priority for rental housing, particularly for very low income seniors and families, and for larger families. All available HOME funds were allocated for rental housing, including housing for seniors and families. HOME-assisted projects contain more than the minimum required number of units affordable to very low income households, and the City grants priority in its funding awards to projects with a higher proportion of units serving larger families (units with 3 or more bedrooms).

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

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

HOME commitments to CHDOs have far exceeded the minimum program requirement of 15% of each year's allocation. As of June 30, 2003, the City had allocated more than 35% of its HOME funds to CHDOs since the inception of the program in 1992.

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

*During the year, the City continued its partnership with the Local Initiatives Support Corporation (LISC) with the initiation of a new 3-year program, the Durable CDCs Initiative. This program provides training, technical assistance and operating support to CHDOs to help them better integrate their housing development work with neighborhood revitalization efforts.*

*The City initiated operating support contracts with both OCHI and RCD as part of this program, and will enter into a contract with EBALDC in the 2003-04 program year.*

*The City also completed operating support contracts with OCHI and EBALDC under the first City/LISC collaboration, the Partners in Community Development Program.*

## **E. Minority Outreach**

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

*During the program year, construction was completed on Downs Senior Housing and International Boulevard Family Housing Initiative II projects.*

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

## **F. Matching Funds**

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

A HOME Match Report, covering the FY 2002-2003 program year, is included at the end of this section.

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

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

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

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

The following rental projects were monitored:

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

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

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

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

**G. Displacement and Relocation**

The Mandela Gateway rental project and the Coliseum Gardens rental project both entail demolition and reconstruction of existing public housing units. All tenants were provided with relocation assistance as required, and all units will be replaced on a one-for-one basis by the new projects.

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

INSERT HOME MATCH REPORT HERE

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

**REPORT FOR ACTIVITY : ALL  
PROGRAM : HOME  
FUND TYPE : ALL  
SOURCE TYPE: ALL  
RECIP TYPE : ALL  
DATE RANGE : 07-01-2002 TO 06-30-2003**

<b>VOUCHER NUMBER</b>	<b>LINE ITEM</b>	<b>IDIS ACTIVITY</b>	<b>DATE CREATED</b>	<b>SEND DATE</b>	<b>STATUS</b>	<b>STATUS DATE</b>	<b>GRANT NUMBER</b>	<b>TYPE</b>	<b>AMOUNT</b>
780195	1	1480	7/16/2002	7/16/2002	COMPLETE	7/17/2002	M-00-MC-060208	AD	4,461.00
780195	2	1717	7/16/2002	7/16/2002	COMPLETE	7/17/2002	M-01-MC-060208	AD	46,459.00
786106	1	1717	7/31/2002	7/31/2002	COMPLETE	8/1/2002	M-01-MC-060208	AD	6,957.00
821470	1	1717	11/12/2002	11/14/2002	COMPLETE	11/15/2002	M-01-MC-060208	AD	37,383.00
864951	1	1717	3/19/2003	3/20/2003	COMPLETE	3/21/2003	M-01-MC-060208	AD	181,100.00
786180	1	1389	7/31/2002	8/5/2002	COMPLETE	8/6/2002	M-97-MC-060208	CO	20,000.00
786181	1	1604	7/31/2002	8/5/2002	COMPLETE	8/6/2002	M-97-MC-060208	CO	48,346.00
868942	1	1810	3/31/2003	4/1/2003	COMPLETE	4/2/2003	M-97-MC-060208	CO	37,500.00
870659	1	1809	4/4/2003	4/7/2003	COMPLETE	4/8/2003	M-97-MC-060208	CO	7,398.00
870659	2	1809	4/4/2003	4/7/2003	COMPLETE	4/8/2003	M-98-MC-060208	CO	37,667.00
775327	1	1585	6/28/2002	7/3/2002	COMPLETE	7/5/2002	M-00-MC-060208	CR	159,535.00
786593	1	1388	8/1/2002	8/5/2002	COMPLETE	8/6/2002	M-99-MC-060208	CR	31,390.00
786594	1	1714	8/1/2002	8/5/2002	COMPLETE	8/6/2002	M-00-MC-060208	CR	271,871.00
794936	1	1585	8/26/2002	8/28/2002	COMPLETE	8/29/2002	M-00-MC-060208	CR	185,796.00
819790	1	1714	11/6/2002	11/12/2002	COMPLETE	11/13/2002	M-00-MC-060208	CR	21,860.00
821037	1	1714	11/8/2002	11/12/2002	COMPLETE	11/13/2002	M-00-MC-060208	CR	184,900.00
821038	1	1714	11/8/2002	11/12/2002	COMPLETE	11/13/2002	M-00-MC-060208	CR	268,951.00
831741	1	1721	12/11/2002	12/12/2002	COMPLETE	12/13/2002	M-00-MC-060208	CR	79,204.00
831741	2	1721	12/11/2002	12/12/2002	COMPLETE	12/13/2002	M-01-MC-060208	CR	775,476.00
838134	1	808	12/31/2002	1/13/2003	COMPLETE	1/14/2003	M-99-MC-060208	CR	100.00
843142	1	1721	1/15/2003	1/16/2003	COMPLETE	1/17/2003	M-01-MC-060208	CR	927,792.00

