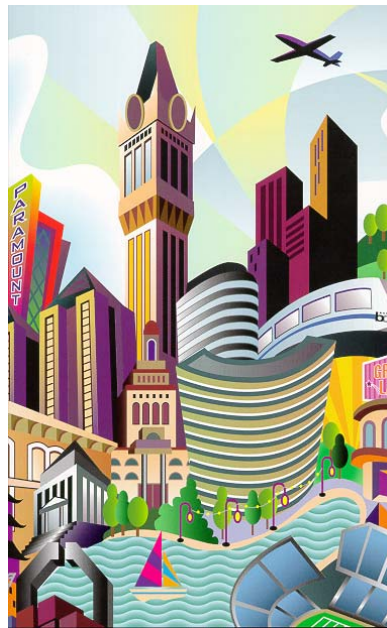


CONSOLIDATED PLAN for Housing and Community Development

**Annual Action Plan
July 1, 2010 – June 30, 2011**



May 15, 2010

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

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I. Executive Summary of Action Plan

A. Proposed Objectives and Outcomes

The City of Oakland proposes to use 2010-2011 HOME, HOPWA, CDBG and ESG Grant Funds to fund activities to accomplish the following objectives and outcomes. The activities are described in more detail in Table 7. Each activity includes information about the specific objective and intended outcome for that activity.

- Twenty-three activities will provide accessibility for the purpose of creating suitable living environments.
- Five activities will provide accessibility for the purpose of providing decent affordable housing.
- Eight activities will provide accessibility for the purpose of creating economic opportunities.
- Five activities will provide affordability for the purpose of providing decent affordable housing.
- Eleven activities will provide sustainability for the purpose of creating suitable living environments.

B. Evaluation of Past Performance

The City was successful in addressing the majority of the goals and objectives addressed in the FY 2009-2010 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.

The City's HOME Program was most recently monitored by HUD program staff in August, 2008. In October, 2008, HUD provided the City with a final monitoring results letter in which it commended the City for the quality of its program. In particular HUD identified the City's rental housing development program as "exceptional and a Best Practice."

ESG funded activities and activities supported by other match funding sources provided services, maintenance, and operating support for shelters, hotel/motel vouchers, rental assistance, eviction prevention, legal assistance, case management, food services and other supportive services. In addition, homeless clients were assisted in obtaining transitional housing and permanent housing.

Within the Oakland EMSA, HOPWA funds are used to provide information and referral for HIV/AIDS services and housing. Funds will be used to maintain the capacity of existing housing and support services as well as support property acquisitions, rehabilitation, and construction of new units dedicated to persons living with HIV/AIDS and their families.

C. FY 2010-2011 Grant Funds and Uses

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

<i>Community Development Block Grant (CDBG)</i>	<i>\$9,109,357</i>
<i>CDBG Program Income</i>	<i>670,480</i>
<i>CDBG Prior Year Reprogrammed Funds</i>	<i>\$317,575</i>
Housing	3,975,557
Homeless Services	405,000
Economic Development	1,050,090
District Programs	1,904,671
Program Planning & Coordination (including Fair Housing)	1,749,190
Section 108 Loan Repayments	900,000
 <i>HOME Investment Partnership Program</i>	 <i>\$4,753,166</i>
Housing Development	\$4,277,850
Program Administration/Monitoring	\$475,316
 <i>Emergency Shelter Grant (ESG)</i>	 <i>\$368,902</i>
Homeless Services under the City's	
Permanent Access to Housing (PATH) Strategy	\$350,457
Program Administration/Monitoring	\$18,445
 <i>Housing Opportunities for Persons with AIDS (HOPWA)</i>	 <i>\$2,208,481¹</i>
Alameda County	\$1,633,164 ²
Contra Costa County	\$531,147
Planning/Administration	\$44,170

¹ Estimated award amount.

² Alameda County and Contra Costa County allocations will be based on updated (July 2010) AIDS epidemiology reports for each region.

Allocations will be based on amounts awarded by HUD under the 2010 HOPWA program and the ratio of AIDS cases in Alameda and Contra Costa Counties. Specific uses of HOPWA funds will be based on previously adopted AIDS Housing Plans in each county and the Alameda County EveryOne Home Plan³.

D. Planned Actions to Address Identified Needs and Priorities

The Consolidated Plan identifies a number of priorities to address the City's needs for housing and community development. This Annual Action Plan for July 1, 2010 through June 30, 2011 describes the City's plan of action for the first year covered by the Consolidated Plan for July 1, 2010 through June 30, 2015. The goals of this Plan are consistent with the Five Year Strategy and reflect the goals of the City Council.

1. Housing

- Expansion of the Supply of Affordable Rental Housing
- Preservation of the Supply of Affordable Rental Housing
- Expansion of the Supply of Affordable Ownership Housing
- Expansion of Ownership Opportunities for First Time Homebuyers
- Improvement of Existing Housing Stock
- Provision of Rental Assistance for Extremely Low and Low Income Families
- Provision of Supportive Housing for Seniors and Persons with Special Needs
- Prevention of Foreclosures and Stabilization of Neighborhoods
- Removal of Impediments to Fair Housing

2. Homelessness

- Reduction of Homelessness
- Elimination of Chronic Homelessness
- Prevention of Homelessness

3. Economic Development

- Provide a comprehensive operating framework to guide Economic Development efforts
- Encourage small business development growth by streamlining the process of starting, relocating and growing a business in Oakland.
- Enhance the business climate for mid and larger sized businesses
- Contribute resources to the development of the "Created in Oakland" initiative to help move existing small businesses beyond startup.

³ www.EveryOneHome.org

Bolster opportunities for employers and workers to connect and for workers to get training

- Facilitate smoother permitting processes for businesses of all sizes
- Facilitate the cleanup and reuse of toxic sites
- Encourage self-supported community revitalization
- Encourage business development
- Expand mobility in the Greater Downtown area so as to spur greater vitality and business growth
- Marketing Oakland's successes and opportunities for "eating, shopping, doing" in Oakland (www.OaklandGrown.org).
- Lead efforts to attract large office tenants and new office development and increase hotel usage and the possibility of new hotel development by managing contract overseeing Scotlan Convention Center and advocating for much needed improvements to the facility.
- Assess West Oakland industrial district's lighting, street surfacing, sidewalks and public utilities with an eye toward modernizing West Oakland's aging industrial areas on and near Mandela Parkway in order to make the area more attractive to employers.
- Provide grants for exterior improvements to commercial buildings in Redevelopment areas, site/project development assistance, public improvements and technical assistance to merchant organizations through the Redevelopment Façade and Streetscape Improvement Programs
- Maintains the Commercial Lending Unit (CLU) for the purpose of providing small business technical assistance and lending services to Oakland's business community.

4. District Programs

- The City will work with the Community Development District Boards to allocate funding to organizations that provide services that address the Board's highest priorities.

5. Other CDBG-Funded Activities

- Program administration and monitoring
- Funding to support fair housing agencies

The table on the following page describes the City's goals for housing and homeless activities in FY 2010-2011.

Table 1
Five-Year and One-Year Goals for Housing and Homelessness

Housing and Homelessness Program Goal	5-Year Goal (July 2010 – June 2015)	1- Year Goal (FY 2010-2011)
Expansion of the Supply of Affordable Rental Housing Rental Housing New Construction: Units Built	403 Units Built or Underway	214
Preservation of the Supply of Affordable Rental Housing Rental Housing Preservation: Units Built Public Housing Reconstruction: Units Built	650 Units Built or Underway	585
Expansion of the Supply of Affordable Ownership Housing Ownership Housing Construction: Units Built	52 Units Built or Underway	26
Expansion of Ownership Opportunities for First-Time Homebuyers Mortgage and Downpayment Assistance Housing Counseling Mortgage Credit Certificates CalHome Program	165 Households Prepare Residents 100 Households 15 Households	50 400 20 15
Improvement of Existing Housing Stock Owner-Occupied Housing Rehabilitation: Units Completed	1,365 Housing Units	305
Provision of Rental Assistance for Extremely Low Income and Low Income Families Tenant Based Rental Assistance	Maintain Current Level of Assistance	
Provision of Supportive Housing for Seniors and Persons with Special Needs Housing Development: Units Built Access Improvement: Units Completed	300 Units Built or Underway 40 Housing Units	250 8
Prevention of Foreclosures and Stabilization of Neighborhoods		
Ownership Housing: Acquisition/Rehabilitation	150 Units Built or Underway	20
Rental Housing: Acquisition/Rehabilitation	58 Housing Units	58

Housing and Homelessness Program Goal	5-Year Goal (July 2010 – June 2015)	1- Year Goal (FY 2010-2011)
Board Up/Clean Up Program	30 Households	30
Foreclosure Counseling	1,000 Households	200
Land Trust Pre and Post Purchase Counseling	200 Households	50
Removal of Impediments to Fair Housing		
Referral, Information, and Counseling to Residents w/Disabilities	Subset of below	200
Referral, Information, and Counseling to Residents	7,500 Households	2500
Discrimination Education and Investigation	300 Households	100
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (PATH)		
Homeless Reduction	4,563 Individuals/Households	1,407
Outreach	2,800 Individuals	620
Winter Shelter	2,700 Individuals	525
Year-Round Shelter and Services	3,500 Individuals	600
HIV/AIDS Housing and Services	2,500 Individuals	355
Elimination of Homelessness	4,427 Individuals/Households	516
Development & Maintenance of Existing Permanent and Supportive Housing	761 Beds	98
Support of Collaboratives to Assist Chronically Homeless in Enrolling in Appropriate Public Benefits Program	10 Agencies	9
Integrated Planning Activities Through the Continuum of Care Council	20 Agencies	10
Raising Awareness about Chronic Homelessness in the Community	--	--
Homelessness Prevention	4,563 Households	916
Special Needs Objectives		
HIV/AIDS Housing & Housing Development	216 Bedroom Units	28

E. Description and Organization of the Annual Action Plan

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

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

Section III, "Strategy Implementation," is the principal component of the City's Action Plan for 2010-2011, and is divided into seven subsections.

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

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

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

It should be noted that many of the activities described in Sections C and D are continuing activities that were first funded in previous years, and that many of these activities are being carried out with funds other than the four formula grants (CDBG, HOME, HOPWA, ESG) covered by the Consolidated Plan. However, they are included in the Action Plan because

their inclusion provides a more complete picture of the entire scope of the City's efforts to address its housing and homeless needs.

Subsection E is a description of the geographic areas served by the projects and activities described in this Action Plan. Included in this section are maps showing the locations of activities proposed for Federal grant funding in FY 2010-2011. Also provided is a list of the various entities responsible for the delivery and management of housing and community development programs in the City.

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

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

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

Section V consists of summary tables and detailed information on the proposed uses of Federal grant funds. Specific recipients, funding amounts and Objectives are all outlined here.

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

F. Applications for Federal Assistance (HUD Form 424)

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED May 15, 2010 3. DATE RECEIVED BY STATE 4. DATE RECEIVED BY FEDERAL AGENCY	Applicant Identifier B05MC0013 State Application Identifier Federal Identifier
---	--	---	---	---

5. APPLICANT INFORMATION Legal Name: City of Oakland, CA Organizational DUNS: 137137977 Address: Street: 250 Frank H Ogawa Plaza, Suite 5313 City: Oakland County: Alameda State: CA Zip Code 94612 Country: USA		Organizational Unit: Department: Community and Economic Development Agency Division: Housing and Community Development Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Michele Middle Name: Antoinette Last Name: Byrd Suffix: Email: mbyrd@oaklandnet.com
--	--	---

6. EMPLOYER IDENTIFICATION NUMBER (EIN): <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 94-6000038 </div>	Phone Number (give area code) 510-238-3714 Fax Number (give area code) 510-238-6956
--	--

8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) C - Municipal Other (specify)
---	---

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 14-218 </div>	9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development 11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Community Development Block Grant
--	--

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Oakland	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 9th and 13th b. Project 9th and 13th
---	--

13. PROPOSED PROJECT Start Date: 7/1/10 Ending Date: 6/30/11	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
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15. ESTIMATED FUNDING: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%;">a. Federal</td> <td style="width:10%;">\$</td> <td style="width:10%; text-align: right;">9,109,357</td> <td style="width:10%; text-align: right;">.00</td> </tr> <tr> <td>b. Applicant</td> <td>\$</td> <td></td> <td>.00</td> </tr> <tr> <td>c. State</td> <td>\$</td> <td></td> <td>.00</td> </tr> <tr> <td>d. Local</td> <td>\$</td> <td></td> <td>.00</td> </tr> <tr> <td>e. Other</td> <td>\$</td> <td></td> <td>.00</td> </tr> <tr> <td>f. Program Income</td> <td>\$</td> <td></td> <td>.00</td> </tr> <tr> <td>g. TOTAL</td> <td>\$</td> <td>9,109,357</td> <td>.00</td> </tr> </table>	a. Federal	\$	9,109,357	.00	b. Applicant	\$.00	c. State	\$.00	d. Local	\$.00	e. Other	\$.00	f. Program Income	\$.00	g. TOTAL	\$	9,109,357	.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No
a. Federal	\$	9,109,357	.00																										
b. Applicant	\$.00																										
c. State	\$.00																										
d. Local	\$.00																										
e. Other	\$.00																										
f. Program Income	\$.00																										
g. TOTAL	\$	9,109,357	.00																										

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.		
a. Authorized Representative		
Prefix Mr.	First Name Dan	Middle Name
Last Name Lindheim	Suffix	
b. Title City Administrator		c. Telephone Number (give area code) 510-238-3301
d. Signature of Authorized Representative		e. Date Signed

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED May 15, 2010	Applicant Identifier M05-MC060208	
		3. DATE RECEIVED BY STATE	State Application Identifier	
<input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	

5. APPLICANT INFORMATION

Legal Name: City of Oakland, CA		Organizational Unit: Department: Community and Economic Development Agency	
Organizational DUNS: 137137977		Division: Housing and Community Development	
Address: Street: 250 Frank H Ogawa Plaza, Suite 5313		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Michele	
City: Oakland		Middle Name Antoinette	
County: Alameda		Last Name Byrd	
State: CA	Zip Code 94612	Suffix:	
Country: USA		Email: mbyrd@oaklandnet.com	

6. EMPLOYER IDENTIFICATION NUMBER (EIN): <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 94-6000038 </div>		Phone Number (give area code) 510-238-3714	Fax Number (give area code) 510-238-6956
--	--	---	---

8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types) C - Municipal Other (specify)	
Other (specify)		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 14-239 </div> TITLE (Name of Program):		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: HOME Investment Partnership Program	
--	--	---	--

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Oakland		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 9th and 13th b. Project 9th and 13th	
---	--	--	--

13. PROPOSED PROJECT Start Date: 7/1/10 Ending Date: 6/30/15		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
---	--	--	--

15. ESTIMATED FUNDING:		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No	
a. Federal	\$ 4,753,166.00		
b. Applicant	\$.00		
c. State	\$.00		
d. Local	\$.00		
e. Other	\$.00		
f. Program Income	\$.00		
g. TOTAL	\$ 4,753,166.00		

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Mr.	First Name Dan	Middle Name
Last Name Lindheim		Suffix
b. Title City Administrator		c. Telephone Number (give area code) 510-238-3301
d. Signature of Authorized Representative		e. Date Signed

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED May 15, 2010	Applicant Identifier S05-MC060013
<input type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: City of Oakland, CA		Organizational Unit: Department: Community and Economic Development Agency	
Organizational DUNS: 137137977		Division: Housing and Community Development	
Address: Street: 250 Frank H Ogawa Plaza, Suite 5313		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Oakland		Prefix: Ms.	First Name: Michele
County: Alameda		Middle Name Antoinette	
State: CA		Last Name Byrd	
Zip Code 94612		Suffix:	
Country: USA		Email: mbyrd@oaklandnet.com	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 94-6000038		Phone Number (give area code) 510-238-3714	Fax Number (give area code) 510-238-6956
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) C - Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-231		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Oakland		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Emergency Shelter Grant Program	
13. PROPOSED PROJECT Start Date: 7/1/10		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 9th and 13th	
Ending Date: 6/30/11		b. Project 9th and 13th	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 368,902.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$.00	<input type="checkbox"/> Yes if "Yes" attach an explanation. <input type="checkbox"/> No	
f. Program Income	\$.00		
g. TOTAL	\$ 368,902.00		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr.	First Name Dan	Middle Name	
Last Name Lindheim		Suffix	
b. Title City Administrator		c. Telephone Number (give area code) 510-238-3301	
d. Signature of Authorized Representative		e. Date Signed	

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED May 15, 2010	Applicant Identifier CA39H05F047
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: City of Oakland, CA		Organizational Unit: Department: Community and Economic Development Agency	
Organizational DUNS: 137137977		Division: Housing and Community Development	
Address: Street: 250 Frank H Ogawa Plaza, Suite 5313		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Michele	
City: Oakland		Middle Name Antoinette	
County: Alameda		Last Name Byrd	
State: CA Zip Code 94612		Suffix:	
Country: USA		Email: mbyrd@oaklandnet.com	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 94-6000038		Phone Number (give area code) 510-238-3714	Fax Number (give area code) 510-238-6956
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) C - Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): 14-241		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Oakland		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Housing Opportunities for Persons with AIDS	
13. PROPOSED PROJECT Start Date: 7/1/10 Ending Date: 6/30/15		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 9th and 13th b. Project 9th and 13th	
15. ESTIMATED FUNDING: a. Federal \$ 2,208,481.00 b. Applicant \$.00 c. State \$.00 d. Local \$.00 e. Other \$.00 f. Program Income \$.00 g. TOTAL \$ 2,208,481.00		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No	
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative Prefix Mr. First Name Dan Middle Name Suffix			
Last Name Lindheim		c. Telephone Number (give area code) 510-238-3301	
b. Title City Administrator		e. Date Signed	
d. Signature of Authorized Representative			

II. Resources

This section describes the federal and local resources available to fund the programs, projects and activities included in this Action Plan. It also includes information regarding the leveraging of non-Federal resources and support for other applications.