VOUCHER NUMBER	LINE ITEM	IDIS ACTIVITY	DATE CREATED	SEND DATE	STATUS	STATUS DATE	GRANT NUMBER	TYPE	AMOUNT
864829	1	1721	3/19/2003	3/19/2003	COMPLETE	3/20/2003	M-01-MC-060208	CR	259,597.00
870661	1	1585	4/4/2003	4/7/2003	COMPLETE	4/8/2003	M-01-MC-060208	CR	79,200.00
883164	1	1721	5/9/2003	5/13/2003	COMPLETE	5/14/2003	M-01-MC-060208	CR	44,831.00
821039	1	1633	11/8/2002	11/12/2002	COMPLETE	11/13/2002	M-99-MC-060208	EN	671,638.00
838133	1	1004	12/31/2002	1/13/2003	COMPLETE	1/14/2003	M-99-MC-060208	EN	100.00
852265	1	1722	2/11/2003	2/18/2003	COMPLETE	2/19/2003	M-99-MC-060208	EN	318,974.67
852265	2	1722	2/11/2003	2/18/2003	COMPLETE	2/19/2003	M-00-MC-060208	EN	681,025.33
852265	3	1633	2/11/2003	2/18/2003	COMPLETE	2/19/2003	M-00-MC-060208	EN	3,362.00
883165	1	1723	5/9/2003	5/13/2003	COMPLETE	5/14/2003	M-00-MC-060208	EN	9,800.00
895118	1	707	6/13/2003	6/25/2003	COMPLETE	6/26/2003	M-00-MC-060208	EN	156,800.00
<b>TOTAL HOME DRAWDOWNS</b>									<b>\$5,559,574.00</b>
<b>TOTAL EXEMPT FROM MATCH (AD AND CO)</b>									<b>(\$427,271.00)</b>
<b>TOTAL SUBJECT TO MATCH (CR AND EN)</b>									<b>\$5,132,303.00</b>
<b>MATCH PERCENTAGE</b>									<b>12.5%</b>
<b>MATCH LIABILITY</b>									<b>\$641,538</b>

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

PJ: OAKLAND, CA

----- COMMITMENTS FROM AUTHORIZED FUNDS -----

(A)	(B)	(C)	(D)	(I)	(J)	(K)
FISCAL YEAR	TOTAL AUTHORIZATION	AD/CO FUNDS ADMIN/OP RESERVATION	COMMITMENT REQUIREMENT	TOTAL AUTHORIZED COMMITMENTS	% OF REQ T CMTD	% OF AUTH CMTD
1992	4,282,000.00	428,200.00	3,853,800.00	3,853,800.00	100.0	100.0
1993	2,830,000.00	424,500.00	2,405,500.00	2,405,500.00	100.0	100.0
1994	3,455,000.00	518,250.00	2,936,750.00	2,936,749.77	99.9	99.9
1995	3,708,000.00	556,200.00	3,151,800.00	3,151,800.00	100.0	100.0
1996	3,889,000.00	583,350.00	3,305,650.00	3,305,650.00	100.0	100.0
1997	3,804,000.00	570,600.00	3,233,400.00	3,233,400.00	100.0	100.0
1998	4,113,000.00	616,950.00	3,496,050.00	3,496,050.00	100.0	100.0
1999	4,427,000.00	664,050.00	3,762,950.00	3,762,950.00	100.0	100.0
2000	4,435,000.00	665,250.00	3,769,750.00	3,191,047.33	84.6	86.9
2001	4,937,000.00	740,550.00	4,196,450.00	2,208,420.00	52.6	59.7
2002	4,918,000.00	737,700.00	4,180,300.00	0.00	0.0	15.0
<b>TOTAL</b>	<b>44,798,000.00</b>	<b>6,505,600.00</b>	<b>38,292,400.00</b>	<b>31,545,367.10</b>	<b>82.3</b>	<b>84.9</b>

----- COMMITMENTS FROM AUTHORIZED FUNDS CONTINUED -----

(A)	(E)	(F)	(G)	(H)	(I)
FISCAL YEAR	CR/CC FUNDS AMOUNT RESERVED TO CHDOS + CC	% CHDO RSVD	SU FUNDS RESERVATIONS TO OTHER ENTITIES	EN FUNDS PJ COMMITMENTS TO ACTIVITIES	TOTAL AUTHORIZED COMMITMENTS
1992	3,516,532.00	82.1	0.00	337,268.00	3,853,800.00
1993	583,783.00	20.6	0.00	1,821,717.00	2,405,500.00
1994	726,366.77	21.0	0.00	2,210,383.00	2,936,749.77
1995	910,130.00	24.5	0.00	2,241,670.00	3,151,800.00
1996	583,350.00	15.0	0.00	2,722,300.00	3,305,650.00
1997	570,600.00	15.0	0.00	2,662,800.00	3,233,400.00
1998	2,843,628.00	69.1	0.00	652,422.00	3,496,050.00
1999	1,975,901.00	44.6	0.00	1,787,049.00	3,762,950.00
2000	1,966,401.00	44.3	0.00	1,224,646.33	3,191,047.33
2001	2,208,420.00	44.7	0.00	0.00	2,208,420.00
2002	0.00	0.0	0.00	0.00	0.00
<b>TOTAL</b>	<b>15,885,111.77</b>	<b>35.4</b>	<b>0.00</b>	<b>15,660,255.33</b>	<b>31,545,367.10</b>

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
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----- PROGRAM INCOME (PI) -----							
FISCAL YEAR	PROGRAM INCOME RECEIPTS	AMOUNT COMMITTED TO ACTIVITIES	% CMTD	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED	% DISB
TOTAL	0.00	0.00	0.0	0.00	0.00	0.00	0.0

----- COMMITMENT SUMMARY -----	
TOTAL COMMITMENTS FROM AUTHORIZED FUNDS	31,545,367.10
NET PROGRAM INCOME DISBURSED	+ 0.00
TOTAL COMMITMENTS	----- 31,545,367.10

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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DISBURSEMENTS				
(A) FISCAL YEAR	(B) TOTAL AUTHORIZATION	(G) TOTAL DISBURSED	(H) % DISB	(I) GRANT BALANCE
1992	4,282,000.00	4,282,000.00	100.0	0.00
1993	2,830,000.00	2,830,000.00	100.0	0.00
1994	3,455,000.00	3,454,999.77	99.9	0.23
1995	3,708,000.00	3,708,000.00	100.0	0.00
1996	3,889,000.00	3,889,000.00	100.0	0.00
1997	3,804,000.00	3,804,000.00	100.0	0.00
1998	4,113,000.00	3,945,017.00	95.9	167,983.00
1999	4,427,000.00	4,201,136.28	94.8	225,863.72
2000	4,435,000.00	3,190,201.33	71.9	1,244,798.67
2001	4,937,000.00	2,358,795.00	47.7	2,578,205.00
2002	4,918,000.00	0.00	0.0	4,918,000.00
<b>TOTAL</b>	<b>44,798,000.00</b>	<b>35,663,149.38</b>	<b>79.6</b>	<b>9,134,850.62</b>