A. Federal Resources

PROGRAM	ANTICIPATED
Community Development Block Grant (CDBG) The City has received Community Development Block Grant Funds allocation in the amount of \$9,109,357 for FY 2010-2011, and also anticipates receiving program income (loan repayments) of \$670,480. Loan payments in excess of that amount will be allocated to housing rehabilitation loan programs. The City is also reprogramming \$317,575 of prior year district program funds.	\$9,984,508 (grant and program income and reprogrammed funds)
Section 108 Loan Repayment	\$900,000
Housing	\$3,975,557
<u>Housing Rehabilitation Activities</u>	
Housing Rehabilitation Loan Program (incl. program delivery costs)	\$2,656,037
Emergency Home Repair Program	\$382,620
Access Improvement Grants	\$207,680
Lead Paint Hazard Abatement Program	\$215,290
Minor Home Repair	\$242,930
<u>Other Housing Services</u>	
Blighted Property Board Up and Cleanup	150,000
Home Equity Conversion Program ¹	21,000
Unity Council ¹	100,000
Homeless Assistance	\$405,000
Shelter Operating Costs and Homeless Services ¹	225,000
PATH Activities ¹	180,000
Economic Development	\$1,050,090
Neighborhood Commercial Revitalization (NCR)	\$402,380
Business Development Program	\$185,600
Commercial Lending	\$220,270
National Development Council	\$10,000
Oakland Business Development Corporation (OBDC)	\$231,840
District Programs	\$1,904,671
Public Facilities, Economic Development and Public Services ²	
Program Planning and Coordination ³	\$1,749,190
Planning and Coordination	1,391,190
Fair Housing Activities	358,000
¹ These activities are included in HUD's 15% cap on public services ² Some activities are included in HUD's 15% cap on public services ³ These activities are included in HUD's 20% cap on planning and administration	
Additional details on the proposed uses of CDBG funds are in Section E.	

PROGRAM	ANTICIPATED
<p>HOME</p> <p>These funds are expected to be allocated as follows:</p> <p style="padding-left: 40px;">Housing Development (rental and ownership) \$4,277,850</p> <p style="padding-left: 40px;">Program Administration/Monitoring \$475,316</p> <p>If the City receives program income generated by repayment of first-time homebuyer loans, these funds will be allocated to support rehabilitation of owner-occupied single-family homes. Loan repayments of funds used as HOME matching funds will be used for development of affordable rental and ownership housing. On a cash basis, program income will be spent prior to drawing down any additional grant funds.</p> <p>At least 15 percent of the grant will be reserved for projects that are owned, sponsored or developed by Community Housing Development Organizations (CHDOs).</p>	<p>\$4,753,166</p>
<p>Emergency Shelter Grant (ESG)</p> <p>Funds are expected to be allocated as follows:</p> <p style="padding-left: 40px;">Homeless Housing and Services under the PATH program \$350,457</p> <p style="padding-left: 40px;">Program Administration and Monitoring \$18,445</p>	<p>\$368,902</p>
<p>Housing Opportunities for Persons With AIDS (HOPWA)</p> <p>The City of Oakland receives funding under the Housing Opportunities for Persons With AIDS (HOPWA) Program for the Oakland Eligible Metropolitan Area (EMA), which includes both Alameda and Contra Costa Counties. The City awards funds to each county, which in turn make awards to housing and service providers. The City retains 2% of the grant to cover costs of grant administration and reporting.</p> <p><u>Alameda County</u></p> <p>For Alameda County, FY 2010-11 HOPWA funds will be allocated pursuant to the priorities set in the Everyone Home Plan, the Alameda Countywide Homeless and Special Needs Housing Plan released in April 2006 and the 2006-2009 Oakland, California Eligible Metropolitan Area (EMA) Comprehensive HIV/AIDS Services Plan.</p> <p><u>Contra Costa County</u></p> <p>In Contra Costa County, FY 2010-11 HOPWA funds will be allocated pursuant to the priorities set in the Contra Costa County 2010/14 Consolidated Plan.</p> <p><u>Grant Administration/Reporting</u></p>	<p>\$2,208,481</p> <p>\$1,633,164</p> <p>\$531,147</p> <p>\$44,170</p>

PROGRAM	ANTICIPATED
<p>Supportive Housing Programs</p> <p>The City expects to be awarded funds from the Supportive Housing Program to provide transitional housing and services for the homeless.</p> <p><u>Matilda Cleveland Transitional Housing Program</u> Transitional housing and services for up to 24 months to families at the Matilda Cleveland Transitional Housing Facility</p> <p><u>Families In Transition/Scattered Sites Transitional Housing Program</u> Transitional housing and services to families for up to 24 months at scattered transitional housing properties owned by the City.</p> <p><u>Homeless Families Support Network</u> Provides transitional housing and supportive services for up to 24 months to families at the Henry Robinson Multi-Service Center. The program is designed to provide a continuum or network of services ranging from shelter, supportive services, life skills training and temporary housing with the expected outcome of clients accessing permanent housing.</p> <p><u>Oakland Homeless Youth Collaborative</u> To provide coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, age 18-25, move toward self-sufficiency and permanent housing.</p>	<p>\$3,028,632</p> <p>\$259,824</p> <p>\$245,420</p> <p>\$1,826,618</p> <p>\$696,770</p>
<p>Section 8 Rental Assistance</p> <p>In 2009, OHA received 1528 Tenant Protection Vouchers. For FY 2011 we do not anticipate applying for additional Tenant Protection Vouchers, but would apply for other forms of Section 8 Rental Assistance if new funding is made available (by HUD) in FY 2011.</p>	<p>1,528 (Tenant Protection Vouchers)</p>
<p>Low-Income Housing Tax Credits</p> <p>The amount of anticipated Low-Income Housing Tax Credits is unknown. However, the City will support applications from developers, if possible, that are applying for Low-Income Tax Credits to increase the competitiveness of the developers' applications.</p>	<p>Unknown</p>

B. Local Resources

PROGRAM	ANTICIPATED
<p>City of Oakland General Funds</p> <p><u>Emergency Shelter Grant Program Matching Funds</u> City of Oakland will combine General Purpose Funds for programs and staff costs with other fund sources to meet fund match requirements of the Emergency Shelter Grant (ESG) Program. The ESG supports the City of Oakland Permanent Access To Housing (PATH) Strategy, Oakland's housing first program for the provision of housing as the focal service with support services provided to keep people housed.</p> <p><u>Matilda Cleveland Transitional Housing Program and Families in Transition/Transitional Housing Program</u> City of Oakland General Purpose Funds will be used to provide matching funds for the Matilda Cleveland Transitional Housing Program and the Families in Transition/ Transitional Housing Program to provide temporary housing with support services for families for up to 24 months per family. Said services are provided to assist the family in becoming self-sufficient and able to move into permanent housing.</p>	<p>\$551,902</p> <p>\$368,902</p> <p>\$183,000</p>
<p>Mortgage Credit Certificates</p> <p>Alameda County administers the Mortgage Credit Certificate (MCC) program for Oakland and surrounding cities. MCC's provide assistance to first time homebuyers by providing a direct tax credit that effectively increases the amount of mortgage a household can borrow.</p> <p>The County has submitted an application for an allocation and hope to receive \$10 million. Applications for funding will be handled on a first-come, first-served basis.</p>	<p>\$10,388,218</p> <p>As of 2/16/10, the County has \$10,388,218 available in the <u>pool competitively</u> for Alameda County participating Cities. (We used 8 MCCs last FY (7/1/08-6/30/09) totaling \$3,713,585)</p>
<p>Oakland Redevelopment Agency</p> <p>The Oakland Redevelopment Agency will have available approximately \$10,124,746 in tax increment funds in its Low and Moderate Income Housing Fund. .</p> <p>\$1,500,000 will be used for the First Time Homebuyer Program, approximately \$6,741,039 will be available for competitive funding allocations for affordable housing development, and approximately \$3,987,425 will be reserved for housing programs in the Central City East and West Oakland redevelopment areas. An additional \$296,000 will be used to assist the East Oakland Community Project's transitional housing program. A portion of these funds may be used to support debt service on new tax-increment bonds for major developments such as the Oak to Ninth, Wood Street and MacArthur BART Transit Village projects.</p>	<p>\$15,860,000</p>

C. Leveraging of Non-Federal Resources & Support for Other Applications

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

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

Although each City project and program leverages funds differently, in general the City has been able to leverage \$2 to \$4 of non-Federal funds for every \$1 of Federal funds invested in housing.

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

Federal Programs

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

State Programs

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

- State of California Supportive Housing Program
- State of California Mental Health Services Act
- State of California Transit-Oriented Development Program
- State of California Infill Infrastructure Program

Private Sources

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

D. Matching Funds for Federal Programs

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

1. HOME Program

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

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

2. Emergency Shelter Grant

The Emergency Shelter Grant (ESG), a HUD formula grant provides funding for the essential services, homeless prevention, and maintenance and operations costs. The ESG mandates the grantee (the City) to provide 100% matching funds from non-federal sources. The City intends to meet this match requirement of non-federal sources with the following allocations from the City's General Purpose Fund.

Purpose	Match Amount
Emergency Housing Program	\$115,000
Homeless Mobile Outreach Program	\$179,310
Community Housing Services Staff Costs	\$74,592
Total Match	\$368,902

3. Families In Transition/Scattered Sites Transitional Housing Program

For the 2010/11 fiscal year, the City anticipates an award of \$245,420 from HUD under the Supportive Housing Program for the City's Families In Transition (FIT)/Transitional Housing Program (THP). This HUD grant requires a 25% match of funds for operations costs and 20% match of funds for support services costs. The total match requirement of approximately \$49,084 (\$30,582 for Support Services and \$18,502 for Operations) for this program will be met and exceeded with following fund sources:

Purpose	Match Amount
General Purpose Fund	\$133,000
THP/FIT Tenant Rents	\$21,000
Total Match	\$154,000

4. Homeless Families Support Network/Supportive Housing Program

The City is administering the fifteenth year (2010/11) of the Homeless Families Support Network/Supportive Housing Program (HFSN). This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City anticipates an award of \$1,826,618. The total match requirement for this grant is estimated at \$357,030 (\$198,521-Support Services and \$158,509 Operations). Match funds are not required for leasing, homeless management information system, and administration budget line item costs. Match requirements will be met and exceeded as follows:

Purpose	Match Amount
Funds Awarded to the City by Alameda County	\$250,000
Excess Cash Value of Monthly Lease	\$122,558
Total Match	\$372,558

5. Matilda Cleveland Transitional Housing Program

For the 2010/11 program year, the City anticipates an award of not less than \$259,824 under the Supportive Housing Program grant for the Matilda Cleveland Transitional Housing Program (MCTHP). This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. Match funds are not required for leasing and administration costs. Match requirements (total of \$52,011) will be met and exceeded through the following:

Purpose	Match Amount
Community Promotions Program for Service Organizations (General Purpose Funds)	\$50,000
MCTHP Tenant Rents	\$25,250
Contractor Match Dollars	\$20,000
Total Match	\$95,250

6. Oakland Homeless Youth Collaborative

For the 2010/11 program year, the City anticipates an award of \$696,770 to fund the Oakland Homeless Youth Housing Collaborative, maintaining Oakland's inventory of youth housing and services, providing coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, ages 18-24, move toward self-sufficiency and permanent housing. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD (approximate OHYHC match fund requirement - \$122,348). Match funds are not required for leasing and administration costs. Matching funds in the amount of \$122,348 will be provided through the Grant Project Sponsors of the grant as follows:

Grant Project Sponsor	Match Amount
Covenant House	\$75,855
East Oakland Community Project	\$24,470
First Place Fund For Youth	\$22,023
Total Match	\$122,348

7. Other Federal Programs

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

III. Strategy Implementation

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

Section III discusses the housing, homeless and community development programs to be funded with Federal grant funds and with local funds. Sections B, C and D consist of tables that describe the name, location, description, resources to be used, and one-year goals for each activity.

Although many of the projects listed in these tables leverage other private and state funds, only locally controlled funds are included.

Section E describes the geographic distribution and targeting of federal grant funds, and includes information regarding service delivery and management of the actions described in this Plan.

Section F includes information about cross cutting issues, including removal of institutional barriers to affordable housing, public housing activities, programs to abate hazards from lead-based paint, efforts to reduce the number of people living in poverty.

Section G outlines the citizen participation and public comment process for this Action Plan. The citizen participation process section describes the public hearings and publication of the Draft Action Plan and Notice of Public Hearing. The public comments section explains the opportunities available for public comment and a summary of the written comments received.

B. Non-Housing Community Development

1. Economic Development Activities

Table 2
Economic Development Planned Actions, FY 2010-2011

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
Business Development <i>Citywide</i>	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	CDBG \$195,580	Assist 100 businesses to remain in Oakland; attract 13 new businesses and create and/or retain 1000 jobs.
Business Loan Program (Program Delivery Costs) <i>Citywide</i>	Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$100,000. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans.	CDBG \$231,840 CDBG and EEC Section 108 loan guaranty authority as authorized agent of the City.	10 NEDF loans and 3 EEC Section 108 loans. Technical and referral assistance to eligible clients.

Economic Development

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
Micro Loan Program <i>Citywide</i>	OBDC operates a micro-loan program (max. \$20,000) on behalf of the City. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.	CDBG funds as part of Business Loan Program.	5 micro loans. Technical and referral assistance to eligible clients
Commercial Lending Program (CLP) <i>Citywide</i>	CLP provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The CLP also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs.	CDBG \$240,180	Oversee lending and technical assistance provided to Oakland's small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of delinquent loan. Oversee the provision of technical assistance to approximately 700 clients; fund approximately \$1m of loans; increase employment opportunities and create approximately 60 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation.
Commercial Property Façade Improvement Program <i>Citywide in selected areas</i>	Redevelopment staff works with businesses and property owners to improve the physical and economic condition of commercial districts through the Commercial Property Façade Improvement Program.	CDBG \$416,380	Complete of 40 façade improvement projects.

2. District Programs

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland has allocated \$2,017,575 in FY10-11 and previous year reprogrammed funding for CDBG-eligible activities based on recommendations from the City's seven Community Development District Councils. These activities will be carried out through 26 subrecipient agreements with 19 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 10 City-administered programs will be funded. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2010 to June 30, 2015. The number of programs by category are as follows:

Anti-Crime	2
Homeless	1
Hunger Relief	3
Microenterprise and Business Assistance	2
Miscellaneous Public Services	1
Public Facilities and Infrastructure	9
Senior Services	6
Youth Services	12

Table 3
District Programs Planned Actions, FY 2010-2011

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Anti-Crime City of Oakland/City Administrator's Office, Neighborhood Services Division City of Oakland/Dept. of Human Services, Policy and Planning	Community outreach and education Community organizing and building Leadership development	Youth Young Adults Adults	\$ 65,000 CDBG	1,700 individuals
Homeless City of Oakland/Dept. of Human Services, Community Housing Services	Outreach Resources fair Referrals	Homeless	\$ 10,000 CDBG	400 individuals
Hunger Relief City of Oakland/Dept. of Human Services, Community Housing Services City Slickers Farms Bay Area Community Services	Food purchase & distribution	Seniors	\$ 177,000 CDBG	1,359 individuals
Microenterprise and Business Assistance Oakland Citizens' Committee for Urban Renewal Anew America Community Corporation	Business development training, counseling and technical assistance Resource access Financial planning education Façade improvement referral Community revitalization coordination	Micro-entrepreneurs	\$ 247,300 CDBG	6,050 individuals
Miscellaneous Public Services Oakland Citizens' Committee for Urban Renewal, Eastmont	Youth activities Career and life skills training Technology training and internet access		\$ 90,000 CDBG	600 individuals
Seniors Alzheimer's Services of the East Bay City of Oakland/Dept. of Human Services Legal Assistance for Seniors Rebuilding Together Oakland Southeast Asian Community Center	In-home support Companion services Support services and referrals Training and education Case management Community education Counseling and advocacy Respite daycare Legal advice and representation	Seniors Frail Elderly Caregivers and families	\$ 312,009 CDBG	1,172 individuals
Public Facilities and Infrastructure City of Oakland/ Office of Parks & Recreation City of Oakland, West Oakland Teen Center First Place for Youth Friends of Oakland Parks and Recreation Rebuilding Together Oakland Spanish Speaking Citizens' Foundation Seventh Step Foundation	Rehabilitation of recreational facilities Rehabilitation of Parks Lighting Rehabilitation of Neighborhood Services	Immigrants Children and Youth Adults Recent Paroles	\$ 516,604 CDBG	9 Facilities

District Programs (cont'd)

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Youth California Youth Outreach City of Oakland/Dept. of Human Services City of Oakland, Parks and Recreation EastSide Arts Alliance First Place for Youth Girls, Inc. of Alameda County Oakland Asian Students Educational Services Oakland Parents Together Project Re-Connect Spanish Speaking Citizen's Foundation Youth for Environmental Sanity/Art in Action	Work experience and career preparation Case management Tutoring and instruction Academic assistance Counseling and support services Leadership and personal development Mentor and peer support Cultural diversity education Parental participation After-school and summer programs Resource access and referral Job training, search and placement Crime and violence prevention Math tutoring Art performance and event production training College readiness workshops School campus safety monitoring	Children Youth Juvenile Offenders Families Immigrants Current and Former Foster Care Youth	\$ 619,662 CDBG	1,606 Individuals

C. Affordable Housing

This section describes the affordable housing planned actions for FY 2010-11. Table 4 lists each affordable housing activity name and location; description of activity; categories of residents to be assisted; funding programs and resources to be used; and one year goals.

Table 4
Affordable Housing Planned Actions, FY 2010-2011

Objective #1: Expansion of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
720 E. 11th Street Project 720 E. 11 th Street <i>Chinatown/Eastlake/San Antonio</i>	New construction of 55 rental units: 18 1-BR units 17 2-BR units 17 3-BR units 3 4-BR units	25 units for households at or below 35% AMI (including 3 HOPWA units and 6 MHSA units); 12 units for households at or below 50% AMI (including 2 MHSA unit); 17 units for households at or below 60% AMI.	HOME: \$1,669,500 Redevelopment Agency: \$5,827,497 <i>Total City/Agency Funds:</i> <i>\$7,497,000</i>	Secure other financing sources including TCAC and AHP funds, continue with predevelopment activities. Estimated construction start date: August 2010 Anticipated completion date: December 2011
Grove Park 3801-3807 Martin Luther King Jr. Way <i>North Oakland</i>	Purchase of 3801-3807 Martin Luther King Jr. Way for possible assembly with two adjacent parcels.	8 units must be kept affordable at 80% AMI for 45 years.	Redevelopment Agency Funds (via V-HARP): \$800,000	No one year goals. Developer for project is in bankruptcy. City is unclear of status of parcels (bankruptcy courts? foreclosure?). Scale of originally proposed development scenario is likely too costly to proceed as planned. Major review and reworking is necessary if property's affordability restrictions are maintained in bankruptcy proceedings.