DISBURSEMENTS CONTINUED					
(A) FISCAL YEAR	(C) DISBURSED	(D) RETURNED	(E) NET DISBURSED	(F) DISBURSED PENDING APPROVAL	(G) TOTAL DISBURSED
1992	4,282,000.00	0.00	4,282,000.00	0.00	4,282,000.00
1993	2,830,000.00	0.00	2,830,000.00	0.00	2,830,000.00
1994	3,462,499.77	7,500.00	3,454,999.77	0.00	3,454,999.77
1995	3,708,000.00	0.00	3,708,000.00	0.00	3,708,000.00
1996	3,889,000.00	0.00	3,889,000.00	0.00	3,889,000.00
1997	3,804,000.00	0.00	3,804,000.00	0.00	3,804,000.00
1998	3,945,017.00	0.00	3,945,017.00	0.00	3,945,017.00
1999	4,201,136.28	0.00	4,201,136.28	0.00	4,201,136.28
2000	3,190,201.33	0.00	3,190,201.33	0.00	3,190,201.33
2001	2,358,795.00	0.00	2,358,795.00	0.00	2,358,795.00
2002	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>35,670,649.38</b>	<b>7,500.00</b>	<b>35,663,149.38</b>	<b>0.00</b>	<b>35,663,149.38</b>

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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PJ: OAKLAND, CA

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

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(C) AMOUNT COMMITTED TO ACTIVITIES	(D) % CMTD	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	100.0	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	100.0	2,405,500.00	100.0
1994	2,936,750.00	2,936,749.77	99.9	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	100.0	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	100.0	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	100.0	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	100.0	3,496,050.00	100.0
1999	3,762,950.00	3,762,950.00	100.0	3,758,436.28	99.8
2000	3,769,750.00	3,191,047.33	84.6	2,746,701.33	72.8
2001	4,196,450.00	2,208,420.00	52.6	2,086,896.00	49.7
2002	4,180,300.00	0.00	0.0	0.00	0.0
<b>TOTAL</b>	<b>38,292,400.00</b>	<b>31,545,367.10</b>	<b>82.3</b>	<b>30,974,983.38</b>	<b>80.8</b>

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

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(E) DISBURSED	(F) RETURNED	(G) NET DISBURSED	(H) % NET DISB	(I) DISBURSED PENDING APPROVAL	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	0.00	3,853,800.00	100.0	0.00	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	0.00	2,405,500.00	100.0	0.00	2,405,500.00	100.0
1994	2,936,750.00	2,944,249.77	7,500.00	2,936,749.77	99.9	0.00	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	0.00	3,151,800.00	100.0	0.00	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	0.00	3,305,650.00	100.0	0.00	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	0.00	3,233,400.00	100.0	0.00	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	0.00	3,496,050.00	100.0	0.00	3,496,050.00	100.0
1999	3,762,950.00	3,758,436.28	0.00	3,758,436.28	99.8	0.00	3,758,436.28	99.8
2000	3,769,750.00	2,746,701.33	0.00	2,746,701.33	72.8	0.00	2,746,701.33	72.8
2001	4,196,450.00	2,086,896.00	0.00	2,086,896.00	49.7	0.00	2,086,896.00	49.7
2002	4,180,300.00	0.00	0.00	0.00	0.0	0.00	0.00	0.0
<b>TOTAL</b>	<b>38,292,400.00</b>	<b>30,982,483.38</b>	<b>7,500.00</b>	<b>30,974,983.38</b>	<b>80.8</b>	<b>0.00</b>	<b>30,974,983.38</b>	<b>80.8</b>

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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 STATUS OF HOME GRANTS FOR  
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- ADMINISTRATIVE FUNDS (AD) -----									
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT AUTHORIZED FROM PI	AMOUNT RESERVED	% AUTH RSV	BALANCE TO RESERVE	TOTAL DISBURSED	% RSV DISB	AVAILABLE TO DISBURSE	
1992	428,200.00	0.00	428,200.00	100.0	0.00	428,200.00	100.0	0.00	
1993	283,000.00	0.00	283,000.00	100.0	0.00	283,000.00	100.0	0.00	
1994	345,500.00	0.00	345,500.00	100.0	0.00	345,500.00	100.0	0.00	
1995	370,800.00	0.00	370,800.00	100.0	0.00	370,800.00	100.0	0.00	
1996	388,900.00	0.00	388,900.00	100.0	0.00	388,900.00	100.0	0.00	
1997	380,400.00	0.00	380,400.00	100.0	0.00	380,400.00	100.0	0.00	
1998	411,300.00	0.00	411,300.00	100.0	0.00	411,300.00	100.0	0.00	
1999	442,700.00	0.00	442,700.00	100.0	0.00	442,700.00	100.0	0.00	
2000	443,500.00	0.00	443,500.00	100.0	0.00	443,500.00	100.0	0.00	
2001	493,700.00	0.00	493,700.00	100.0	0.00	271,899.00	55.0	221,801.00	
2002	491,800.00	0.00	491,800.00	100.0	0.00	0.00	0.0	491,800.00	
<b>TOTAL</b>	<b>4,479,800.00</b>	<b>0.00</b>	<b>4,479,800.00</b>	<b>100.0</b>	<b>0.00</b>	<b>3,766,199.00</b>	<b>84.0</b>	<b>713,601.00</b>	