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Housing Development Program <i>Citywide</i>	Funding for new construction of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 30% and 60% of AMI. Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds.	HOME: \$4,277,850 Redevelopment Agency: \$6,741,039	Award funds for projects that will produce 80-120 new affordable housing units A portion of these funds may be used for rehabilitation of existing affordable housing (see below under "Preservations of Existing Rental Housing." A portion of the Redevelopment Agency funds is reserved specifically for activities in the Central City East and West Oakland Redevelopment Areas.
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) New Rental Housing, Phase IV 69 th Avenue at Snell Street <i>Central East Oakland</i>	New construction of 72 income restricted, family apartments (1-manager's unit). 16 1-BR units 28 2-BR units (inc. manager's unit) 28 3-BR units	The range covers from extremely low income (35% AMI) through very low income (50% AMI) households.	Redevelopment Agency: \$2,980,547 HOME: \$3,499,453 <i>Total City/Agency Funds: \$6,480,000</i>	Secure the remaining financing for the project including a 4% Tax Credit. Construction scheduled to commence in April/May 2010 Anticipated completion date: 2011
MacArthur Apartments 9800 MacArthur Blvd. <i>Elmhurst</i>	New construction of 32 rental units 14 1-BR 8 2-BR 10 3-BR 1,000 sq. ft. commercial space Supportive services for 6 MHSA units	Extremely low income (0-30% AMI) Low income (31-50% AMI) Other Small Family (2-4 persons) Large Family (5+ persons) 6 Special needs units for individuals with mental illness or emotional disturbance that are homeless or at-risk of homelessness	\$3,850,000 ORA low/mod funds	Design review, CUP, variance approval January to March 2010 Land acquisition June 2010 Building permits October 2010 Construction start November 2010 Construction complete January 2011

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
MLK/MacArthur 3829 Martin Luther King Jr. Way <i>North Oakland</i>	Site acquisition of a parcel for future housing.	25% of parcel purchased with these fund to be affordable to households earning not more than 80% AMI.	Redevelopment Agency Site Acquisition Loan: \$52,000	Developer now bankrupt; City will foreclose to get control of parcel and combine into Grove Park plans. See Grove Park for further details..
Saint Joseph's Affordable Family Apartments 2647 International Blvd. <i>Fruitvale/San Antonio</i>	New construction of 58 units: 7 1-BR units 27 2-BR units (inc. 1 manager's unit) 24 3-BR units	24 units for households at or below 35% AMI; 29 units for households at or below 50% AMI; 4 units for households at or below 60% AMI.	Redevelopment Agency: \$3,019,656 HOME: \$3,850,344 New recommendation: \$1,314,000 Agency low-mod funds	Arrange financing; complete entitlements. Construction start anticipated November 2010. Anticipated completion date: Early 2012
Tassafaronga Village Rental, Phase I 919 85 th Avenue <i>Elmhurst</i>	50 units of new construction. Project also includes 87 replacement units of public housing described in Objective #2.	Public Housing units with incomes at or below 30% AMI. All other units for households with incomes at or below 60% AMI.	Redevelopment Agency: \$3,000,000	Anticipated completion date: April 15, 2010. Expected full lease-up: July 31, 2010
Tassafaronga Village Rental, Phase II 919 85 th Avenue <i>Elmhurst</i>	New construction of 20 units in an existing warehouse on the site.	Households with incomes at or below 60% AMI.	CalHFA 500,000 Tx Cr Eqty 2,575,000 OHA 1,499,000 AHP 200,000 TCAP 388,200 MHP 2,725,000 HOPWA 500,000	Construction to finish May 19, 2010 Lease-up to finish in August 2010

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<p>Vacant Housing Acquisition & Rehabilitation Program (V-HARP)</p> <p><i>Citywide</i> (currently only funding for West Oakland properties)</p>	<p>Assist developers in the acquisition and rehabilitation of 1- to 20-unit vacant and blighted residential properties located throughout the City. However, only projects in West Oakland will be funded at this time.</p> <p>Program expanded to include construction of new units on vacant lots. Rehabilitated or newly constructed units may be rental or ownership units.</p> <p>Units to remain affordable for 55 years if rental units or 45 years if they become ownership units.</p>	<p>Rental projects: Households earning not more than 80% AMI.</p> <p>Ownership projects: Households earning not more than 120% AMI, most at 80% AMI or less.</p>	<p>Redevelopment Agency Low/ Mod Housing Fund: \$743,898</p> <p>*This includes \$593,898 in West Oakland Low/Mod funds set aside for this program from 2003 to 2009 and \$150,000 in anticipated additional funds for 2009-2010.</p>	<p>Take program back to City Council for approval to modify the program and to allocate the West Oakland Low/Mod funds, identified in the 2008-2013 Implementation Plan for the V-HARP program.</p>

Objective #2: Preservation of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Capital Needs Rehabilitation Program <i>Citywide</i>	Funding for rehabilitation and preservation of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 30% and 60% of AMI.	A portion of the funds allocated for the affordable housing NOFA under "Expansion of Supply of Affordable Housing" may be used for this purpose.	Award funds for one or more projects.
Drachma, Inc. 1428 8 th Street; 1510 9 th Street; 1711 Goss Street; 1030 Wood Street; 1479 12 th Street; 1107 Center Street; 1503 12 th Street <i>West Oakland</i>	Rehabilitation of 14 units: 1 2-BR units 12 3-BR units 1 4-BR units	7 units for households at or below 35% AMI 7 units for households at or below 50% AMI	Redevelopment Agency: \$840,000	Estimated Rehabilitation start date: March 2010 Estimated Rehabilitation end date: March 2011
Effie's House 829 E. 19th Street <i>Chinatown/Eastlake/San Antonio</i>	Rehabilitation of 21 units (including 1 manager's unit) 11 studios 10 1-BR units	2 units for households at or below 35% AMI 2 units for households at or below 50% AMI 17 units for households at or below 60% AMI.	Redevelopment Agency: \$1,257,000	Estimated Rehabilitation start date: April 2010 Estimated Rehabilitation completion date: September 2010
Eldridge Gonaway Commons 1165 Third Street <i>Chinatown/Eastlake/San Antonio</i>	Rehabilitation of 40 existing affordable rental units: 10 1-BR units 14 2-BR units 14 3-BR units 2 4-BR units	39 units targeted to Low-Income households below 50% of AMI. 24 units are for smaller families 16 units are for larger families	Redevelopment Agency: \$1,655,000 Predevelopment Loan: \$35,000	Transfer the property to the new ownership entity and begin construction by July, 2010. Anticipated completion date: February 2011

Objective #2: Preservation of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Fairmount Apartments 401 Fairmount Avenue <i>Western Oakland</i>	Acquisition and rehabilitation of existing apartment building into 31 (one manager's unit) rental units for families and those with special needs. 26 1-BR units 5 2-BR units 5 units will be designated for supportive housing units for formerly homeless adults; 6 units will be designated for disabled households with special needs.	9 units for Extremely Low Income Households (0-30% Ami) 21 units for Low Income Households (31%-50% AMI) All units are for small families. 11 special needs units will be assisted with Project Based Section 8 Vouchers.	Redevelopment Agency: \$3,400,000	Anticipated completion date: March 2011
Foothill Plaza 6311 Foothill Blvd <i>Central East Oakland</i>	Acquisition and rehabilitation of a 54-unit family rental development: 18 1-BR units 36 2-BR units(inc. manager's unit)	Households with incomes not exceeding 60% of AMI..	No public funds are being allocated for this project	Project was acquired by private investors who intend to rehabilitate and manage the property for low income rental housing. Completion expected in mid-2010.
Hugh Taylor House 1935 Seminary Avenue <i>Central East Oakland</i>	Rehabilitation of 42 units: 5 SRO 37 1-BR units	42 units for households at or below 50% AMI	Redevelopment Agency: \$1,220,000	Estimated Rehabilitation start date: August 2010 Estimated Rehabilitation end date: December 2010

Objective #2: Preservation of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
James Lee Court 690 15 th Street <i>Western Oakland</i>	Rehabilitation of 26 rental units 5 1-BR 7 2-BR 10 3-BR 4 4-BR	Low income (50% AMI) Other Small Family (2-4 persons) Large Family(5+ persons) 5 Special needs units for formerly homeless persons and families	\$866,595 ORA low/mod funds	Rehabilitation start March 2010 Rehabilitation complete August 2010
Jefferson Oaks Apartment (Formerly Oaks Hotel) 587 15 th Street and 1424 Jefferson Street <i>Western Oakland</i>	Rehabilitation of 85 existing SRO units at the Oaks Hotel. Adding an additional 31 units from the Jefferson Hotel (the adjacent property), for a total of 106 units (105 affordable units).	42 units at for households at or below 25% AMI; 63 units for households at or below 50% AMI.	Redevelopment Agency: \$1,100,000 HUD HOME: \$2,500,000 Total City/Agency Funds: \$3,600,000	Secure other financing sources including LIIF or LISC Predevelopment Funds, construction financing and 9% tax credit financing. Estimated construction start date: November 2010 Anticipated completion date: September 2012
Nueva Vista 3700 International Boulevard <i>Fruitvale</i>	Rehabilitation and ownership interest transfer of 30 existing affordable rental units 8 1-BR units 14 2-BR units (inc. manager's unit) 8 3-BR units	30 units targeted to Low to moderate Income households. 10 HODAG (1 one bedroom, 7 two bedrooms and 2 3 bedrooms) units serving Low Income households through 2036; all units reserved for Moderate Income Households at or below 80% AMI through 2062. Units are for small to large families	No additional City/Agency funds projected.	Transfer all OCHI interests out of property, begin tenant outreach and rehabilitation efforts by Summer 2010. Anticipated completion date: December 2010

Objective #2: Preservation of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Oakland Point LP Scattered Sites centered around 10 th and Center Streets <i>Western Oakland</i>	Rehabilitation of 31 rental units 6 0-BR 2 1-BR 15 2-BR 3 3-BR 5 4-BR	Low income (35-50% AMI) Other Small Family (2-4 persons) Large Family(5+ persons)	\$2,397,000 ORA low/mod funds	Contractor selection May 2010 Tenant notification August 2010 Building permits/notice to proceed October 2010 Rehabilitation start October 2010 Rehabilitation complete May 2011
Slim Jenkins Court 700 Willow Street <i>West Oakland</i>	Rehabilitation and ownership interest transfer of existing affordable rental development. 32 2-BR units	27 Low Income households 3 Moderate Income households 2 Other income households (1 manager's unit) (Previous City/Agency funds may require more deeply targeted affordability levels). Units are for smaller families.	Redevelopment Agency: \$1,920,000	Transfer all OCHI interests out of property, begin tenant outreach and rehabilitation efforts by summer 2010. Anticipated completion date: December 2010
Posada de Colores 2221 Fruitvale Avenue <i>San Antonio/Fruitvale</i>	Rehabilitation of existing affordable rental housing for senior citizens. 99 1 BR 1 2BR (managers unit)	99 residential units for Very Low- Income Seniors (30%-50% AMI)	Redevelopment Agency: \$450,000	Replace boilers, replace building's sanitary waste and ventilation system. Estimated completion date: September 2010
Saint Andrew's Manor 3250 San Pablo Avenue <i>Western Oakland</i>	Rehabilitation of 60 units of senior affordable housing.	During Section 8 term, all units will be affordable to senior households earning at or below 50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$1,248,300	Already closed loan on \$748,000 of City HOME funds. Additional \$500,000 awarded in March 2010. Determining construction and permanent financing for project. Construction begin in June 2010 Anticipated completion date: June 2011

Objective #2: Preservation of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Saint Patrick's Terrace 1212 Center Street <i>Western Oakland</i>	Rehabilitation of 66 units of senior affordable housing.	During Section 8 term, all units will be affordable to senior households earning at or below 50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$753,600	Continue construction. Anticipated completion date: April 2010 Project Completion in Fall 2010
Tassafaronga Public Housing Replacement 919 85 th Avenue <i>Elmhurst</i>	Demolition and replacement of 87 units of public housing Project also includes new construction of 50 units described in Objective #1.	Public Housing units with incomes at or below 30% AMI. All other units for households with incomes at or below 60% AMI.	Redevelopment Agency: \$3,000,000	Anticipated completion date: April 15, 2010. Expected full lease-up: July 31, 2010

Objective #3: Expansion of the Supply of Affordable Ownership Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
1574 – 1590 7th Street (aka Peralta Gardens) <i>Western Oakland</i>	New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable.	2 households with incomes at or below 100% AMI. Large families (two 3-bdrm units)	Redevelopment Agency: \$127,327	Project stalled due to financial markets and infeasibility.
3701 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for future ownership housing.	Households with incomes at or below 80% AMI.	Redevelopment Agency: \$109,510	Soil cleanup continuing. Developer now bankrupt; City will foreclose to gain control. Anticipated completion date: N/A
7th & Campbell Properties (formerly Faith Housing) Corner of 7 th and Campbell Streets <i>Western Oakland</i>	Site acquisition/land assembly for 30 ownership housing units.	To be determined	Redevelopment Agency (Low/Mod): \$689,598 Redevelopment Agency (Non-Housing): \$100,000	Project is essentially dead. The current owner of the properties is no longer a functioning organization.. The Redevelopment Agency purchased the LISC lien (2 nd lien holder) on the property for \$100,000 in March 2010. The Agency will hold onto the property until the market improves for development and then release an RFP for the site. Council approved removing the affordability restrictions from property if the Low/Mod funds are paid back in full.
Brookfield Court 9507 Edes Avenue <i>Oakland Coliseum Redevelopment Area</i>	Acquisition and development of the currently owned City of Oakland property for the construction of 12 wood framed duet style family residences.	Very-Low and Low income homeowners.	Predevelopment Loan: \$35,000	Funds to be used towards predevelopment loan activity, including architectural services, appraisal, cultural study and Phase 1/11 work.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Byron Ave. Homes 10211 Byron Ave. <i>Elmhurst</i>	Site acquisition loan and predevelopment loan for future ownership housing units. <i>Approx 10 units.</i>	4 households with incomes at or below 60% AMI; 4 households with incomes at or below 80% AMI; 2 households with incomes at or below 100% AMI. <i>Details will be renegotiated this year.</i>	City: \$378,000 (Site Acq. Loan) \$29,200 (Predevelopment loan)	Neighborhood opposition to development makes further goal setting impossible for foreseeable future. Council action recommended with 09-10 NOFA: Forgive accrued interest (184k) Rewrite note at 0% int. Extend due date for 10 years. Anticipated completion date: N/A
Edes Avenue Homes; Phase B 10800 Edes Ave. <i>Elmhurst</i>	Infrastructure improvements and new construction of 28 homeownership units, 2-, 3-, and 4-bedroom.	Homebuyers with incomes at or below 60% AMI (13 units); at or below 80% AMI (7 units); and at or below 100% of AMI (5 units).	Redevelopment Agency: \$3,601,000	Last 8 units will be finished in July 2010.
Golf Links Infill Project 2824 82nd Avenue, 8207 Golf Links Road., 8251-8329, 8379, 8395, 8177 Golf Links Road. <i>Outside Community Development Districts</i>	New construction of 10 homeownership units	5 are set at 30% of 100% AMI, 5 are 30% of 120%.	Agency is providing building sites at no cost, and forgivable loan of \$584,000 for first 3 homes.	First three units, affordable at 100%, were completed late 2008; market and financing problems have prevented sales. Goal: complete sales of all 3 (7 still-vacant lots delayed indefinitely.)
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Ownership <i>Central East Oakland</i>	New construction of 28 ownership units.	Moderate Income Households at or below 100% AMI	TBD	Project stalled due to market downturn for ownership units. Anticipated completion date: TBD.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Redwood Hill (formerly Calaveras Townhomes) 4862-4868 Calaveras <i>Outside Community Development Districts</i>	New construction of 17 or 18 affordable for-sale townhomes. Owner has agreed to sell to Habitat for Humanity East Bay once NOFA funds are in place.	Households with incomes at or below 110% AMI.	Redevelopment Agency Site Acquisition Loan: \$1,310,000 New NOFA financing will be sought Fall '09 when development plans are finalized.	No schedule is available—plans TBD. Site will probably be expanded. Goal: commit to expansion or proceed with original plan.
Saint Joseph Ownership 2647 International Blvd. <i>Fruitvale/San Antonio</i>	Historic rehabilitation/ adaptive re-use and expansion of former senior residence. Two buildings will be adapted and a third building constructed to provide 16 new units of affordable ownership.	16 households at or below 100% AMI (average).	Redevelopment Agency \$3,584,000	PROJECT INDEFINITELY POSTPONED DUE TO OWNERSHIP MARKET DOWNTURN. City's funding commitment allowed to expire; reallocated.
Sausal Creek Townhomes 2464 26th Avenue <i>Fruitvale/San Antonio</i>	New construction of 17 ownership units. 8 2 BR units 7 3 BR units	Moderate Income households at or below 100%AMI. (Restrictions on subsequent re-sales are at or below 120% AMI.) Units are for small to large families.	Redevelopment Agency: \$2,329,000 Redevelopment Agency 2006 Housing Bond: \$1,651,000	Construction completed in Spring 2008; Due to market conditions, unit sales have been slow. With additional funds provided in Spring 2009, sales prices have been lowered on remaining units. One year goals include selling the remaining 5 units (3 two bedroom units and 3 three bedroom units).
Tassafaronga Village Homeownership 949 85th Ave. <i>Elmhurst</i>	Construction of infrastructure and new construction of 22 ownership units (2- and 3-bdrm units).	Homebuyers with incomes at or below 60% AMI (11 units); at or below 80% AMI (6 units); and at or below 100% of AMI (5 units).	Redevelopment Agency: \$1,868,000.	14 homes to be completed by early 2011.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Wang Infill Program Various locations <i>Outside Community Development Districts</i>	New construction of 13 homeownership units	7 units have prices set per 30% of 70% of AMI. Six are unrestricted.	City is providing building sites at no cost.	4 homes remain unsold due to market and financing difficulties; 2 affordable and 2 market rate.
Wood Street Affordable Housing Parcel Wood Street between 18 th and 20 th Streets <i>West Oakland</i>	New construction of between 140 and 170 affordable housing units	Not yet determined	Redevelopment Agency: \$8,000,000	RFP for developer currently on hold due to housing market conditions. Anticipated completion date: Unknown at this time.

Objective #4: Expansion of Ownership Opportunities for First-Time Homebuyers

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$20,000.	Public safety officers and OUSD teachers with incomes \leq 120% of AMI.	No new funding. Program will use unspent funds from prior years.	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes.
First-Time Homebuyers Mortgage Assistance Program (MAP) <i>Citywide West Oakland Redevelopment Area Central City East Redevelopment Area</i>	Assist first-time homebuyers with deferred loans of up to \$75,000. For \leq 80% of AMI \$50,000 for 80-100% AMI not to exceed 20% of purchase price.	First-time homebuyers with incomes \leq 100% of AMI.	Redevelopment Agency: \$2,500,000	Offer financial assistance to 50 first-time homebuyers. City Staff seeking to increase first-time homebuyer income limits to \leq 100% AMI. TBD by Oakland City Council Spring 2009.
First-Time Homebuyers CalHOME Program <i>Citywide</i>	Operated by State Department of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$40,000.	First-time homebuyers with incomes \leq 80% of AMI.	State: \$800,000	Offer financial assistance to 20 first-time homebuyers.
Homeownership Education Program <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homeownership classes, that aid in qualifying for special loan programs offered by program lender partners.	Potential first-time homebuyers.		Offer monthly homebuyer-education classes to a total of 400-600 potential first-time homebuyers annually.

Objective #5: Improvement of the Existing Housing Stock

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Emergency Home Repair Program <i>Citywide</i>	Emergency repair and rehabilitation financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000.	Homeowners with incomes at or below 50% AMI.	CDBG:\$382,620	10 units will be assisted in FY 2010-11.
Home Maintenance and Improvement Program <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred loans @ 0% interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.	Homeowners with incomes at or below 80% AMI.	CDBG: \$ 783,850 Other program income from prior years will be used to supplement these funds.	25 units will be assisted in FY 2010-11.
Lead Safe Housing Program <i>7 Community Development Districts</i>	Grants for seniors, disabled and some families for exterior painting and lead hazard remediation.	Senior and disabled homeowners with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI.	CDBG:\$215,290	50 units will be repainted after lead hazards are removed or contained.
Minor Home Repair Program <i>Citywide</i>	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County.	Senior and disabled homeowners with incomes at or below 50% AMI.	CDBG: \$242,930	90 units will be assisted.

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Automatic gas Shut-Off valve Program ORA Redevelopment Area <i>West Oakland</i>	Provide grants to install automatic shut-off valves at existing gas meters throughout the West Oakland Redevelopment area	Homeowners with incomes at or below 80% AMI	ORA Low and Moderate Income Housing Funds \$ 250,000	Installation of gas shut off valves on 40 units
Neighborhood Housing Revitalization Program <i>7 Community Development Districts</i>	Provides financial assistance to owners of vacant and blighted residential properties of one to four units that are in need of extensive rehabilitation to correct code violations and to eliminate safety and health hazards. Maximum loan amount is \$150,000 @ 10% Deferred for 2 years.	All interest is waived if the property is sold to a first-time homebuyer with household income not exceeding 120% AMI	Rental Rehabilitation Program Income : \$1,000,641	10 Units will be assisted within the Consolidated Plan Period.
Rebuilding Together Oakland Home Repairs & Improvements for Elderly Homeowners <i>North Oakland, Chinatown/Eastlake/San Antonio, San Antonio/Fruitvale</i>	Renovation of homes	Low income seniors homeowners	CDBG: \$74,950	Renovate 10 homes
Rebuilding Together Oakland Safe at Home Modifications for Senior Citizens <i>North Oakland, Chinatown/Eastlake/San Antonio, San Antonio/Fruitvale</i>	Renovation of homes for Mobility and Disability issues	Low income seniors and /or disabled homeowners	CDBG: \$76,133	Renovate 65 homes

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Community Development District Seismic Safety Incentive Program <i>ORA Project Areas: Coliseum Broadway/MacArthur Central City East West Oakland</i>	Provides matching grants to owner-occupied low-income households for the completion of seismic retrofit repairs.	Homeowners with incomes at or below 80% AMI	ORA Low and Moderate Income Housing Funds : \$540,500	Complete seismic retrofits of 10 Units in FY 2010-11
Weatherization and Energy Retrofit Loan Program <i>Citywide</i>	Loans to owner-occupied low-income and moderate-income households to provide weatherization and baseline energy efficiency upgrades. Minimum loan of \$6,500 maximum loan of \$30,000 Deferred loans @ 0% interest	Homeowners with income at or below 80% AMI	CDBG-R: 1,450,121	Complete energy retrofits and efficiency modifications for 60 units within the Consolidated Plan Period.
West Oakland Owner Occupied Rehabilitation Program <i>West Oakland Redevelopment Area</i>	Housing rehabilitation financing (deferred loans @ 0% interest) of up to \$125,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.	Homeowners with incomes at or below 80% AMI	ORA Low and Moderate Income Housing Funds \$2,000,000	Complete the rehabilitation of 10 units

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Family Unification Section 8 Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Eligible Family Unification Program (FUP) households that are involved with the Alameda County Child and Family Services (CFS) department who lack adequate housing and have incomes \leq 50% AMI.	0 new Section 8 vouchers.	Currently OHA reserves (50) slots for FUP program families. Each year the program experiences turn over of approximately 5-10 families. OHA submitted an application to HUD for an additional (100) FUP vouchers in FY 2010. OHA will admit additional FUP eligible families to achieve 100% lease-up based on current program size plus any new funding received. OHA will apply for additional vouchers if new funding is made available in FY 2011.
Local Housing Assistance Program (LHAP) <i>Citywide</i>	Alternate form of rental assistance for residents impacted by OHA administered public housing disposition.	Current Public Housing participants, 30% to above 80% of AMI in units approved for disposition.	0 new Section 8 vouchers. OHA will fund Local Housing Assistance Programs (LHAP) assisted units from the Authority's MTW.	OHA will provide LHAP assistance to current Public Housing participants who are not eligible or who would be negatively impacted by the conversion to Section 8, as a result of the disposition and permanent removal of the unit they currently occupy from the public housing inventory. OHA estimates that approximately (50) families will be assisted by LHAP in FY 2011.

Objective #6: Provision of Rental Assistance for Extremely Low Income Families (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Community Development District Project-Based Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Renter households with incomes at $\leq 50\%$ AMI.	0 new Section 8 vouchers. Project-Based Vouchers (PBV) are funded from OHA's existing tenant-based voucher allocation. At present, the Authority has set aside 2,650 units of voucher funding for the Project Based Voucher (PBV) Program.	<p>Through FY 2010, OHA will have awarded 2304 units to specific projects. This includes 1553 units which have been reserved to replace scattered site public housing units that are being permanently taken off line.</p> <p>In FY 2011, OHA will consider awarding an additional 200 vouchers to the PBV projects that support "housing first" initiatives, service enhanced housing, affordable housing rehabilitation / preservation and for SRO units</p> <p>OHA will continue to work with local nonprofits and the City to explore project-based opportunities in Oakland.</p> <p>Through FY 2010, OHA has 427 PBV units that are under HAP contracts and housing families. In FY 2011, the number of PBV units assisting families under a PBV HAP contract will be increased to approximately 1150.</p>
Section 8 Mainstream Program <i>Citywide</i>	Rental assistance for disabled families and individuals.	Disabled renters with incomes at $\leq 50\%$ AMI.	0 new Section 8 vouchers.	<p>No new funding is anticipated. Maintain 100% lease-up based on funding. OHA will apply for additional vouchers if new funding is made available in FY 2011.</p>

Objective #6: Provision of Rental Assistance for Extremely Low Income Families (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Section 8 Rental Assistance Program <i>Citywide</i>	Rental assistance to families and individuals.	Renters with incomes at $\leq 50\%$ AMI.	0 new Section 8 vouchers.	No new funding is anticipated. Maintain 100% lease-up based on funding. OHA will apply for additional vouchers if new funding is made available in FY 2011.
Shelter Plus Care Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Formerly homeless renters with disabilities and incomes at $\leq 50\%$ AMI.	0 new Section 8 vouchers.	Alameda County is the lead agency in applying for Shelter Plus Care Vouchers. The OHA will continue to support Alameda County to renew existing vouchers. No increase in the amount of program funding is anticipated for FY 2010-11.
Sponsor Based Housing Assistance Program <i>Citywide</i>	Align OHA's programs to address a community need by leveraging new resources and expertise to serve traditionally underserved populations.	Individuals and families that do not normally benefit from OHA's programs because they need services to successfully maintain housing. Income requirements consistent with Sect. 8 rules $\leq 50\%$ of AMI	The funding leveraged by OHA through the SBHAP program	OHA will target 100 households in this new program. Partner agency will serve as recipient of SBHAP from OHA and will be responsible for making payment to participants or on their behalf to housing provider

Objective #6: Provision of Rental Assistance for Extremely Low Income Families (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Tenant Protection Vouchers <i>Citywide</i>	Section 8 rental assistance for residents at public housing scattered sites units to be converted to project based voucher assistance.	Low income households at or below 80% of AMI	OHA received 1553 Section 8 Tenant Protection Vouchers in FY 2010 for resident of Public Housing scattered site developments approved for disposition.	OHA will issue tenant protection vouchers to all eligible occupants of scattered site developments approved for disposition (To be completed before the next program year). Families eligible for tenant protection vouchers may use tenant protection vouchers to lease in-place, move to another location in the City of Oakland or move to the jurisdiction of another Housing Authority. As families vacate units (permanently removed from the public housing inventory), PBV assistance will be attached to preserve the long term affordability of the unit.
Veterans Administration Supportive Housing <i>Citywide</i>	Rental assistance for homeless veterans.	Homeless veterans with incomes at ≤ 50% AMI.	OHA received 105 Veterans Administration Supportive Housing (VASH) program vouchers in FY 2010	OHA will work in partnership with the Department of Veterans Affairs (VA) to lease up and administer (105) VASH program vouchers. The vouchers will provide rental assistance for eligible homeless veterans engaged in VA provided case management and supportive services programs that promote recovery and maintaining housing. OHA expects to achieve 100% lease-up based on program funding.

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
6th & Oak Senior Homes 609 Oak Street <i>Chinatown/Eastlake/San Antonio</i>	New Construction of 70 affordable residential units for senior citizens. 5 Studios 55 1-BR 10 2-BR (including manager's unit)	Senior citizens with incomes of at or below 50% AMI.	Redevelopment Agency: \$3,699,656 HOME: \$3,850,344 <i>Total City/Agency Funds:</i> \$7,550,000	Secure all the necessary funding, including reapplying for tax credits in March 2010. Continue with construction planning. Estimated completion date: April 2011
Access Improvement Program <i>7 Community Development Districts</i>	Grants for accessibility modifications to 1 to 4 unit properties where owners or tenants have disabilities.	Physically challenged owners or tenants with incomes at or below 50% AMI.	CDBG: \$207,680 \$207,680	Complete accessibility modifications for 8 units.
Altenheim Senior Housing – Phase II 1720 MacArthur Blvd <i>Outside Community Development Districts</i>	New construction of 81 senior units, including 31 supportive housing units.	Extremely low to moderate income senior households 28 households with incomes at or below 20% AMI (Extremely Low Income); 20 households at or below 50% AMI (Low Income); 32 households at or below 55% AMI (Moderate Income); 1 manager's unit. 31 units for homeless/special needs seniors.	Redevelopment Agency: \$1,753,000 HOME: \$6,440,000	Lease up of first two buildings by summer 2010. Completion of third 26-unit building by August 2010, lease-up by December 2010, permanent loan conversion and project closeout in early 2011.
Center for Independent Living <i>Citywide</i>	Provide housing services and housing- rights counseling to persons with physical and mental disabilities.	Persons with disabilities and incomes at 30-80% AMI.	CDBG: \$70,000	Provide information and referral and housing counseling to 200 households with disabled members and landlord tenant disputer resolution to 140 households with disabled members.

Objective #7: Provision of Supportive Housing for Seniors and Other Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Emancipation Village 3800 Coolidge Avenue <i>Outside Community Development Districts</i>	New construction of 37 units (including 2 manager units) for emancipated foster youth/foster youth nearing emancipation	30 emancipated young adults between 18-24 at or below 35% AMI 10 soon-to-be emancipated foster care youths ages 16-17 at or below 35% AMI	Redevelopment Agency: \$1,652,000	Secure remainder of funding, obtain planning approvals, prepare construction drawings for building permit submittal. Anticipated completion date: December 2011
Harrison Senior 1633 Harrison St. & 321 17 th St. <i>Western Oakland</i>	New construction of 73 affordable senior rental units.	29 senior households with incomes at or below 35% AMI; 44 senior households at or below 50% AMI; 1 manager's unit	Redevelopment Agency: \$5,133,000	Secure remainder of funding, obtain planning approvals, complete construction drawings for building permit submittal. Anticipated completion date: May 2011
Hill-Elmhurst Senior Housing 9415-9437 International Blvd <i>Elmhurst</i>	New Construction of 64 senior rental units: 63 1-BR units 1 2 BR unit	Seniors with incomes at or below 60% AMI 1 resident manager unit	Redevelopment Agency (non-housing): \$1,096,222 Redevelopment Agency: \$6,032,000	Continue predevelopment activities. Applied for HUD 202 and will hear about funding award in July 2010. If received, construction to begin in Spring 2011.
Saint Joseph Senior 2647 International Blvd. <i>Fruitvale/San Antonio</i>	Adaptive re-use/historic rehabilitation of former senior residence (currently offices) into 78 affordable rental units for seniors.	32 senior households with incomes at or below 35% AMI; 20 senior households at or below 50% AMI; 25 senior households at or below 60% AMI	Redevelopment Agency: \$4,639,000 HOME: \$3,991,000	Tax Credit & bond closing March 2010, with construction to start ASAP. Anticipated construction completion: August 2011, with 90% completed by June 30, 2011.

Objective #7: Provision of Supportive Housing for Seniors and Other Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Housing Opportunities for Persons With AIDS (HOPWA) <i>Alameda County & Contra Costa County</i>	<p>Housing and continued services for individuals and family members of individuals living with HIV/AIDS.</p> <p>Acquisitions of housing units</p> <p>New construction of permanent housing for persons with HIV/AIDS.</p>	<p>Persons with HIV/AIDS and incomes at 30-50% AMI, and their families.</p>	<p>HOPWA \$2,208,481 Alameda County: <p align="right">\$1,633,164</p> Contra Costa County: <p align="right">\$531,14751</p> City Administration: <p align="right">\$44,1707</p> <p>(Actual allocations are based on number of reported AIDS cases as confirmed by the Centers for Disease Control and/or each County's AIDS Epidemiology report for the prior year.)</p> </p>	<p>Assist approximately 300 persons with HIV/AIDS and their families with housing assistance (tenant based rental assistance, permanent supportive housing, and other housing).</p> <p>Approximately 30 households will gain access to stable permanent housing.</p> <p>Provide information and referral for HIV/AIDS services and housing to at least 200 households.</p> <p>Maintain capacity of existing housing inventory and support services.</p> <p>Continue acquisition, rehabilitation and/or development of additional set-aside of 28 HIV/AIDS living units.</p>

Objective #8: Prevention of Foreclosures and Stabilization of Neighborhoods

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Board Up/Clean Up <i>Citywide</i>	Board up and clean up vacant foreclosed properties	Vacant properties	CDBG: \$150,000	Board up 30 vacant foreclosed properties
The Unity Council Foreclosure Counseling and Prevention <i>Citywide</i>	Provide informational mailings, outreach and counseling services to homeowners facing possible foreclosure.	Low- and moderate-income homeowners.	CDBG: \$100,000	Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented.
Homeownership Foreclosure Prevention <i>Citywide</i>	Provide informational mailings and outreach to homeowners facing possible foreclosure, and tenants in homes facing foreclosure.	Low- and moderate-income homeowners and renters.	Note: Using current budgeted funds. No set aside	Reduce number of foreclosures by referring homeowners to counseling and reducing the number of evictions of tenants living in foreclosed properties
Neighborhood Stabilization Program - Owner <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	See individual program descriptions below	.	.	.
Oakland Community Land Trust <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	Acquisition and rehabilitation of foreclosed single family residential units. Properties will be held in a Community Land Trust to provide permanently affordable homeownership.	Households between 50% and 80% of AMI	Neighborhood Stabilization Program: \$5,025,000	Acquire, rehabilitate and sell at least 20 units of housing for owner occupancy

Objective #8: Prevention of Foreclosures and Stabilization of Neighborhoods (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Pre and Post Purchase Counseling <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	Pre and post-purchase counseling for purchasers of land trust units, including counseling on specific requirements of a land trust form of ownership.	Potential low/mod homeowners interested in Land Trust properties.	NSP \$250,000	50 Households
Neighborhood Stabilization Program - Rental <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	See individual projects listed below.			
Drasnin Manor 2530 International Blvd <i>San Antonio/Fruitvale</i>	Rehabilitation and ownership interest transfer of 26 existing affordable rental units 3 1-BR units 9 2-BR units (inc. manager's unit) 14 3-BR units 2,958 sq. ft. commercial	25 units targeted to Low-Income households below 50% of AMI. Project Based Section 8 vouchers on 25 units will push effective affordability levels much deeper. Units are for small (2-4 persons) and large families (5+ persons). 1 Unit for mobility impaired	Redevelopment Agency: \$1,800,000 NSP: \$1,159,031	Transfer all OCHI interests out of property, begin tenant outreach and commence rehabilitation efforts by Fall 2010. Anticipated completion date: August 2011.
Marin Way Court 2000 International Blvd <i>Chinatown/Eastlake/San Antonio</i>	Rehabilitation and ownership interest transfer of 20 existing affordable rental units 20 2-BR units	19 units targeted to Low-Income households below 50% of AMI. Units are for smaller families	Predevelopment Loan: \$35,000 Redevelopment Agency: \$2,400,000 NSP: \$200,000	Transfer ownership by summer 2010. Start construction by November 2010. Anticipated completion date November 2011.

Objective #8: Prevention of Foreclosures and Stabilization of Neighborhoods (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Project Pride 2577-79 San Pablo Ave. <i>Western Oakland</i>	Rehabilitation of 20 units of housing – 6 transitional housing units and 14 NSP-assisted permanent housing units with supportive services.	Small families at or below 35% AMI	Redevelopment Agency: \$1,600,000 NSP: \$904,000	Start construction by July 2010.. Anticipated completion date: September 2011.

Objective #9: Removal of Impediments to Fair Housing

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Community Development District East Bay Community Law Center <i>Citywide</i>	Provide free legal services and counseling for housing related problems.	Residents with incomes < 80% AMI, but primarily < 30% AMI.	CDBG: \$90,000	Provide legal representation for 72 individuals and counseling for 644 individuals.
Eden Council for Home and Opportunity (ECHO) <i>Citywide</i>	Provide tenant/landlord dispute counseling.	Individuals and families with incomes < 80%.	CDBG: \$84,000	Provide 700 callers with information and referrals. Provide 1,200 renters and landlords with rights and responsibilities counseling. Provide 100 renters and landlords with conciliation or mediation services.
Centro Legal de la Raza <i>Citywide</i>	Provide free legal services and counseling for housing related problems.	Spanish speaking residents with incomes < 80% AMI, but primarily < 30% AMI.	CDBG: \$40,000	Provide legal representation for 72 individuals and counseling for 644 individuals. Provide training and TA to Centro Legal de La Raza.
Causa Justa/Just Cause <i>Citywide</i>	Provide housing-rights counseling. Provide counseling for housing related problems. Investigate, mediate and refer in cases of housing discrimination,	Individuals and families with incomes at or below 80%.	CDBG: \$54,000	Provide Information and Referral to 600 low income residents. Provide case management and counseling to 400 clients regarding discrimination.