----- CHDO OPERATING FUNDS (CO) -----									
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	% AUTH RSV	BALANCE TO RESERVE	TOTAL DISBURSED	% RSV DISB	AVAILABLE TO DISBURSE		
1992	0.00	0.00	0.0	0.00	0.00	0.0	0.00	0.00	
1993	141,500.00	141,500.00	100.0	0.00	141,500.00	100.0	0.00	0.00	
1994	172,750.00	172,750.00	100.0	0.00	172,750.00	100.0	0.00	0.00	
1995	185,400.00	185,400.00	100.0	0.00	185,400.00	100.0	0.00	0.00	
1996	194,450.00	194,450.00	100.0	0.00	194,450.00	100.0	0.00	0.00	
1997	190,200.00	190,200.00	100.0	0.00	190,200.00	100.0	0.00	0.00	
1998	205,650.00	205,650.00	100.0	0.00	37,667.00	18.3	167,983.00		
1999	221,350.00	221,350.00	100.0	0.00	0.00	0.0	221,350.00		
2000	221,750.00	221,750.00	100.0	0.00	0.00	0.0	221,750.00		
2001	246,850.00	246,850.00	100.0	0.00	0.00	0.0	246,850.00		
2002	245,900.00	245,900.00	100.0	0.00	0.00	0.0	245,900.00		
<b>TOTAL</b>	<b>2,025,800.00</b>	<b>2,025,800.00</b>	<b>100.0</b>	<b>0.00</b>	<b>921,967.00</b>	<b>45.5</b>	<b>1,103,833.00</b>		

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----- CHDO FUNDS (CR) -----									
FISCAL YEAR	CHDO REQUIREMENT	AMOUNT RESERVED TO CHDOS	% REQ RSVD	FUNDS COMMITTED FOR ACTIVITIES	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE
1992	642,300.00	3,516,532.00	547.4	3,516,532.00	100.0	0.00	3,516,532.00	100.0	0.00
1993	424,500.00	583,783.00	137.5	583,783.00	100.0	0.00	583,783.00	100.0	0.00
1994	518,250.00	726,366.77	140.1	726,366.77	100.0	0.00	726,366.77	100.0	0.00
1995	556,200.00	910,130.00	163.6	910,130.00	100.0	0.00	910,130.00	100.0	0.00
1996	583,350.00	583,350.00	100.0	583,350.00	100.0	0.00	583,350.00	100.0	0.00
1997	570,600.00	570,600.00	100.0	570,600.00	100.0	0.00	570,600.00	100.0	0.00
1998	616,950.00	2,843,628.00	460.9	2,843,628.00	100.0	0.00	2,843,628.00	100.0	0.00
1999	664,050.00	1,975,901.00	297.5	1,975,901.00	100.0	0.00	1,971,387.28	99.7	4,513.72
2000	665,250.00	1,966,401.00	295.5	1,966,401.00	100.0	0.00	1,895,714.00	96.4	70,687.00
2001	740,550.00	2,208,420.00	298.2	2,208,420.00	100.0	0.00	2,086,896.00	94.4	121,524.00
2002	737,700.00	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
<b>TOTAL</b>	<b>6,719,700.00</b>	<b>15,885,111.77</b>	<b>236.3</b>	<b>15,885,111.77</b>	<b>100.0</b>	<b>0.00</b>	<b>15,688,387.05</b>	<b>98.7</b>	<b>196,724.72</b>

----- CHDO LOANS -----	
FISCAL YEAR	AMOUNT AUTHORIZED
1992	351,653.20
1993	58,378.30
1994	72,636.70
1995	91,013.00
1996	58,335.00
1997	57,060.00
1998	284,362.80
1999	197,590.10
2000	196,640.10
2001	220,842.00
2002	73,770.00
<b>TOTAL</b>	<b>1,662,281.20</b>

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PJ: OAKLAND, CA

----- CHDO CAPACITY (CC) -----									
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	AMOUNT COMMITTED	% AUTH CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	BALANCE TO DISBURSE	
1992	128,460.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1993	84,900.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1994	103,650.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1995	111,240.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1996	116,670.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1997	114,120.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1998	123,390.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1999	132,810.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2000	133,050.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2001	148,110.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2002	147,540.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
<b>TOTAL</b>	<b>1,343,940.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	

----- RESERVATIONS TO STATE RECIPIENTS AND SUB-RECIPIENTS (SU) -----									
FISCAL YEAR	AMOUNT RESERVED TO OTHER ENTITIES	% REQ RSVD	AMOUNT COMMITTED	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE	
1992	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1993	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1994	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1995	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1996	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1997	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1998	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1999	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
2000	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
2001	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
2002	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
<b>TOTAL</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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----- TOTAL PROGRAM FUNDS -----				
(A)	(B)	(C)	(I)	(J)
FISCAL YEAR	TOTAL AUTHORIZATION	PROGRAM INCOME AMOUNT	TOTAL DISBURSED	AVAILABLE TO DISBURSE
1992	4,282,000.00	0.00	4,282,000.00	0.00
1993	2,830,000.00	0.00	2,830,000.00	0.00
1994	3,455,000.00	0.00	3,454,999.77	0.23
1995	3,708,000.00	0.00	3,708,000.00	0.00
1996	3,889,000.00	0.00	3,889,000.00	0.00
1997	3,804,000.00	0.00	3,804,000.00	0.00
1998	4,113,000.00	0.00	3,945,017.00	167,983.00
1999	4,427,000.00	0.00	4,201,136.28	225,863.72
2000	4,435,000.00	0.00	3,190,201.33	1,244,798.67
2001	4,937,000.00	0.00	2,358,795.00	2,578,205.00
2002	4,918,000.00	0.00	0.00	4,918,000.00
<b>TOTAL</b>	<b>44,798,000.00</b>	<b>0.00</b>	<b>35,663,149.38</b>	<b>9,134,850.62</b>

----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL YEAR	COMMITTED AMOUNT	NET DISBURSED FOR ACTIVITIES	NET DISBURSED FOR ADMIN/OP	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED
1992	3,853,800.00	3,853,800.00	428,200.00	4,282,000.00	0.00	4,282,000.00
1993	2,405,500.00	2,405,500.00	424,500.00	2,830,000.00	0.00	2,830,000.00
1994	2,936,749.77	2,936,749.77	518,250.00	3,454,999.77	0.00	3,454,999.77
1995	3,151,800.00	3,151,800.00	556,200.00	3,708,000.00	0.00	3,708,000.00
1996	3,305,650.00	3,305,650.00	583,350.00	3,889,000.00	0.00	3,889,000.00
1997	3,233,400.00	3,233,400.00	570,600.00	3,804,000.00	0.00	3,804,000.00
1998	3,496,050.00	3,496,050.00	448,967.00	3,945,017.00	0.00	3,945,017.00
1999	3,762,950.00	3,758,436.28	442,700.00	4,201,136.28	0.00	4,201,136.28
2000	3,191,047.33	2,746,701.33	443,500.00	3,190,201.33	0.00	3,190,201.33
2001	2,208,420.00	2,086,896.00	271,899.00	2,358,795.00	0.00	2,358,795.00
2002	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>31,545,367.10</b>	<b>30,974,983.38</b>	<b>4,688,166.00</b>	<b>35,663,149.38</b>	<b>0.00</b>	<b>35,663,149.38</b>