D. Homelessness

1. Permanent Access to Housing (PATH) Plan

Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County's EveryOne Home Plan, a countywide plan to be used as a roadmap for ending homelessness in the county over the next fifteen years. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS. Both EveryOne Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing.

Implementation of the PATH Strategy has focused on the areas listed below:

- Development of the Pipeline Process for Permanent Supportive Housing
- Capacity Building for Homeless Services Providers and Housing Developers
- Redesign of the Homeless Service Delivery System
- Expansion of Street Action Teams and Outreach Services
- Homeless Prevention Assistance and Services

Both EveryOne Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. Parts of the following overview of the "Housing First" program model are adapted from the National Alliance to End Homelessness.

The "Housing First" program model is adapted from the National Alliance to End Homelessness. Housing First is an approach to ending homelessness that centers on providing homeless people with housing quickly and then providing services as needed. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

Implementation of a Housing First approach will not necessarily result in an immediate elimination of emergency shelter and/or transitional housing services. The Housing First approach is commonly implemented through four primary stages:

- Crisis Intervention and Short-Term Stabilization
- Screening, Intake and Needs Assessment
- Provision of Housing Resources
- Provision of Case Management

In order to implement these four stages, the PATH Strategy focuses on both housing development activities to provide needed housing resources, and realignment of the service

delivery system to support the transition to a Housing First approach. The general thrust of the PATH Strategy can be summarized as follows:

PATH Strategy Implementation Priorities for 2010-11 are as follows:

- 1) Housing Resources: Expand the inventory of appropriate housing opportunities as a direct exit from homelessness.
- 2) Rapid Re-Housing Services: Activities that clearly lead to permanent housing outcomes and services that help people obtain and maintain permanent housing.
- 3) Preventing Homelessness: Activities that prevent people from becoming homeless.

2. Discharge Planning

Oakland, Oakland Partners, and Alameda County are developing a discharge policy and protocols to reduce or eliminate the release of people from public institutions to the streets or the homeless service system. Oakland Permanent Access to Housing strategy (PATH) identifies development of discharge planning policies and protocols as the lynchpin of a comprehensive homeless prevention strategy.

Strategies set for implementation under the PATH Strategy are as follows:

Strategy #1: Create Policies and Protocols to Prevent People from being Discharged into Homelessness from Mainstream Systems and their Institutions

Problem:

Many systems of care have responsibility for the discharge of people leaving their institutions. Publicly funded institutions such as hospitals, mental health facilities, prisons and jails are often a factor in creating and maintaining homelessness by discharging people to the streets or shelters.

Solution:

The lynchpin of a comprehensive homelessness prevention strategy is the development of discharge planning policies and protocols that reduce or eliminate the release of people from public institutions to the streets or the homeless service system.

Action Step:

The Alameda EveryOne Home Leadership Council is leading an effort to create systemic discharge planning policies and protocols to prevent people from being discharged into homelessness from mainstream systems and their institutions. Oakland's mainstream systems and their institutions will participate in this process.

Strategy #2: Link and Expand Current Efforts to Prevent Homelessness for People Being Discharged from Mainstream Systems of Care and their Institutions (EveryOne Home Objectives P-2 and P-3)

Problem:

Lack of coordination among the different systems of care has resulted in a fragmented approach to providing people who are leaving institutions with the support and access to resources they need to secure stable housing.

Solution:

Systems must work together to ensure continuity of care and linkages to appropriate housing and community treatment and supports to help people make successful transitions to the community when they are released from foster care, jails, prisons and health care, mental health or substance abuse treatment facilities.

Action Steps:

- Convene and create strategic linkages between current Oakland-based efforts to prevent homelessness and/or decrease recidivism for people reentering Oakland from mainstream systems of care and their institutions through pre-release and discharge planning, integrated and timely support services, case management, affordable/supportive housing, including: Project Choice, the MOMS Project, Project RESPECT, AB 1998, and PACT. (Descriptions of these projects may be found in Attachment D, Oakland and Alameda County Discharge Planning/ Homelessness Prevention Programs for People Leaving Mainstream Systems of Care.)
- Expand current efforts to incorporate additional priority target populations (e.g., single adults.)
- Expand current efforts to refine current and future efforts to include comprehensive service strategies, such as early intervention and engagement when homeless people enter mainstream systems and institutions; a full array of wraparound services (i.e., behavioral health, health care, employment); and direct linkages and priority access to affordable and/or supportive housing (housing subsidy programs, HUD McKinney funded supportive housing, and Direct PATH (described below.)

Table 5
Homeless Planned Actions, FY 2010-2011

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
East Oakland Community Project/Crossroads 7515 International Boulevard	State-of-the-art-green emergency shelter facility offering 125 beds with comprehensive support services for homeless persons seeking a better life.	Homeless	CDBG \$296,000	Funds will support the operation of the shelter serving approximately 700 homeless persons with support services and bednights, substance abuse counseling, HIV/AIDS services and other services.
ECHO Home Equity Conversion <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Home owners at least 62 years old.	CBDG: \$21,000	Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach.

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Emergency Shelter Grant Program Funds the City's Permanent Access To Housing Strategy (PATH) <i>Citywide</i>	Housing and services leading to Permanent Access To Housing: 1)Rapid-Rehousing Services 2)Homeless Prevention 3) Support Services in Housing 4)Technical Assistance	Homeless families, individuals and seniors with incomes at 30-50% AMI.	ESG: \$368,902 (PATH STRATEGY PROVIDERS- \$350,457) City Administration: \$18,445) General Fund: \$115,000 (Emergency Housing Program) General Fund: \$179,310 (Homeless Mobile Outreach Program) Community Development Block Grant \$225,000	Assist approximately 1,400 persons with access to permanent housing, temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services to the homeless and near-homeless population as outlined in the Oakland Direct PATH (Permanent Access To Housing) Strategy. This includes services provided with match funding. CDBG funds allocated in FY 2009/10 for PATH Capital Improvement of Oaks Hotel, a 84 SRO unit facility in need of rehabilitation and renovation to best serve homeless clientele will be completed by March 2012. Securing of additional funds and rehabilitation work will occur during the FY 2010/11 fiscal year.

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Community Development District Homeless Prevention Rapid Re-housing Program (HPRP) <i>Citywide</i>	Housing and services leading to the prevention of homelessness through . Housing: 1)Rapid-Rehousing Services 2)Homeless Prevention 3) Support Services in Housing 4)Technical Assistance	Near homeless or homeless households with incomes at 30-50% AMI. . HPRP funds most serve persons whose incomes do not exceed 50% of area median income.	AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009: \$3,458,120 (34 month Award)	Over a 34 month program that will approximately 1,200 near homeless person in the following areas to prevent or eradicate episodes of homelessness: Financial Assistance Direct payment for housing costs both to rapidly re-house persons who have lost their housing or are temporarily and precariously housed, as well keeping people in housing that they have. Rental assistance which includes rental arrears and rental subsidies, moving costs and hotel vouchers for shelter diversion Housing Relocation and Stabilization Services: Case management, outreach, housing locators, legal services, and credit repair. Data Collection and Evaluation Invest in our county-wide Homeless Management Information System (HMIS) so that new providers are brought into the systems; development of a housing assessment tool that will interface with HMIS data and be completed in real time; tracking and analyzing utilization patterns of households requesting and households requesting and receiving HPRP assistance

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Matilda Cleveland Transitional Housing Program (MCTHP) 8314 MacArthur Blvd. <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing: 5 Studio 3 1-bdrm units 3 2-bdrm units 3 3-bdrm units	Homeless families with incomes at 30-50% AMI.	Supportive Housing Program \$259,824 (MCTHP \$253,640 City Admin. \$6,184) CPPSO \$50,000 Contractor Match \$20,000 Tenant Rents \$25,250	Assist between 5 - 14 families. Rehabilitation work on 14 MCTHP units to be completed by March 2010 Rehabilitation work is scheduled to start June 2009.
Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN) Anka Behavioral Health, Inc.. At HRMSC 559-16 th Street Oakland, CA 94612 <i>Chinatown/East Lake/San Antonio</i>	Provide a continuum of services, shelter and transitional housing (54 units) to homeless families.	Families with incomes at 30-50% AMI.	SHP \$1,826,618 (HSFN \$1,786,073 City Admin. \$43,474) Alameda County: \$250,000 Excess Cash Value of Monthly Lease: \$122,558	Assist at least 54 families with transitional housing and support services and at least 8 families with emergency shelter.. Rehabilitation work for 54 transitional housing units and 8 emergency shelter units at the HRMSC are scheduled to start during the 2009/2010 fiscal year. Completion date has not been determined. During the rehabilitation of living units, the City intends work with Anka to relocate families while support services are continued.

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Transitional Housing Program (THP) 1) 173 Hunter Avenue 2) 1936 84 th Avenue 3) 5239-A/B 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St.	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing. 4 1-bdrm units 5 2-bdrm units 1 3-bdrm units	Homeless families with incomes at 30-50% AMI	THP \$245,420 (THP/FIT \$238,738 City Admin. \$6,682) General Fund \$133,000 Tenant Rents \$21,000	Assist at least 10 families Rehabilitation work on 9 units completed in October 2008.
Oakland Homeless Youth Collaborative (OHYC) 1) Covenant House – 2001 Harrison Street 2) East Oakland Community Project – 1024 101 st Street 3) First Place for Youth – 1755 Broadway	24-29 transitional housing beds for homeless youth.	Homeless Youth ages 18-24.	OHYC \$699,770 (OHYHC Contractors: \$666,461 City Admin. \$33,309)	Assist 22 – 30 young adults with housing and services

E. Geographic Distribution and Service Delivery and Management

1. Geographic Distribution of Funds

a. Target Areas for CDBG Funds

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

To better achieve the City Council's policy objective of promoting safe, affordable and healthy neighborhoods, the focus of the City's housing programs – particularly those involving rehabilitation of the existing housing stock – is primarily within the Community Development Districts. Efforts are made to use housing funds in specific designated areas within those districts, including Neighborhood Commercial Revitalization areas, certain Redevelopment project areas, blighted properties identified by Building Services and the Service Delivery System teams, and certain Strategic Planning areas. This will allow for a more coordinated targeting effort, and a more visible, sustainable revitalization of those areas, that will in turn stimulate more private revitalization activities. The Emergency Housing Rehabilitation Program allows loans to be made to any qualified low income homeowner in the City because this program is targeted specifically to eliminating immediate health and safety problems.

b. Target Areas for Neighborhood Stabilization Program

HUD's Neighborhood Stabilization Program (NSP) provides funding to jurisdictions for acquisition, rehabilitation and sale or rental of foreclosed properties to stabilize and revitalize areas that have experienced high rates of foreclosure. The City has designated several neighborhoods that are characterized as having very high foreclosure rates and high vacancy rates, indicating a particular risk of abandonment and a need for concentrated investment. NSP funds are restricted to these target areas.

c. Target Areas for Housing Development and Homeless Programs

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

Funds to assist the homeless are allocated throughout the City.

d. Location of Specific Activities Funded with Federal Grant Funds

Many of the activities to be funded with Federal grant funds have multiple locations or serve low income neighborhoods rather than individual locations. Details on the location of each proposed activity are contained in HUD Table 3 in Subsection V.

2. Service Delivery and Management

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

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

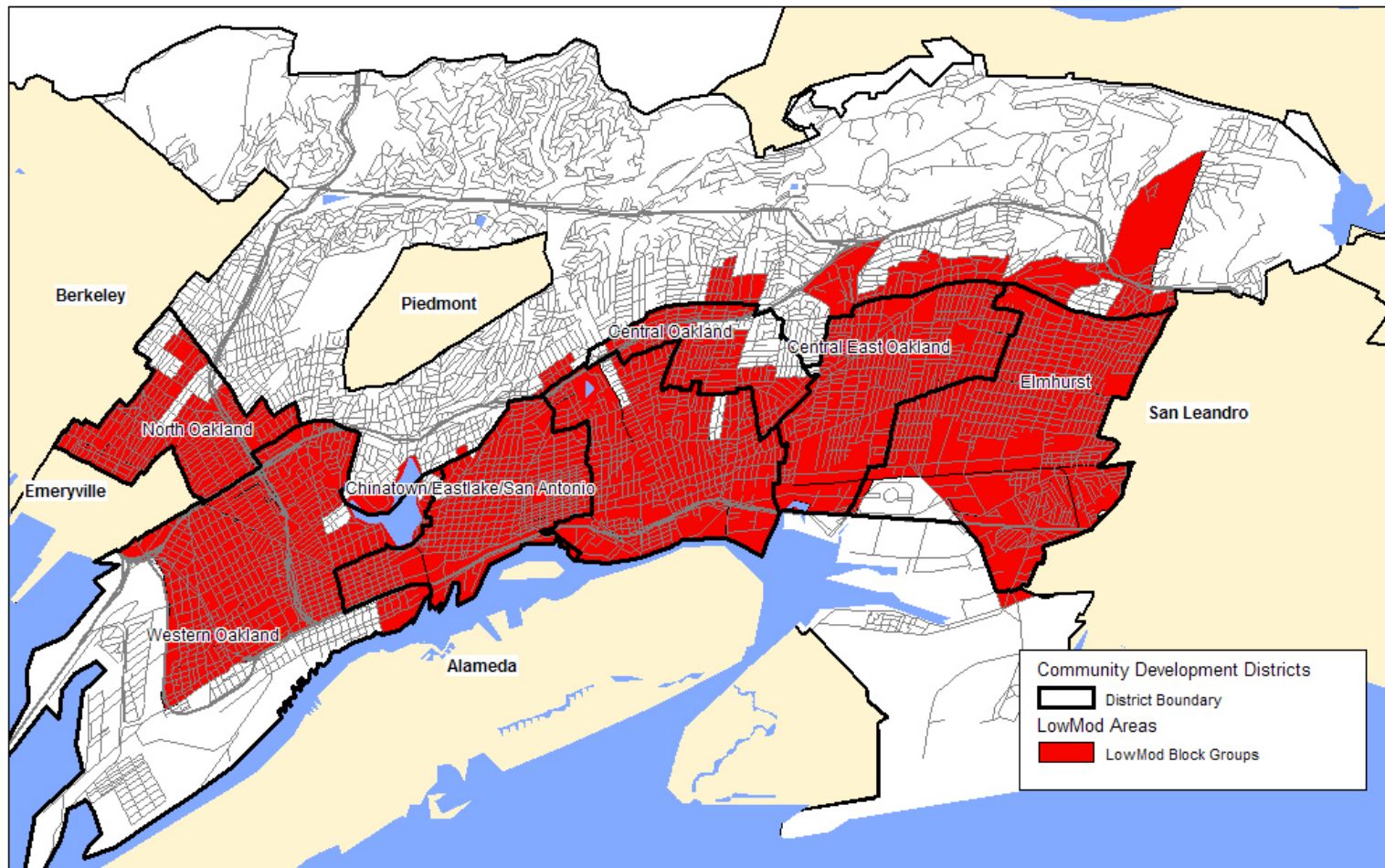
Program/activity	Responsible party	Phone
Community Development District Funding – financial assistance for public services and infrastructure (neighborhood improvements)	CEDA - CDBG Program	238-3716
Comprehensive land use planning	CEDA – Planning and Zoning	238-3941
Emergency shelter, transitional housing, supportive services for homeless persons	Department of Human Services - Community Housing Services	986-2721
Fair housing - support for counseling and advocacy agencies	CEDA - Housing Policy	238-3015
Fair housing planning	CEDA - Housing Policy	238-3015
First time homebuyer programs	CEDA - Homeownership Programs	238-6201
Housing and supportive services for persons with HIV/AIDS	Department of Human Services - Community Housing Services	986-2721
Housing code enforcement	CEDA - Code Enforcement	238-3381
Housing development for families, seniors and persons with special needs (new construction and rehabilitation)	CEDA - Housing Development	238-3502
Housing rehabilitation (owner-occupied and small rental properties)	CEDA - Residential Lending	238-3909
Housing services contracts (housing counseling and search services)	CEDA – CDBG Programs	238-3716
Monitoring of City-assisted community development activities	CEDA - CDBG Programs	238-3716
Monitoring of City-assisted housing dev.	CEDA - Housing Development	238-3502
Preservation of existing assisted housing	CEDA - Housing Development	238-3502
Public housing	Oakland Housing Authority - Housing Management Division	874-1500
Section 8 Rental Assistance	Oakland Housing Authority - Leased Housing Department	874-1500
Small businesses – technical and financial assistance	CEDA - Commercial Lending Program	238-3703
Zoning	CEDA – Planning & Zoning	238-3911

3. Maps Showing General Service Area, Low/Moderate Income Block Groups and Areas of Minority Concentration.

Maps 1 and 2 on the following page identifies the seven Community Development Districts that are the focus for the City's activities, particularly housing rehabilitation, economic development, public services and public facilities designed to promote community revitalization. Homebuyer assistance and housing development activities may be conducted anywhere in the City in order to promote a wider range of housing choices for low income, minority and disabled households.

Map 1 also shows those Census block groups that qualify as low/moderate income under HUD definitions. Map 2 shows areas of minority concentration.