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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 OAKLAND, CA MXXMC060208

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----- TOTAL PROGRAM PERCENT -----									
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
FISCAL YEAR	TOTAL AUTHORIZATION	PROGRAM INCOME AMOUNT	COMMITTED FOR ACTIVITIES %	DISB FOR ACTIVITIES %	DISB FOR ADMIN/OP %	NET DISBURSED %	DISBURSED PENDING APPROVAL %	TOTAL DISBURSED %	AVAILABLE TO DISBURSE %
1992	4,282,000.00	0.00	90.0	90.0	10.0	100.0	0.0	100.0	0.0
1993	2,830,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1994	3,455,000.00	0.00	84.9	84.9	15.0	99.9	0.0	99.9	0.0
1995	3,708,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1996	3,889,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1997	3,804,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1998	4,113,000.00	0.00	85.0	85.0	10.9	95.9	0.0	95.9	4.0
1999	4,427,000.00	0.00	85.0	84.8	10.0	94.8	0.0	94.8	5.1
2000	4,435,000.00	0.00	71.9	61.9	10.0	71.9	0.0	71.9	28.0
2001	4,937,000.00	0.00	44.7	42.2	5.5	47.7	0.0	47.7	52.2
2002	4,918,000.00	0.00	0.0	0.0	0.0	0.0	0.0	0.0	100.0
<b>TOTAL</b>	<b>44,798,000.00</b>	<b>0.00</b>	<b>70.4</b>	<b>69.1</b>	<b>10.4</b>	<b>79.6</b>	<b>0.0</b>	<b>79.6</b>	<b>20.3</b>

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

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

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- REHABILITATION ---									
1723	8106 HILLSIDE ST OAKLAND, CA 94605	1	1	02-04-03	36,510.00	9,800.00	26.8	OP	05-13-03
1724	7985 SUNKIST DR OAKLAND, CA 94605	1	1	02-04-03	40,000.00	0.00	0.0	OP	02-04-03
1725	1037 89TH AVE OAKLAND, CA 94621	1	1	02-04-03	40,000.00	0.00	0.0	OP	02-04-03
1832	1101 PERALTA STREET OAKLAND, CA 94607	1	1	05-12-03	15,000.00	0.00	0.0	OP	05-12-03
--- ACQUISITION AND REHABILITATION ---									
707	2600 - 2795 E.C. REEMS COURT OAKLAND, CA 94605	123	118	01-27-98	1,539,500.00	1,362,551.00	88.5	OP	06-25-03
1388	2320 ADELINE ST OAKLAND, CA 94607	38	37	06-29-00	2,163,821.00	2,159,307.28	99.7	OP	08-05-02
1722	1501 ALICE ST OAKLAND, CA 94601	130	129	12-13-02	1,000,000.00	1,000,000.00	100.0	FD	02-18-03
--- ACQUISITION AND NEW CONSTRUCTION ---									
808	2320 AND 2320 B 55TH AVENUE OAKLAND, CA 94621	61	60	06-22-98	1,419,847.00	1,419,847.00	100.0	FD	01-13-03
1004	1218 - 1230 2ND AVE OAKLAND, CA 94606	40	39	10-29-98	526,000.00	526,000.00	100.0	FD	01-13-03
1387	6600 INTERNATIONAL BLVD OAKLAND, CA 94704	30	29	06-29-00	1,914,457.00	1,914,453.00	99.9	OP	09-27-01
1585	6006 INTERNATIONAL BLVD OAKLAND, CA 94621	24	24	05-25-01	2,033,167.00	2,033,167.00	100.0	FD	04-07-03
1590	7607 INTERNATIONAL BLVD OAKLAND, CA 94621	24	23	07-03-01	50,350.00	50,350.00	100.0	CP	08-21-02
1633	3300 AND 3400 EAST 12TH STREET OAKLAND, CA 94601	47	10	06-27-02	750,000.00	675,000.00	90.0	OP	02-18-03
1714	1027 60TH ST OAKLAND, CA 94608	17	16	03-25-02	1,308,800.00	1,230,464.00	94.0	OP	11-12-02
1721	590-594 23RD STREET OAKLAND, CA 94612-1718	42	20	12-11-02	2,200,771.00	2,086,900.00	94.8	OP	05-13-03

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

## **Program Specific Narrative**

### **EMERGENCY SERVICES GRANT AND CONTINUUM OF CARE FOR HOMELESS PERSONS**

## 2002/03 EMERGENCY SHELTER GRANT - ACCOMPLISHMENT NARRATIVE

### Assessment Goals & Objectives:

Through ESG funded activities and activities supported by other match funding sources, more than 8,000 persons received services and/or shelter that either prevented episodes of homelessness, provided temporary relief from homelessness or assisted in the transition out of the state of homelessness.

Coupled with various other resources and/or programs, 2002/03 ESG project activities helped address pertinent Strategic Plan objectives related to housing and other priority homeless needs by providing emergency shelter with limited short-term supportive services for homeless persons. This is part of the City's three-tiered approach to effectively mitigating homelessness for many.

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

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

### Leveraging Resources:

To meet the dollar-for-dollar matching requirements for the \$363,000 awarded in 2002/03 Emergency Shelter Grant, the City allocated the following amounts from its General Purpose Fund account for homeless shelter and services:

\$115,000	Emergency Housing Program (City General Purpose Fund)
\$ 52,750 <sup>1</sup>	Homeless Mobile Outreach Program (City General Purpose Fund)
\$100,000 <sup>2</sup>	Oakland Army Base Temporary Winter Shelter (City General Purpose Funds)
\$ 40,000 <sup>3</sup>	East Oakland Shelter Lease Cost
\$ 55,250	Lease Value of the Oakland Army Base Temporary Winter Shelter
<b><u>\$362,000</u></b>	<b>Total Match Funds</b>

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<sup>1</sup> \$52,750 of the \$176,000 budgeted to this program was committed at 2002/03 ESG match.

<sup>2</sup> In additions Alameda County awarded the City from its General Fund at total of \$125,000 for the joint venture operations of the Oakland Army Base Temporary Winter Shelter. An additional award of \$56,000 from the City of Berkeley was also used to support this program.

<sup>3</sup> The City covers lease cost for the East Oakland Shelter for approximately \$240,000 a year.

### Self-Evaluation:

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

2002/03 ESG and other homeless service program activities provided for more than 1,245 units of legal services to prevent homelessness, 82,681 shelter bednights, 562 hotel/motel bednights, rental assistance to more than 126 homeless or near-homeless individuals and families, approximately 8,600 units of case management, and approximately 55,000 units of food services and other support services.

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

The City managed to operate an additional temporary winter shelter at the Oakland Army Base site, housing and feeding on the average of 97 persons per night from November 1, 2002 through April 15, 2003. Approximately 14,365 shelter bednights and meals were provided through this program, serving approximately 1,000 people. This effort was a partnership between Alameda County, City of Berkeley, Operation Dignity, Emergency Services Network and the City.

The City, along with Travelers Aid Society of Alameda County, Inc. administered a Homeless Mobile Outreach and Homelessness Prevention Programs, serving the homeless living in encampments. Within FY 2002/03, over 28 encampments were identified, 563 unduplicated intakes were completed and have further sought additional personalized services through Travelers Aid Society.

In addition, the Homeless Mobile Outreach Program provided 7,537 meals, 1,444 blankets and 2,747 items of clothing were distributed, 1,017 condoms, 4,991 hygiene kits were handed out, 563 units of transportation assistance was provided, 467 bednights of hotel/motel vouchers and 50 clients received referrals to West Oakland Health Care for assistance.

## ESG Activity Summary

IDIS - C04PR20

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
ESG GRANTEE ACTIVITY SUMMARY  
PROGRAM YEAR 2002  
OAKLAND, CA

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	COMMITTED AMOUNT	DRAWN AMOUNT	COMMITTED MINUS DRAWN	PERCENT DRAWN/COMM
PROJECT 0019 - Emergency Shelter Program				
HOMELESS ACTIVITIES				
SOCIAL SERVICES	131,393.00	105,780.02	25,612.98	80.5
OPERATING COSTS	136,200.00	107,020.13	29,179.87	78.5
	267,593.00	212,800.15	54,792.85	79.5
HOMELESS PREVENTION				
GENERAL PREVENTION	10,000.00	6,779.00	3,221.00	67.7
RENTAL ASSISTANCE	61,366.00	35,773.53	25,592.47	58.2
SECURITY DEPOSITS	5,891.00	1,580.50	4,310.50	26.8
ADMIN COSTS	18,150.00	13,522.78	4,627.22	74.5
	95,407.00	57,655.81	37,751.19	60.4
PROJECT TOTAL	363,000.00	270,455.96	92,544.04	74.5
PROGRAM YEAR 2002 TOTALS				
REHABILITATION	0.00	0.00	0.00	0.0
SOCIAL SERVICES	131,393.00	105,780.02	25,612.98	80.5
OPERATING COSTS	136,200.00	107,020.13	29,179.87	78.5
	267,593.00	212,800.15	54,792.85	79.5
GENERAL PREVENTION	10,000.00	6,779.00	3,221.00	67.7
RENTAL ASSISTANCE	61,366.00	35,773.53	25,592.47	58.2
MORTGAGE ASSISTANCE	0.00	0.00	0.00	0.0
SECURITY DEPOSITS	5,891.00	1,580.50	4,310.50	26.8
ADMIN COSTS	18,150.00	13,522.78	4,627.22	74.5
	95,407.00	57,655.81	37,751.19	60.4
GRAND TOTAL	363,000.00	270,455.96	92,544.04	74.5

## ESG Summary Statistics

IDIS - C04PR19

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
ESG STATISTICS FOR PROJECTS AS OF 2002

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GRANTEE NAME: OAKLAND

PROJECT NUMBER: 19 PLAN YEAR: 2002 PROJECT TITLE: Emergency Shelter Program

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

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

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

BENEFICIARY DATA		TOTAL NUMBER OF BENEFICIARIES:		5,075
AVERAGE NO. OF ADULTS SERVED DAILY	79			
AVERAGE NO. OF CHILDREN SERVED DAILY	82			
AVERAGE NO. OF PERSONS SERVED YEARLY	5,075			

PERCENT OF SERVICES PROVIDED TO					TOTAL #	# HISPANIC
UNACCOMPANIED 18 AND OVER	MALE	25.7%	FEMALE	21.8%	657	8
UNACCOMPANIED UNDER 18	MALE	.5%	FEMALE	.3%	3,717	91
FAMILIES WITH CHILDREN HEADED BY					64	0
SINGLE 18 AND OVER	MALE	1.8%	FEMALE	17.5%	51	0
YOUTH 18 AND UNDER					6	0
TWO PARENTS 18 AND OVER		2.4%			2	0
TWO PARENTS UNDER 18		.3%			1	0
FAMILIES WITH NO CHILDREN		6.4			0	0

BENEFICIARY CHARACTERISTICS	TOTAL:	5,075	320
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PERCENT OF SERVICES PROVIDED TO		*** DOLLARS FUNDED FROM ESG GRANTS FOR ***	
BATTERED SPOUSE	18.1%	REHABILITATION	0
RUNAWAY/THROWAWAY YOUTH	.0%	SOCIAL SERVICES	131,393
CHRONICALLY MENTALLY ILL	2.0%	OPERATING COSTS	136,200
DEVELOPMENTALLY DISABLED	.9%	GENERAL(HOMELESS PREVENTION)	10,000
HIV/AIDS	8.3%	RENTAL ASSISTANCE	61,366
ALCOHOL DEPENDENT INDIVIDUALS	2.0%	MORTGAGE ASSISTANCE	0
DRUG DEPENDENT INDIVIDUALS	12.0%	SECURITY DEPOSIT	5,891
ELDERLY	1.3%	ADMIN COSTS	18,150
VETERANS	.1%		
PHYSICALLY DISABLED	.7%		
OTHER	.0%		