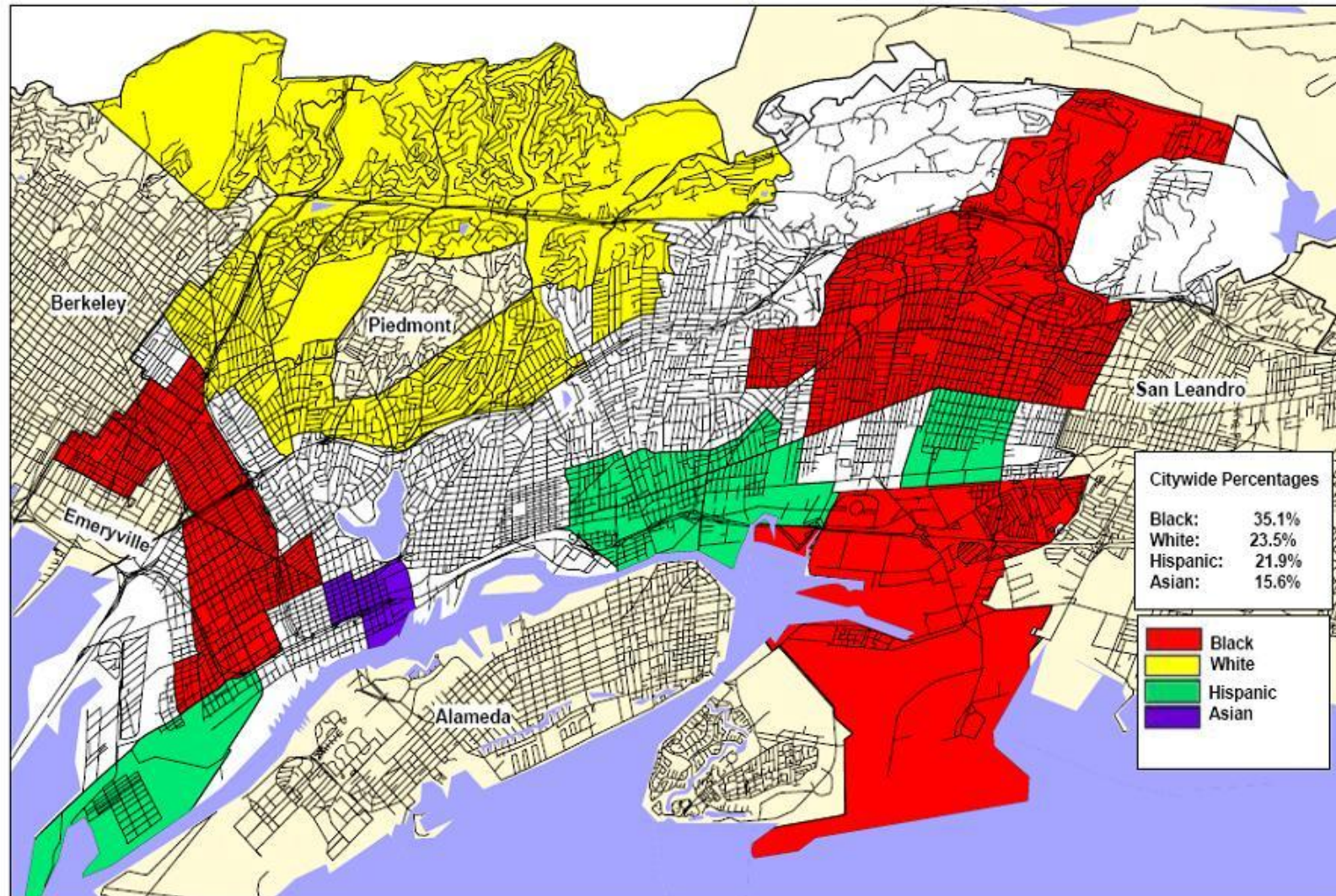
Map 1 Community Development Districts and Low/Mod Areas



Source: U.S. Dept of HUD, based on 2000 Census data

Prepared by Jeffrey Levin, City of Oakland/CEDA-HCD

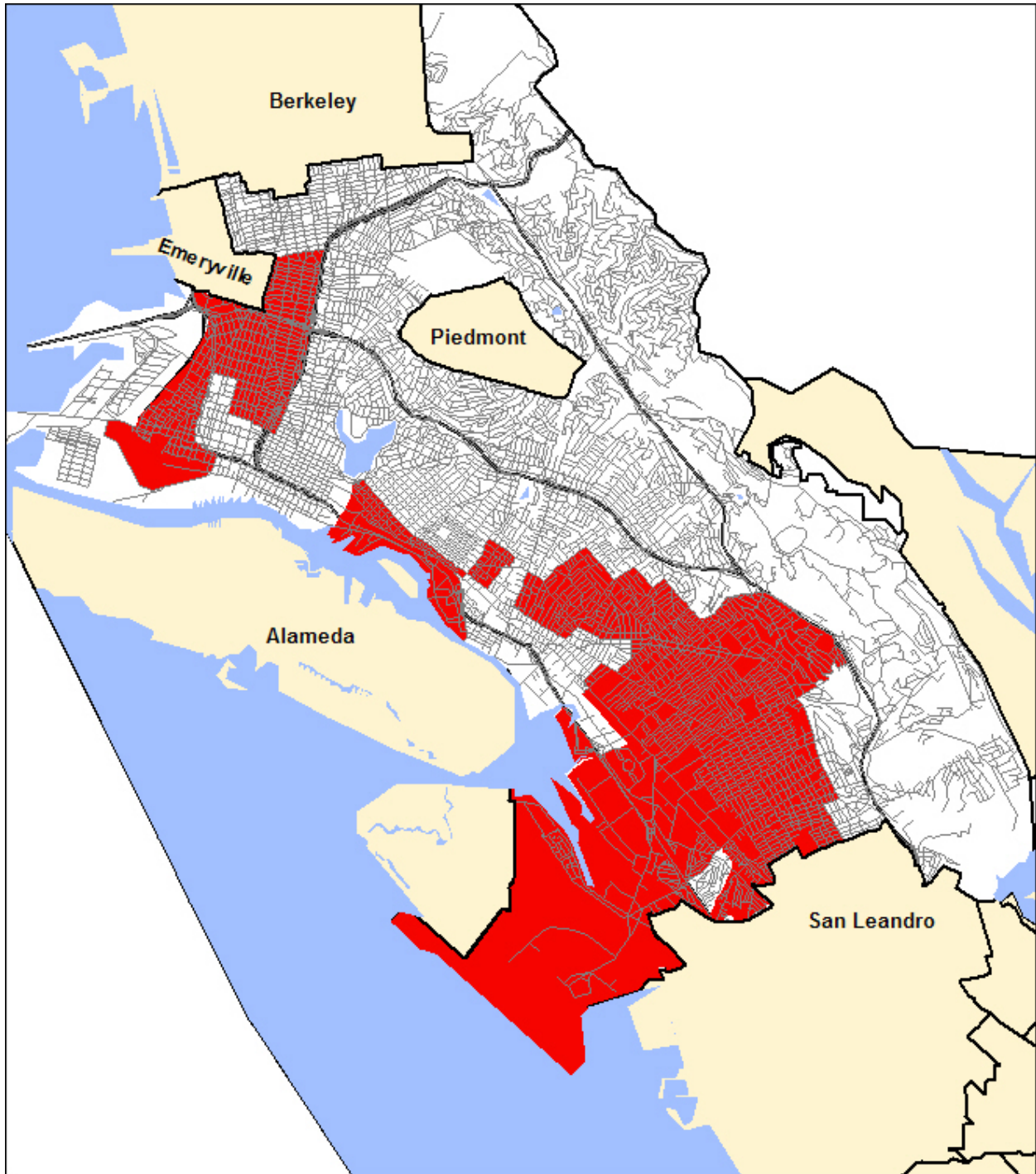
Map 2
Areas of Minority Concentration



Source: 2000 Census, Summary File 1

Prepared by Jeffrey Levin, City of Oakland/CEDA-HCD

Map 3
Neighborhood Stabilization Program (NSP) Target Areas



F. Cross Cutting Issues

In addition to the programs and activities described on the previous tables, the City and other entities operating within the City intend to undertake a number of other actions to address housing needs and problems in the City. These include efforts to reduce the hazards of lead-based paint in housing; efforts to improve the physical condition and management of public housing, promote greater resident involvement in public housing management and create opportunities for homeownership by public housing residents; and modify or mitigate the impact of any public policies which act as barriers to public housing, improvements to the institutional delivery structure to address any gaps or weaknesses identified in the 2010-2015 Consolidated Plan.

1. Lead-Based Paint Hazard Reduction

The City's residential rehabilitation loan programs have included lead-based paint hazard education within the initial phase of the loan application process, since 1992. During the financial interview, homeowners are given a copy of the booklet "Protect Your Family From Lead in Your Home". As a part of the disclosure process, homeowners must complete and sign a written acknowledgement of the receipt of this booklet. In addition, the loan application includes the age of the property and the age of children living at the property. The mandatory Request for Consultation and Lead Hazard Evaluation is part of the loan application and additionally identifies children who frequently visit the property.

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

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

Until June 30, 2005, lead based paint risk assessments and clearance testing was provided by the Alameda County Lead Poisoning and Prevention Program in accordance with the Joint Powers Authority Agreement dated January, 1992. Due to significant funding reductions and budget constraints, effective July 1, 2005, the County was no longer able to provide these services. The City's Residential Lending and Housing Rehabilitation Services department is independently contracting for these services.

The required lead hazard consultant services include: lead-based paint pre-rehabilitation inspections, project design assistance, abatement/remediation cost estimating, project plan and specifications preparation, laboratory services and clearance testing. Cost estimates range from \$700 to \$2,000 per unit, depending on the size and condition of the property.

For the period July 1, 2003 through July 31, 2005, there was a partnership agreement with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for funding

assistance with lead hazard reduction and abatement. Residential Lending and Rehabilitation staff identified properties where there were children under age six (6) or expectant mothers. Properties were referred for lead hazard risk assessment to Alameda County staff. Work descriptions prepared by Rehabilitation Advisors included detailed specifications for lead hazard reduction and upon completion of all rehabilitation work including lead abatement, costs were billed to ACLPPP for reimbursement at an average of \$7,500 per property. Under this partnership agreement, the City was reimbursed a total of \$92,483 for lead hazard abatement costs on a total expenditure of \$225,866.

A new partnership agreement, effective March 15, 2006 through December 31, 2012, has a total projected funding level of \$125,000 for 25 completed units. In addition, to provide an alternative service for the loss of free risk assessments and clearance testing, the County is providing an In-Home Consultation (IHC) service on a referral basis. This service involves a home site visit to inspect for possible lead hazards, education of the owner regarding lead hazards and distribution of a lead testing kit. To date the rehabilitation program has referred 36 homeowners to this service.

The City's residential rehabilitation loans range from \$15,000-\$75,000. Because most of these homes were built prior to 1978, it can be concluded that lead paint hazards will exist and require remediation. The cost of lead hazard reduction often averages \$9,000 per unit. With the ACLPPP partnership agreement, the reimbursements help to reduce the impact of reduced funding allocations and assist with future lead hazard abatement projects.

Table 6
Lead-based Paint Hazard Reduction Goals

Action	Goal
Distribution of Lead Safe Painting Prep Kits to homeowners.	198
Distribution of additional lead hazard literature to rental property owners where children aged 6 or younger spend a significant amount of time in the home.	3,300
Provide In-Home Consultation referrals to the County program where hazards appear significant and encourage rehab program applicants to have children tested for "elevated blood" condition.	165
Coordination of homeowner awareness events.	33
Coordination of lead-safe painting instruction and home renovation classes.	9
Provision of information and referral services to information line callers.	660
Provision of information and referral services to Website visitors.	9,000
Provision of training and certification referrals for local contractors and their employees.	5

2. Public Housing Improvements

a. Management Improvements for Public Housing

Specific plans for improving the management and operation of public housing include the following:

Property Operations - OHA has implemented a new property based asset management structure that includes new property portfolio configurations, newly organized staffing teams, and enhanced procedures that provide consistent attention and improved customer service to each property.

Community Relations - Partnerships with non profit community based organizations, Neighborhood Associations and the Service Delivery System (SDS) teams, have supported the Authority's transition to a more proactive property management organization with stronger lines of communication to its clients and community stakeholders.

Curb Appeal – OHA has achieved property curb appeal improvements through proactive site monitoring by property management staff, maintenance crews and the OHA Police Department, as well as enhancements of landscaping, the transition from large dumpster bins to individual household canisters which has deterred illegal dumping; and painting of scattered site property. The graffiti abatement program has resulted in a reduced occurrence of property defacement by the removal of graffiti at OHA sites within two business days.

Customer Service – OHA's customer service program provides access for clients and stakeholders to all programs, services and information offered by the OHA. Customer service staff is trained regularly on updated customer service methods, and all Authority program changes. The OHA Customer Assistance Center (CAC) responds, investigates and attempts to resolve requests and provides responses in any case to the caller or by e-mail. The CAC phone number is posted at all OHA properties and on the agency's web site. OHA conducts periodic customer service surveys to determine resident and community satisfaction of all Authority programs and services.

b. Improvement of the Living Environment

- i. Utilizing Public Housing Capital Funds, flexible funding under the Moving to Work program and the OHA Local Fund, the OHA will continue its success at improving the physical and social problems that exist in and around public housing sites. These efforts have included a new program of designed to provide specific upgrades of building exteriors and interiors to address deferred maintenance and improve the physical appeal and safety of the exterior of the buildings, and an interior unit restoration program.

ii. HOPE VI Development Activities

The Housing Authority has received several grants under the HOPE VI program to renovate and redevelop some of its larger public housing developments. The Housing Authority and the City are working in partnership to improve these developments and the surrounding neighborhoods.

In 2000, OHA received \$34.5 million to revitalize (178) unit public housing project known as Coliseum Gardens. All (178) existing units were demolished and will be replaced on a one-for-one basis. The Lion Creek Crossings and Foothill Family Apartments are providing replacement units for the former Coliseum Gardens development.

Because of the concentration of public housing units in the Coliseum area, (21) of the (178) public housing units were placed off site in a new 65 unit development known as Foothill Family Apartments located on Foothill Boulevard adjacent to Eastmont Mall. The OHA purchased the land and the general partner for this development is Oakland Housing Initiatives, Inc. No City funds were utilized in this development.

The original or “primary site,” now called Lion Creek Crossings, is being developed as a mix of housing types by the OHA and a developer partnership with East Bay Asian Local Development Corporation (EBALDC) and the Related Companies of California. The site will include (157) public housing units, (282) additional family tax credit units and an undetermined number of senior units. Because of the size of the development, the family rental component was divided into four rental phases, and the senior component will be completed after the last rental phase.

Phases I, II and III of the Lion Creek Crossings development are complete, which includes (136) replacement public housing units. Construction on the final (72) units in Phase IV, which includes (21) replacement public housing units, will commence during FY 2010.

Coliseum Gardens Park, which is part of the primary site, has been reconfigured and rebuilt by the OHA. Portions of Lion Creek as it flows through the park will be restored by the City of Oakland.

iii. Tassafaronga Village

The OHA has been pursuing the revitalization of the Tassafaronga Village site since March 2005 when the Board of Commissioners approved the submission of the first of two unsuccessful applications for HOPE VI funding from HUD. In February of 2006 the Board authorized the submission of a Demolition and Disposition application to HUD that was approved in April of 2007.

The redeveloped Tassafaronga Village will include a total of (157) rental units. (99) of the (157) units will be Project Based Section 8 Voucher units; the remaining (58) rental units are Low-Income Housing Tax Credit units. Phase I of Tassafaronga will be ready for occupancy in April 2010 and Phase II will be occupied in May 2010. In addition to the (157) rental units there are (22) units of new affordable ownership units. The ownership units are being developed by Habitat for Humanity of the East Bay. Financing for the project includes \$4.8 million in Redevelopment Agency funds from the City of Oakland.

. Cathedral Gardens

The OHA has purchased the former St. Francis de Sales Cathedral site in Oakland and is partnering with EAH Housing of Marin to develop 100 (three, two, and one bedroom) units of affordable family rental housing. The site contains the historic St. Francis de Sales Rectory that will be preserved and developed into approximately (9) units of special needs housing.

Funding is currently being pursued from a number of different sources including the City of Oakland CEDA, the Federal Home Loan Bank Affordable Housing Program (AHP), and Housing Opportunities for Persons with AIDS (HOPWA), Section 8 Project Based Vouchers, etc.

v. Harrison Street Senior Housing

The OHA is partnering with Christian Church Homes on a 73-unit Senior Housing rental development project on Harrison Street. An onsite manager's unit is also included in the project, which will be constructed at Harrison and 17th Streets. Funding commitments include: \$8.6 million from HUD's Section 202 Program; \$5.13 million of City of Oakland HOME and Redevelopment Agency funds. The OHA has contributed a predevelopment loan, (11) Project-Based Section 8 units and land to this housing development project. The project is scheduled to start construction by June 2010.

vi. HOPE VI Social Services for Public Housing Residents

The OHA HOPE VI activities also include social services carried out in partnership with a wide array of public, private and nonprofit agencies.

vii. Public Safety

The Oakland Housing Authority officially closed its final Public Housing Drug Elimination Program (PHDEP) grant in December 2002. While the loss of this funding resulted in reduced staffing for the Oakland Housing Authority's Police Department and the Property Operations Department, the OHA has continued to offer drug prevention education activities, and enforcement. The activities include a bi-annual resident surveys, on-site education activities, access to community involvement activities, youth camping and fishing trips and support of the National Night Out. The Authority continues to partner with community-based organizations, and the Neighborhood Crime Prevention Councils and various other groups to provide services to residents in public housing. Crime prevention efforts are coordinated with the Oakland Police Department as well as the Alameda County Sheriff's Office.

3. Public Housing Resident Initiatives

a. Resident Participation in Management

The Authority solicits resident input into OHA's Annual Plan, which includes the Capital Fund Program. Resident input into the plan is largely acquired through the Resident Advisory Board (RAB), which includes approximately 40 residents appointed to the RAB by the OHA's Board of Commissioners.

b. Resident Opportunities for Homeownership

The OHA continues to provide opportunities for homeownership for residents of the Authority and continues to collaborate with the City, non-profit agencies and others to

encourage residents to become homeowners. Additionally, participants of the OHA's homeownership programs will be referred to the City's First-time Homebuyer Program and other homeownership counseling programs. The OHA will encourage residents to participate in an Individual Development Account (IDA) Program, which will match family savings on a 2:1 basis.

i. HOPE VI Homeownership Program:

Through the HOPE VI program at Lion Creek Crossings, OHA planned to include 28 affordable homeownership units, which would have been available to public housing residents, Section 8 participants and other low-income residents in the City. As a result of the down-turn in the home ownership market and limited access to credit, the development of new for-sale units is now considered infeasible, even with subsidy. OHA, in collaboration with the development partners EBALDC and The Related Companies, will evaluate the possibility of developing additional affordable rental housing on the parcel originally dedicated to homeownership. The number and type of rental units will be determined based on market evaluation and funding availability.

ii. Tassafaronga Village Homeownership Opportunities:

The OHA is currently constructing an additional 22 affordable homeownership units with partner Habitat for Humanity at the Tassafaronga Village site.

iii. Section 8 Homeownership Program:

OHA operates a Section 8 Homeownership Program that aids clients by subsidizing a portion of their monthly mortgage payments. The OHA developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. The OHA will continue to explore homeownership opportunities for Section 8 participants and collaborate with the City, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners.

4. Anti-Poverty Actions

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

a. Local Hiring Goals on City-funded Projects

i. Local Employment Program

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

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

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

ii. 15% Apprenticeship Program

On January 26, 1999, the City established a 15% Apprenticeship Program in order to increase Oakland resident participation as apprentices, the policy provides for a 15% apprenticeship hiring goal that is based on total hours worked and on a craft-by-craft basis. The entire 15% resident apprentice hiring goal may be achieved entirely on the City of Oakland or Oakland Redevelopment Agency funded project; or split on a 50/50 basis (minimum 7.5% on city funded project and maximum 7.5% on non-city funded projects).

b. Living Wage Ordinance

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” (\$10.83 per hour with health benefits or \$12.45 per hour without benefits as of July 1, 2008) to employees of business under a City contract or receive financial assistance from the City. There was no increase in the December 31, 2008 CPI, therefore as of July 1, 2009, the living wage rates remained at \$10.83 per hour with health benefits and \$12.45 per hour without benefits. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

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

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

and employment search skills. At least one homeless service agency will be funded specifically for these services through the City's Hunger & Homeless Programs section.

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

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

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

e. Alliance for West Oakland Development

The Alliance for West Oakland Development's (AWOD) mission is to initiate, promote and facilitate the development of blighted districts in West Oakland through Green Building Job Training. The focus is on West Oakland residents and geared toward "at risk" young adults (18 years to 25 years). The City makes available vacant lots for the development of affordable housing. AWOD provides the trainees with "hands-on training to develop and refine construction skills necessary to enter the construction trades.

The program was established in 1999 and serves as a catalyst for substantial economic development. Helps to provide the community with tools to overcome the challenges that prevent it from reaching its full potential and helps to enhance the physical surroundings of the community using a holistic approach to build a health and vibrant community.

f. Job Training and Employment Programs in Public Housing

The OHA will continue to partner with HUD, the Oakland Workforce Investment Board, and local funded programs that provide public housing residents with job training and employment opportunities. Additionally, as part of the Capital Fund Program and under Section 3, the OHA sets public housing resident hiring goals for all companies who contract with the Housing Authority and will continue to monitor contract compliance with these goals.

g. Section 8 Family Self-Sufficiency Program

The Oakland Housing Authority's Family Self-Sufficiency Program (FSS) assists residents with becoming self-sufficient and saving for the future. Over (214) Section 8 and Project Based 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 any purpose, including educational expenses and homeownership. One hundred and forty eight families have successfully graduated from the FSS program. Average escrow amount among graduates is approximately \$9,241. Among current participants, approximately 44% have escrow savings accounts. The average account balance for all current participants is approximately \$3,541.

h. Youthbuild (Training and Employment)

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

i. Workforce Development Program

Oakland's Workforce Development Unit will continue to align its efforts with the City's Economic and Business Development initiatives. Workforce will continue working closely with Business Development and Redevelopment to support local business development and expansion. Specific to its FY 2010-2011 budget, the Workforce Development Unit plans to accomplish the following goals: 1) improve the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promote business development and growth through excellent staffing, worker training, and hiring tax credit services for more than 100 businesses; 3) save Oakland business millions of dollars by doubling the number of tax credit vouchers administered in Oakland from 5,000 to 10,000; 4) expand and improve job training services for hundreds of youth offenders and parolees; and 5) redesign Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board.

j. Department of Human Services Programs

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

k. Weatherization Loan Fund

The weatherization loan fund provides weatherization services, including baseline energy efficiency upgrades to low to moderate income, owner-occupied homes. Services include a base energy efficiency package of improvements such as attic insulation, caulking, weather stripping, water heater insulation, energy efficient light fixtures, furnace maintenance, and energy saving appliances, as well as systems rehabilitation and replacement, as needed, involving features such as the roof, furnace, windows and water heater. These services will result in significant energy savings as well as address habitability improvements.

The main terms of the loan fund are:

- Maximum amount of \$30,000 per loan, based upon the desired goal of providing base energy efficiency upgrades at an average cost of approximately \$6,500, and systems replacement needs, estimated to cost \$20,000.
- 0% interest rate for households at or below 50% of the Area Median Income (AMI)
- 3% interest rate for households between 51% and 80% AMI.
- Deferred loan payment until point of sale, transfer of title, or refinance (with exceptions provided for hardships)

Approximately 72 low to moderate households will be served annually, assuming an average cost per project of \$26,500. Approximately 108 jobs will be generated annually, assuming 1.5 jobs generated per project. New opportunities to connect job trainees from the Oakland Green Jobs Corps into employment placement with city contractors will be created. An estimated average 30% reduction in utility bills per households will result. Neighborhoods will be improved through habitability services provided by the loan fund. \$380,000 in material sales revenue and \$38,000 in permit fees will be generated annually.

5. Institutional Structure

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

a. Increasing Available Resources

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

b. Coordinating Resources

- Improve processes within the Community and Economic Development Agency (CEDA) to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency.
- The City will continue to work with the Oakland Housing Authority to implement a program to “project base” Section 8 assistance (commitments would be tied to specific housing units) to facilitate preservation and rehabilitation of existing housing, including SRO hotels.
- The City will continue to collaborate with other jurisdictions in Northern California to coordinate participation in the Neighborhood Stabilization Program for acquisition and rehabilitation of vacant foreclosed homes and apartments.
- The Community and Economic Development Agency and the Department of Human Services are coordinating the development of an “Oakland Pipeline Process” to bring together the City, nonprofit housing developers, homeless service providers, and County social services agencies, to implement that Permanent Access to Housing (PATH) plan. PATH will implement a new model of addressing homelessness through development of permanent housing with supportive services as a principal strategy for addressing the needs of homeless families and individuals.

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 will consider continuing the use of HOME funding (CHDO Operating Support) to support non-profit capacity building, but may choose to reallocate these funds for housing development activities.
- Encourage developers to increase the representation of low and moderate income persons in their decision making processes and thereby to become eligible for receipt of HOME funds targeted to CHDO organizations.
- Provide training and technical assistance as requested by homeless service providers in shelter and transitional housing.

d. Participation of For-Profit Organizations

- 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, Fannie Mae, Freddie

Mac and California Reinvestment Coalition efforts to promote existing lending programs and create new programs.

- Continue to implement community reinvestment programs. The City will encourage private, for-profit lending and investment practices that meet the needs of all Oakland households and neighborhoods and discourage discrimination in lending and in the provision of insurance. One program is the City's Linked Banking Services Ordinance that 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 a bi-annual estimate of the citywide community credit demand. The City works with other jurisdictions and organizations to strengthen state legislation.
- 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.
- Work with banks to make foreclosed properties available for acquisition/rehabilitation for the Federal Neighborhood Stabilization Program.

6. Barriers Removal

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

7. Monitoring

Monitoring procedures, construction contracting requirements, environmental review procedures and post-occupancy monitoring are addressed in the Five-Year Strategy Section of the Consolidated Plan for 2010 – 2015.

Monitoring continues to be an element of the City’s overall program management. The City regularly monitors its housing and community development programs, and it’s assisted

affordable housing developments, in order to assess program effectiveness and ensure compliance with City, State, and Federal regulations.

a. General Monitoring Procedures

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

Recipients are monitored throughout the life of the project to ensure that requirements are being met on a continuous basis. For example, the City monitors affordable housing projects for compliance with the signed regulatory agreement to maintain appropriate income levels and rents. The City's monitoring policies, programs and procedures are regularly reviewed by HUD to ensure that the City is carrying out its responsibilities in the use of Federal funds.

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

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

b. Construction Requirements

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

c. Environmental Requirements

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

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

d. Marketing Requirements

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

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

e. Post-Occupancy Monitoring

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

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

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

G. Citizen Participation and Public Comment

1. Citizen Participation Process

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

The requirement for public hearings on needs and to review past performance was met through a series of community meetings held in fall 2009 through each of the seven Community Development District Boards.

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

A notice was placed in the Oakland Tribune on March 28, 2010 announcing the availability of the draft Plan and the date, time and purpose of the Public Hearing. Notices were placed in other community newspapers the week of April 5.

Copies of the draft Plan were made available Tuesday, April 6, 2010 for a 30-day comment period and were placed on file at the main branch of the Oakland Public Library and were made available from both the Community & Economic Development Agency and the Office of the City Clerk. Notices were distributed to a wide variety of nonprofit housing organizations, homeless service providers, public agencies and commissions, and other interested parties. Copies of the draft Plan were also posted on the Housing and Community Development Division's website at www.oaklandnet.com/government/hcd.

c. Public Hearing on Proposed Annual Action Plan

A public hearing to solicit input from Oakland residents regarding housing and supportive service needs, non-housing community development needs, and to receive comments on the draft plan will be held during the City Council meeting on May 4, 2010 at 7:00 p.m. in the City Council Chambers at One City Hall Plaza.

d. Continued Changes from Prior Years for the CDBG Process

During the review of proposals, the Community Development District Boards held a number of evening meetings to accommodate citizen review and recommendations for FY 2010-11 CDBG funding. Each district board reviewed the proposals and heard presentations by each applicants.

e. Citizen Participation for ESG, HOME and HOPWA Funds

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

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

2. Public Comments

a. Opportunity for Public Comment

Written public comments will be accepted by the Community & Economic Development Agency through May 13, 2010. Staff will revise the documents consistent with such comments and include a summary of all written comments received and a discussion of how such comments were included, or an explanation as to why such comments were not included in the final documents.

b. Summary of Written Comments

Written and verbal comments submitted will be included in the final document.

IV. Program Specific Information

This section provides specific information required as part of the City's application for each of the four formula grant programs.

A. Specific CDBG Submission Requirements

1. Float Funded Activities

The City does not anticipate any new float funded activities this fiscal year.

B. Specific HOME Submission Requirements

1. Provisions to Ensure Continuing Affordability of Homeownership Units

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

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

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

These controls are described separately in the following pages.

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

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

Assistance to homebuyers will be structured as loans with simple interest at 3% per year, with all payments of principal and interest deferred until sale, transfer or refinancing. If the housing is sold or otherwise transferred during the required affordability period, or if the households ceases to use the property as its primary

residence, the City will recapture the entire amount of HOME funds along with all accrued interest. Recaptured funds will be used to finance other eligible HOME activities.

**b. First-Time Homebuyer Resale Controls for Acquisition of Existing Units
(covers units assisted with HOME funds prior to May 2001 under the Mortgage Assistance Program and included here only for reference)**

NOTE: The guidelines below are the original guidelines that were used for this program from 1994 through 2001. In November 2005, the City Council authorized modifications to the program that would allow existing borrowers to convert to a revised equity-sharing formula that would provide a greater share of appreciation to be retained by the homeowner, in order to make it easier for such borrowers to “move up” to another home when the original home is sold. The revised formula, is essentially the same as described below, except that for each full year that a borrower remains an occupant of the home, 1/20 of the City’s loan amount would be transferred from the City’s “equity share” to the borrower’s “equity share”

i. Overview

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

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

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

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

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

investment and the City's loan, the amount of the City's loan that can be forgiven will not be more than 1/20 of the loan amount for each year the owner has occupied the home.

Examples of Repayment

Assumptions:

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

Property Resold at the End of 5 Years

Calculation of Equity Investments:

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

Relative Equity Shares:

Total Equity Invested:

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

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

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

ii. Recapture provisions when assisted property appreciates

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

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

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

iii. Recapture provisions when property does not appreciate

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

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

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

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

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

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

Minimum Repayment Required When Sales Proceeds are Insufficient to Repay Loan

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

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

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

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

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

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

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

i. Affordable Housing Cost:

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

ii. Affordable Sales Price

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

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

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

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

- Downpayment of 5 percent of the sales price;
- Mortgage term of 30 years; and
- Interest rate equal to the Federal National Mortgage Association rate for conforming loans.

iii. Enforceability

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

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

2. Minority and Business Outreach Efforts

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

3. Affirmative Marketing Procedures

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

- a. All advertisements, brochures, signs, etc. must include the Fair Housing Logo and/or a statement that the owner is an Equal Housing Opportunity Provider.
- b. Owners must agree not to discriminate against potential tenants and/or purchasers on the basis of race, color, ancestry, national origin, religion, gender, sexual orientation, age, marital status, familial status, presence of children in a household, source of income,

physical, sensory or cognitive disability, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis, etc.

- c. Owners are required to make a good faith effort to seek eligible persons of all racial, ethnic and gender groups in Oakland. In particular, owners are required to take affirmative efforts to market available units to persons and groups least likely to apply for such housing by engaging in outreach efforts to community organizations, social service agencies, and fair housing groups, as well as advertising in newspapers likely to reach such populations.

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

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

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

Affirmative Fair Marketing Procedures

I. Policy on Nondiscrimination and Accessibility

1. Owners and managing agents of housing assisted by the City of Oakland or the Redevelopment Agency of the City of Oakland (referred to together as the “City/Agency”) must not discriminate against potential tenants or purchasers on the basis of race, color, ancestry, national origin, religion, gender, sexual orientation, age, marital status, familial status, presence of children in a household, source of income, physical, sensory or cognitive disability, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis.
2. In addition, owners must undertake affirmative marketing efforts to reach persons that are unlikely to apply for housing due its nature, location or other factors.
3. Developers receiving Federal funds are required to create units that are accessible to people with disabilities. At least five percent of new units must be accessible to people with mobility impairments and at least two percent must be accessible to people with hearing or vision impairments.
4. In addition to Federal laws requiring units for people with physical disabilities, fair housing laws require owners to make reasonable accommodations to people with all types of disabilities who request accommodations due to disability at any time during the application, resident selection and rent-up process. In doing so, owners are required to make and pay for structural and non-structural modifications to dwelling units and common areas when needed as a reasonable accommodation for tenants or applicants with disabilities. In such cases where providing a requested accommodation would result in an undue financial and administrative burden, developers are required to take any other action that would not result in an undue burden.
5. All developers who receive funds from the City/Agency are required to enter into loan agreements, and regulatory agreements or affordability agreements with the City/Agency prior to receiving any funds. These agreements are designed to bind the recipients to all of the program requirements, including the affirmative fair marketing procedures.
6. The following document outlines the affirmative fair marketing procedures that must be adhered to by developers and owners of housing units assisted by the City/Agency.

II. Training

1. The owner and managing agent shall provide property management staff with all relevant regulations and fair housing provisions. All property management staff shall be required to follow the procedures and policies adopted by the owner and managing agent.
2. Property management staff shall annually receive instruction regarding fair housing laws and the development's Affirmative Fair Marketing Plan. Formal training programs shall include marketing, outreach, data collection, reporting, and record keeping.

III. Methods and Practices for Informing the Public

1. In order to inform the public, owners, and prospective tenants about Federal fair housing laws and the City/Agency's affirmative marketing policies, the City/Agency will include the Equal Housing Opportunity logo and/or slogan, and a logo and/or slogan indicating accessibility to persons with disabilities, in all press releases, solicitations, and program information materials.
2. In addition, the City/Agency provides funding to a number of fair housing agencies to provide information and counseling regarding fair housing laws and policies.

IV. Marketing and Outreach

1. As a condition of the agreements, not less than 180 days prior to project completion, owners must submit proposed marketing and management plans to the City/Agency for review and approval. Specific marketing plans must be developed for each project. Prior to commencing marketing activities, owners will be required to meet with City/Agency staff to review the proposed marketing strategy to ensure that affirmative marketing efforts will be employed.

An individual must be designated by the owner to serve as coordinator for the marketing of the project as well as oversee the admission of residents.

Marketing plans must include information on strategies for reaching persons and groups not likely to apply including, but not limited to, households that include a member with disabilities. Marketing plans must also include procedures for ensuring that people with disabilities who require accessible features are given preference for occupancy of accessible units, as described below. Management plans must include policies for ensuring reasonable accommodation for persons with disabilities. Management plans must also contain policies and provisions for recordkeeping and monitoring. The City/Agency will provide written guidance on selection of tenants and reasonable accommodation during occupancy, if requested.

2. All advertising shall display the Equal Housing Opportunity logo and/or the phrase “Equal Housing Opportunity” and a logo and/or slogan indicating accessibility to persons with disabilities, and fair housing posters must be displayed at the project rental or sales office.

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

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

3. Owners are required to advertise in newspapers of general circulation, and to provide notice to community groups when units become available.

Marketing shall include the use of newspapers of general circulation in Oakland. The managing agent shall place notices in newspapers, specialized publications, and newsletters to reach potential residents. Applications, notices, and all publications will include a Fair Housing and Equal Opportunity Logo, and the Accessibility Logo. Community media advertisement of the projects may include the following:

- a. Oakland Tribune
 - b. Oakland Post
 - c. Post/El Mundo (Spanish)
 - d. El Bohemio (Spanish)
 - e. Ang Newspaper
 - f. Sing Tao Daily Newspaper (Chinese)
 - g. Eden I&R, Inc. 2-1-1- Information and Referral Line
4. Consistent with the resident population each development was designed to serve, the marketing of the project must ensure equal access to appropriate size units for all persons in any category protected by Federal, state, and local laws governing discrimination.

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

Special marketing outreach consideration will be given to the following underserved populations:

- a. African-Americans
 - b. American Indians
 - c. Hispanics
 - d. Asians and Pacific Islanders
 - e. Persons with disabilities and persons with special supportive housing needs
 - f. Very low income households of all types (including persons making the transition from homelessness to permanent housing)
 - g. Immigrants
 - h. Non-English speaking residents
 - i. Large families
5. In particular, owners are required to advertise in media which are reasonably likely to reach such targeted groups, and to provide notice to community organizations, fair housing agencies, and other similar organizations. A list of local disability organizations and community development boards will be provided by CEDA. CEDA will also provide developers with sample advertisements.

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

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

1. Outreach by owners to the disability community shall include the distribution of notices describing:
 - a. the availability of all units;
 - b. specific information regarding the availability and features of accessible units;
 - c. eligibility criteria; and
 - d. application procedures
2. All application forms shall include information indicating that people with disabilities requiring accessible features shall receive priority for accessible units. The application must include a section to be filled out by any applicant requesting an accommodation with details on the applicant's special needs for accessible features or other accommodations. Under no circumstance should an applicant be required to disclose a disability unless requesting an accommodation. (Housing units targeting seniors or people with disabilities may request documentation of age or disability to verify eligibility, but only if the same questions and documentation are asked of all applicants.) This will allow developers to provide, upfront, any necessary accessible features and/or accommodations for those people requesting accommodations. For more information on tenant selection, request the document entitled "Selection of Individual Tenants."