\*\*\*\*\* NON-RESIDENTIAL STATISTICS \*\*\*\*\*  
AVERAGE NUMBER OF PERSONS DAILY 4,622

BENEFICIARY HOUSING

NUMBER OF PERSONS SERVED IN

BARRACKS	2,244
GROUP/LARGE HOUSE	129
SCATTERED SITE APARTMENT	551
SINGLE FAMILY DETACHED HOME	15
SINGLE ROOM OCCUPANCY	1,649
MOBILE HOME/TRAILER	0
HOTEL/MOTEL	262
OTHER	0

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

ESG	363,000
OTHER FEDERAL	0
LOCAL GOVERNMENT	569,824
PRIVATE	0
FEES	0
OTHER	0

During review, Projects will be set up in IDIS for each funded agency to reflect the totals above by contractor/project.

## **Program Specific Narrative**

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

## **EXHIBIT A & B**

### **2002 HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS**

#### Grantee & Community Overview

The City of Oakland is a recipient of funds awarded by the U. S. Department of Housing and Urban Development (HUD) for the 2002 Housing Opportunities for People With AIDS (HOPWA), in the amount of \$1,969,000.

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

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

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

2002 HOPWA grant sponsors submit monthly and quarterly progress reports to the City for each housing project and service contract supported by HOPWA funds. The City disburses funds to its sponsors for expenditures incurred for HOPWA activities. Each payment request is reviewed for verification of eligible expense and timely proof of payment. Payments are not released until City staff has authorized the charges submitted for payment.

#### Description of Community Planning:

HOPWA funds for the Oakland EMSA are allocated between Alameda County and Contra Costa County proportionally based on the percentage of HIV/AIDS cases reported in the two counties for the Oakland EMSA<sup>1</sup>.

How HOPWA funds are to be used is determined by multi-year AIDS Housing Plans for each county. AIDS Housing Plans were developed and adopted in 1996 for both counties. Both

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<sup>1</sup> Less 1% of total HOPWA dollars awarded to the City for administration costs.

counties are in preparation of producing the modified multi-year AIDS Housing plans. The AIDS Housing Plans are comprehensive planning efforts to provide both objective data on the needs of people living with HIV/AIDS and input of the community working on these issues. Coordinators are working diligently to update these plans for the next five years.

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

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

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

Project Accomplishments Overview

*Housing Assistance:*

Within the Oakland EMSA, HOPWA funds were used during the 2002/03 operating year to complete construction of 81 units, of which 19 units are dedicated for persons with HIV/AIDS and their families.

Approximately 200 individuals and/or families living with HIV/AIDS received some form of housing assistance. Licensed service-enriched housing was provided to 20 people and emergency short-term housing was provided to approximately 100 individuals within the reporting period. HIV/AIDS dedicated units and subsidies have exceeded initial targets made in the 1996 AIDS Housing Plans for Alameda and Contra Costa Counties completing construction, rehabilitation, and/or acquisition of 81 housing units with the program year.

Since 1993, 465 housing units have been created with HOPWA funds, with 190 HIV/AIDS dedicated housing units within these housing development projects. Eighty-four HIV/AIDS housing units have been acquired. One shelter property sight has been acquired that will

dedicate at least 20 beds for persons with HIV/AIDS. 129 HIV/AIDS units have been rehabilitated, and new construction of 61 HIV/AIDS units has been completed since 1993. See Table #1 for further details.

*Support Services:*

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

As a result, 1,340 people with HIV/AIDS and their families received housing information services and other support services during the program year. Other services provided this report period include the following:

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

Barriers & Trends Within Community:

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

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

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

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

1. Aspen Court (Contra Costa County)

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

2. Idaho Apartments (Contra Costa County)

This is a difficult tenant population and requires a great deal of attention from property management staff as well as social services staff. Constant work with residents is required to make the complex a decent and safe living environment for all of the residents.

3. Health Services (Contra Costa County)

The lack of affordable permanent housing in Contra Costa continues to be the primary barrier to improving the housing situation for HIV infected individuals in Contra Costa. The majority of the clients we serve have incomes less than \$700 per month.

Eligibility criteria for many housing programs continue to be problematic in that the homeless definitions generally preclude people who are living with friends, neighbors or relatives. In most cases these individuals are sleeping on a couch or a floor out of necessity. They are extremely vulnerable to losing makeshift housing, but we can do nothing to improve their situation because they do have a roof over their heads.

A needs assessment conducted this year showed that there continues to be great need for financial assistance to acquire or maintain housing. Unfortunately, the Ryan White CARE Act award amount for Contra Costa County is expected to be reduced during the upcoming year. Strict eligibility criteria have been applied for several years to ensure that everyone has fair access to the dwindling funds. One of these criteria is that people can only access the funds once unless there are extraordinary circumstances. This is a barrier to those who feel they must move but cannot show extraordinary circumstances.

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

**TABLE #1  
COMPLETED HOPWA HOUSING BEDROOM UNITS FROM 1993/94 TO 2002/03**

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	AQUIRED	CONSTRUCTED	REHABILITATED
The Landings 811 East Street Pittsburg, CA	4	4	Affordable Rental	X	X	
Shelter, Inc. 935 East Street Pittsburg, CA	8	4	Affordable Rental			X
Aspen Court 121 Aspen Drive Pacheco, CA	12	12	Community Residence			X
Dwight Way House 2501 Sacramento Street Berkeley, CA	2	2				X
Victoria Apartments 1650, 1670, 1680 Detroit Avenue Concord, CA	12	4	Community Residence			X
Bay Bridge Apartments 1134 36 <sup>th</sup> Street Emeryville, CA	6	6	Community Residence			X
Providence House 540 - 23 <sup>rd</sup> Avenue Oakland, CA	40	4	Disabled	X		X
Ark of Refuge 9702 International Blvd. Oakland, CA	7-9	7-9	Emergency Housing/ Service Enriched	X		X
Amara House 1631 Cypress Richmond, CA	5	5	Group Home		X	
Hale Laulima 396 Fairmont Avenue Oakland, CA	5	5	Group Home	X		X
Peter Babcock House 2350 Woolsey Street Oakland, CA	5	5	Group Home	X		X
Miramar Housing 101-111 Corpus Chisti & 100-110 Pensacola Alameda, CA	24	24	Single Family Rentals	X		X
Idaho Apartments 10203 San Pablo Avenue El Cerrito, CA	28	11	SRO dwelling	X		X
Concord House 20373 Concord Avenue Hayward, CA	8	8	SRO dwelling	X	X	
Harrison Hotel 1415 Harrison Street Oakland, CA	81	14	SRO dwelling	X		X
North County Women's Transitional Housing 2140 Dwight Way Berkeley, CA	10	4	Transitional Housing- Community Residence			X
Spirit of Hope 1 & 2 Alameda, CA	23 22	6 2	Community Residence			X
Oaks Hotel 587-15 <sup>th</sup> Street Oakland, CA	84	4	SRO dwelling			X

BOSS-Rosa Parks 521 West Grand Avenue Oakland, CA	13	13	Transitional Housing- Community Residence			X
EBALD Swan's Market Oakland, CA	4	4	Family Rental Housing		X	
Allen Temple: Arms IV	24	24	Multi-Family Rental Housing		X	
International Boulevard Family Housing Initiative 6006 International Boulevard, Oakland, CA	24	2	Permanent Multi- Family Rental Housing		X	
Alvarez Court 760 Alvarez Court Pinole, CA	19	10	Permanent Housing		X	
Adeline Apartments 3222 Adeline Street Oakland, CA	17	4	Permanent Rental Multi-Family Housing		X	
East Oakland Community Project (Acquired New Property Site)	Site only (finish project at least 100 beds)	Site only (Finished project will be at least 20 HIV/AIDS beds)		X		
<b>TOTAL BEDROOM UNITS</b>	<b>465<sup>1</sup></b>	<b>190</b>				

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

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

## HOPWA Formula Grantee CAPER Chart

<b>Grantee ID:</b>	062508	<b>Program Year:</b>	2002
<b>Grantee Name:</b>	City of Oakland		
<b>Report Begin:</b>	7/1/2002	<b>Report Ending:</b>	6/30/2003

### CAPER Performance Chart1 – Actual Performance

For Alameda County

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

Type of Units	Number of Units with HOPWA Funds	Amount of HOPWA Funds	Number of Units with Grantee And Other Funds	Amount of Grantee And Other Funds	Deduction For Units Reported in More than One Column	Total By Type of Unit
1. Rental Assistance	n/a				0	
2. Short-term emergency housing payments	n/a				0	0
3a. Units in facilities supported with operating costs	n/a				0	
3b. Units in facilities that were developed with capital costs and opened and served clients	9	530,000	71	26.7 million	0	9
3c. Units in facilities being developed with capital costs but not yet opened	10	290,566	97	n/a	0	10
<b>Subtotal</b>			0		0	
Deduction for Units reported in more than one category	0	0	0	0	0	0
<b>Total</b>	19	820,566	168	n/a	0	19

**CAPER Performance Chart2 (Alameda County)**  
**Comparison to planned actions, as approved in the action plan/consolidated plan for this operating year**  
**(Estimated numbers of units)**

<b>Type of Units</b>	<b>Estimated number of units by type in the approved consolidated plan/action plan for this operating year</b>		<b>Actual number of units by type</b>	<b>Comment, on comparison with actual accomplishments</b>		
1. Rental Assistance			0			
2. Short-term emergency housing payments			0			
3a. Units in facilities supported with operating costs			0			
3b. Units in facilities that were developed with capital costs and opened and served clients	71		71			
3c. Units in facilities being developed with capital costs but not yet opened.	100		97			
<b>Subtotal</b>	171		168	0		
Deduction for Units reported in more than one category						
<b>Total</b>	171		168	0		

## HOPWA Formula Grantee CAPER Chart

<b>Grantee ID:</b>	062508	<b>Program Year:</b>	2002
<b>Grantee Name:</b>	City of Oakland		
<b>Report Begin:</b>	7/1/2002	<b>Report Ending:</b>	6/30/2003

### CAPER Performance Chart1 - Actual Performance

For Contra Costa County

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

Type of Units	Number of Units with HOPWA Funds	Amount of HOPWA Funds	Number of Units with Grantee And Other Funds	Amount of Grantee And Other Funds	Deduction For Units Reported in More than One Column	Total By Type of Unit
1. Rental Assistance	0				0	
2. Short-term emergency housing payments	0				0	0
3a. Units in facilities supported with operating costs	0				0	
3b. Units in facilities that were developed with capital costs and opened and served clients	10	798,742	n/a	n/a	n/a	10
3c. Units in facilities being developed with capital costs but not yet opened	11	1,050,000	n/a	n/a	n/a	11
<b>Subtotal</b>	21	1,848,742	0		0	21
Deduction for Units reported in more than one category	0	0	0	0	0	0
<b>Total</b>	21	1,848,742	0	0	0	21

**CAPER Performance Chart2 (Contra Costa County)**  
**Comparison to planned actions, as approved in the action plan/consolidated plan for**  
**this operating year (Estimated numbers of units)**

<b>Type of Units</b>	<b>Estimated number of units by type in the approved consolidated plan/action plan for this operating year</b>		<b>Actual number of units by type</b>	<b>Comment, on comparison with actual accomplishments</b>
1. Rental Assistance				
2. Short-term emergency housing payments				
3a. Units in facilities supported with operating costs				
3b. Units in facilities that were developed with capital costs and opened and served clients	30		10	Figures in the "Estimated.." column include all planned special needs housing units, including HIV/AIDS
3c. Units in facilities being developed with capital costs but not yet opened.	30		11	Figures in the "Estimated.." column include all planned special needs housing units, including HIV/AIDS
<b>Subtotal</b>	60		21	0
Deduction for Units reported in more than one category	30			
<b>Total</b>	30		21	0