3. Owners shall take reasonable nondiscriminatory steps to maximize the utilization of accessible units by eligible individuals whose disability requires the accessibility features of the particular unit. To this end, any vacant, accessible unit should first be offered to a current, tenant with disabilities of the same project or comparable project under the owner's control. The occupant with disabilities must require the features in the vacant unit and must be occupying a unit not having such features. If no such occupant exists, the developer shall then offer the unit to a qualified applicant on the waiting list who has a disability requiring the accessibility features of the unit.
4. Owners may offer an accessible rental unit to an applicant without a disability after efforts have been exhausted to occupy the unit by an individual with a disability. However, the owner shall require such an applicant to agree to move to an available comparable non-accessible unit when the accessible unit is needed by a household that includes a member with disabilities. Such an agreement should be incorporated into the lease.
5. Note: An owner may not prohibit an eligible family with a member who has a disability from accepting a non-accessible unit which may become available before an accessible unit. Owners are required to modify such a non-accessible unit as needed or move a household that includes a member with disabilities into a unit that can be altered, unless the modifications would result in an undue financial and administrative burden or alteration in the nature of a program. All applicants should be provided information about how to request a reasonable accommodation at the time they apply for admission and at every recertification.

VI. Procedures for Complaints

1. The owner shall maintain written procedures indicating how applicants or tenants can file complaints regarding fair marketing and/or alleged discriminatory practices.
2. Owner shall promptly investigate all applicant or tenant complaints and shall take corrective actions as necessary.
3. Owner shall maintain records of all such complaints, investigations and corrective actions.

VII. Compliance Assessment

1. The owner and managing agent must review the Affirmative Fair Marketing Plan at least every five years and update as needed to ensure compliance. The advertising sources shall be included in the review to determine if past sources should be changed or expanded.
2. The owner and managing agent shall annually assess the success of affirmative marketing actions for each project. If the demographic data of the applicants and residents vary

significantly from the jurisdiction's population data for the target income group, advertising efforts and outreach should be targeted to underrepresented groups in an attempt to balance the applicants and residents with the demographics of the jurisdiction.

VIII. Data Collection and Record Keeping

1. Owners must establish and maintain an Affirmative Fair Marketing file for each project to hold advertisements, flyers, and other public information documents to demonstrate that the appropriate logo and language have been used. Additionally, owners must keep records of activities to implement the affirmative marketing plan, including other community outreach efforts and an annual analysis. Upon request, owners are required to submit to the City/Agency copies of all advertisements indicating the date the advertisements were placed and the media outlets which were used. Owners must also provide copies of notices sent to community groups and a listing of those groups to which notices were sent. Owners must maintain records for at least five years regarding marketing and tenant selection practices.
2. Owners shall keep up-to-date records for each project regarding the characteristics of persons applying for vacant units, persons selected to occupy units and residents of the project (including race, ethnicity, presence of children under the age of 18 in the household, requests for reasonable accommodation for a disability, income, and household size) , and records about tenant selection or rejection. Under no circumstance should an applicant be required to disclose a disability unless requesting an accommodation. (Housing units targeting seniors or people with disabilities may request documentation of age or disability to verify eligibility, but only if the same questions and documentation are asked of all applicants.) Applicants cannot be discriminated against due to the presence of children in the household.
3. Application materials must include the "Oakland Race and Ethnic Data Reporting Form" or a substantially equivalent form. The owner and managing agent are required to offer each household member the opportunity to complete the form. Parents or guardians are to complete the form for children under the age of 18. Completed documents for the entire household shall be stapled together and placed in the household's file.
4. Owners must maintain information regarding the location, description and number of vacant and occupied accessible units. In addition, owners must track and keep records of accessible and non-accessible units that are occupied by tenants requesting reasonable accommodations for a disability. Owners also should document any reasonable accommodations made to, or requested by, tenants during the reporting year.

IX. Reporting and Monitoring

1. As part of the City/Agency's monitoring of assisted housing developments, the City/Agency may review the owners' records to verify that either:

- a. Each household living in a physical and sensory accessible unit has at least one household member who needs the accessible features of the unit; or
 - b. If an accessible unit is not occupied by a household who has at least one household member who needs the accessible features of the unit, the owner will verify that no such households (either current or prospective tenants) are on a waiting list for the accessible unit. The owner will also provide documentation that the current occupants agree to move to a comparable non-accessible unit when the accessible unit is needed by a household that includes a member with disabilities.
3. The owner and managing agent shall provide the City/Agency access to any pertinent books, documents, papers or other records of their City/Agency-assisted properties, as necessary, for determining compliance with civil rights and nondiscrimination requirements.
4. The duration of monitoring of Affirmative Fair Housing Marketing (AFHM) requirements varies with each housing program. For homeownership programs, AFHM requirements apply through the completion of initial sales transactions on units covered by the approved AFHM plan. For assisted rental housing, AFHM requirements apply throughout the term of the loan and regulatory agreements, including those periods when the project does not maintain occupancy. Assisted housing developments must comply with current City/Agency Affirmative Fair Housing Marketing requirements, not the policies in effect when the regulatory agreement was executed. Owners are responsible for researching and implementing the City/Agency's current requirements.

X. Assessment of Success and Corrective Actions

1. The City/Agency will review records maintained by owners to ensure that affirmative fair marketing requirements are being met. Where the characteristics of applicants are significantly different from the make-up of the City/Agency's population (i.e., in cases where specific groups are over-represented or under-represented), the City/Agency will examine in more detail the owner's actions to determine if a violation of the requirements has occurred.
2. The City/Agency may employ a variety of corrective actions. Initially, owners who have not fully complied with the requirements will be directed to engage in targeted marketing efforts to reach groups not initially reached. In cases where owners refuse to comply with the affirmative fair marketing procedures, the City/Agency may take additional actions to secure performance under the loan agreement or regulatory agreement, including declaring the loan in default and recapturing the funds.

Attachments

Attachment A: Additional Resources Available from the City of Oakland

Attachment B: Sample Advertisement/Listing

Attachment A

Additional Resources Available from the City of Oakland

- List of local disability organizations and community development boards (available from CDBG Program)
- List of HUD-approved housing counseling organizations, if applicable (available from Homeownership Program)
- List of City/Agency-approved loan consultants, if applicable (available from Homeownership Program)
- List of City/Agency-approved real estate professionals, if applicable (available from Homeownership Program)
- Model Notice of Housing Availability
- Model Notice of Right of Reasonable Accommodation
- Model Tenant/Client Request for a Reasonable Accommodation
- Model Response to a Request for Reasonable Accommodation
- Model Verification of Need for a Reasonable Accommodation Request
- Sample Reasonable Accommodation Policy
- Selection of Individual Tenants
- Operation and Management of Housing
- Equal Housing Opportunity Logo and Slogan
- Accessibility to the Disabled Logo and Slogan
- City of Oakland/Oakland Redevelopment Agency Race and Ethnic Data Intake Form and Instructions
- HUD-27061 “Race and Ethnic Data Reporting Form” and Instructions

Attachment B

Sample Advertisement

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

C. Specific ESG Submission Requirements

ESG funds will be allocated in support of the City of Oakland Permanent Access To Housing (PATH) Strategy, a companion to the Alameda County Everyone Home Plan. The Alameda Countywide Everyone Home Plan is a roadmap for ending homelessness in the county over the next fifteen years. Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Everyone Home plan. Everyone Home is a comprehensive plan for providing housing and supportive services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS. Both Everyone Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing.

A key transitional step in the PATH Strategy is the reconfiguration of homeless services contracts under what has been three separate, but related homeless programs; the Emergency Shelter Grant (ESG), Emergency Housing Program (EHP) and Winter Relief Program (WRP) to support the goals and objectives of Everyone Home and PATH. The following process and fund allocation priorities will be followed in order to meet revised objectives under the City's Emergency Shelter Grant and other fund sources that support the provision of housing and services to the City's homeless and near-homeless populations.

1. Process and Criteria for Awarding Funds

Overview: The following ranking scale was used to rank projects within specific funding categories. While there were 100 total points possible, not all points were available for all types of projects. Projects were compared with other projects of the same type, with the same points available in the ranking process. For example, permanent housing development projects were compared with other permanent housing development projects. Rapid rehousing projects were compared to other rapid rehousing projects, etc.

A. Program is consistent with Funding Principles and Priorities

Up to **30** points will be awarded to programs that meet the priorities laid out in Oakland's Funding Principles and Priorities. Criteria include:

- 1) Program creates new supportive housing opportunities for homeless individuals or families. (0-5 points)
- 2) The agency has demonstrated ability to take on new or reconfigured programs, if necessary, to collaborate in a direct housing service model and can meet *Program Standards* outlined in Section XIII. (0-5 points)
- 3) Program Description clearly outlines which *Funding Priorities* (Section III) are addressed, and demonstrates program planning consistent with housing outcomes. (0-5 points)
- 4) The project targets homeless individuals or homeless families in a manner that is accessible to those in need of assistance. (0-5 points)
- 5) Program objectives meet or exceed *Oakland Outcome Objective Baseline Standards*, (Section V). (0-5 points)

- 6) Program services are consistent with stated *Principles of Service Philosophy* (Section III), and are demonstrated to meet the stated objectives. (0-5 points)

B. Agency has experience and capacity to provide services

Up to **25** points will be awarded based on the demonstrated capacity of the agency to operate programs and deliver services to clients. Criteria include:

- 1) The agency has a track record of successful service provision to homeless individuals and families, including performance on any past contracts with the City of Oakland. (0-5 points)
- 2) Agency is currently participating in HMIS or has certified its intention to do so within the first six months of the contract period. (0-5 points)
- 3) The agency has established collaborations with qualified community partners to achieve the maximum level of effective services for its clients. (0-5 points)
- 4) The supportive services staffing plan presented provides adequate coverage for the services proposed, given the target population. (0-5 points)
- 5) The facility operating staff coverage is consistent with best practices and is adequate, given the target population. (0-5 points)

C. Budget is reasonable and cost effective

Up to **15** points for the program budget will be based on cost appropriateness and cost effectiveness, and strength of leveraging:

- 1) Costs proposed are eligible and clearly justified. (0-5 points)
- 2) Proposed cost per person/cost effectiveness. Based on the anticipated number of persons to be served by the agency for the 2010/2011 programs, and the proposed target population, the agency has demonstrated an efficient use of funds. (0-5 points)
- 3) The agency has shown the ability to maximize other funding resources to supplement funding received from the City of Oakland. (0-5 points)

D. Agency has adequate fiscal controls

Up to **10** points will be awarded to agencies that, based on their internal control procedures and history of administering grants, demonstrate the ability to efficiently administer awarded funds, as outlined in Fiscal Standards in Section XII.

E. Sole Source/Special Circumstances

Points may be awarded to agencies that are the demonstrated sole source of a specific service or services to Oakland's homeless community, and to agencies demonstrating special circumstances requiring additional consideration. Criteria for this section include:

- 1) Degree of benefit and history of effectiveness of sole source service/unique program.

- (0-5 points)
- 2) Demonstration of need and/or special circumstances that dictate additional consideration for the agency. (0-5 points)

F. Agency is a City-certified Local Business Enterprise/Small Local Business Enterprise or 501(c)(3)

Proposal applicants that are certified with the City of Oakland as a Local Business Enterprise or Small Local Business Enterprise will receive up to **5** additional points towards their proposal score. Points received will be determined by the City of Oakland's Office of Contract and Compliance and Employment Services. (0-5 points)

Program is a not-for-profit organization and has provided evidence of its tax-exempt [501 (C) (3)] status. (0-5 points)

2. Matching Funds

The City will provide matching funds for the FY 2010/11 Emergency Shelter Grant HUD award, an estimate award amount of \$368,902 from the following City General Purpose Fund sources:

Purpose	Match Amount
Emergency Housing Program	\$115,000
Homeless Mobile Outreach Program	\$179,310
Community Housing Services Staff Costs	\$74,592
Total Match	\$368,902

D. Specific HOPWA Submission Requirements

The City of Oakland is the recipient of HOPWA funds for the Oakland Eligible Metropolitan Area (EMA) consisting of Alameda and Contra Costa Counties. The City allocates funds to Contra Costa and Alameda Counties for distribution within their respective counties through a Request For Proposals (RFP) process. By agreement, HOPWA funds are distributed between Alameda and Contra Costa counties based on the relative proportion of AIDS cases in the two counties. Two percent of the HOPWA grant is allocated to the City for costs associated with administering the grant. One percent of the grant will go to Alameda County for their associated grant administration costs.

1. Urgent Housing and Supportive Service Needs Not Currently Being Addressed

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

The Oakland EMA utilizes the U.S. Health Resources and Services Administration (HRSA) unmet needs framework to estimate the total number of individuals with unmet HIV care needs living in the Oakland EMA. The following estimates were prepared in collaboration with the California Department of Health Services. Of those estimated to be living with HIV/AIDS in the Oakland EMA, 16% demonstrated an unmet need of HIV/AIDS primary medical care, 25% indicated they needed more case management, 34% stated they needed more dental services; Emergency Financial Assistance was cited by 32%; Food voucher 29%; Food and household items 25%; transportation 23%, Housing Assistance 25%; and therapy and counseling 20%. Another indispensable component in the continuum of effective HIV care is personalized and assertive HIV prevention education and support for persons living with HIV and AIDS.

Alameda County

In the late 1990's, the National Commission on AIDS estimated the rate of HIV infection among homeless people to be between 15 and 25 percent.^[3] The National Coalition for the Homeless 1999 studies indicate that the prevalence of HIV among homeless people is between 3-20%, with some subgroups having a much higher burden of the disease. The 1997 Alameda County HIV/AIDS Epidemiology and Surveillance Office reported that more than 13,500 individuals had been infected with HIV in Alameda County since the early 1980s.

Today, studies still indicate the prevalence of HIV among homeless people is between 3-20%. People who are homeless have higher rates of chronic diseases than those who are housed. Further those who are living with HIV/AIDS are at a higher risk of becoming homeless^[4].

The threat of homelessness remains an ominous and continual fact of life in the Oakland EMA for most low-income persons living with HIV and AIDS. According to a report by the National Low Income Housing Coalition, both Alameda and Contra Costa County rank among the seven least affordable counties in the entire United States in terms of costs of rental housing. Because of the high costs of housing and low vacancy rates in the two counties, on any given night it is estimated that 15,000 individuals are homeless on the streets of the Oakland EMA, a rate of 626.9 per 100,000 population. Over the course of a given year, an estimated 42,000 men, women, and children will find themselves without an adequate place to find shelter. The Contra Costa County HIV/AIDS Housing Survey, conducted in late 1995 among persons living with HIV throughout the county, found that 31% of respondents had experienced homelessness since learning of their HIV status; 35% of respondents had experienced at least one episode of homelessness within the past five years; and 4% of respondents were currently homeless, living on the streets or in cars, abandoned buildings, or shelters. In addition, the California Comprehensive Housing Assistance Plan estimates that 25% to 30% of the state's homeless suffer from severe mental illness, while the Contra Costa County Drug and Alcohol Needs Assessment estimates that between 23% and 40% of the homeless population abuses drugs or alcohol. Another 5% to 10% of California's homeless population is estimated to be runaway youth, according to the Comprehensive Housing Assistance Plan.⁴

The Alameda County Public Health Department's AIDS Epidemiology Report (July 2007)⁵, indicates that there is a total of 7,064 diagnosed cases of AIDS from 1980 through 2006. As of July 2007, it is reported that 2,968⁶ people living with AIDS (PLWA) in Alameda County. Among Alameda County PLWA, the majorities are African Americans (43.6%), Whites (42.2%), males (86.4%), adults age 30-39 (40%), and men who have sex with men

^[3] Alameda County-Wide Homeless Continuum of Care Plan - 1997

^[4] HIV/AIDS and Homelessness – National Coalition for the Homeless – June 2006

⁴ OAKLAND, CALIFORNIA ELIGIBLE METROPOLITAN AREA 2006 – 2009 COMPREHENSIVE HIV SERVICES PLAN

⁵ Latest "published" AIDS Epidemiology Report for Alameda County was published in July of 2007.

⁶ July 2007 Alameda County AIDS Epidemiology Report 1980-2006

(61.4%), and were residents of Oakland (57.9%) at the time of diagnosis. These totals do not include reported HIV cases.

The largest number of AIDS cases diagnosed in a single year from 1980 - 2006 in Alameda County occurred in 1992 (621 cases). Since then, there has been a steady decline in the number of cases diagnosed each year with 143 PLWA diagnosed in 2005. While the case rates in Alameda County (per 100,000 residents) have consistently declined since 1992, it has historically been higher than both the State of California and national rates. In 2006, the AIDS case rates in Alameda County were 10.9 per 100,000 residents. The decreasing trend in AIDS case rates is similar to those observed for California and the United States.

The AIDS fatality rate has continued to decline each year each year. Of the cumulative 7,064 Alameda County residents diagnosed with AIDS, 4,096 have died, yielding a case fatality of 59%. For individuals diagnosed since 1998, the case fatality has been 20% or less. Increased availability of anti-retroviral therapies, improved clinical management and earlier diagnosis has resulted in longer life expectancy for individuals infected with HIV/AIDS.

In Alameda County, the majority of AIDS cases occurred among adults, particularly among individuals aged 30-49, who account for 71% of all cases. Pediatric cases (children 0-12 years) comprised less than 1% of all AIDS cases. Men who have sex with men (MSM) comprise the largest proportion of cumulative AIDS cases, and continue to account for the largest proportion of annual AIDS cases. However, AIDS cases attributed to heterosexual contact and, to a lesser degree, injection drug use (IDU) has been increasing over time.

Contra Costa County

Prior to July 2002, only diagnosed AIDS cases, not HIV infection without AIDS, were reportable in California. Formulas developed by State Office of AIDS and others allow us to develop estimates of numbers of individuals infected with HIV. Based on these formulas, it is estimated that 4,900 Contra Costa residents have been infected with HIV. Since July 1, 2002, when HIV reporting regulations went into effect, 838 cases of HIV infection-only have been reported.

From February 1, 1982 to December 31, 2008, the Contra Costa County Department of Public Health reports an estimated cumulative total of 2,835 diagnosed cases of AIDS. At least 60.7% (1,721) individuals have died. Of the 2,835 diagnosed AIDS cases, 2,814 are adult and adolescent cases while 21 are pediatric cases⁷.

Currently, within Contra Costa County, the majority of AIDS cases are men who have sex with men (1,631 or 58%), male injection drug users (392 or 14%), female injection drug users (215 or 8%) and heterosexual females (195 or 7%). African Americans, Whites and Latinos make up 92% of HIV/AIDS cases in Contra Costa County.

The largest number of AIDS cases diagnosed in a single year from 1982 - 2006 in Contra Costa County occurred in 1992 (247 cases). Since then, there has been a steady decline in the number of AIDS cases diagnosed each year. The number of diagnosed HIV cases have

⁷ HIV/AIDS Epidemiology Report – Contra Costa County, California 1982 - 2008

risen from 1992 to 2002, the highest reported cases in 2002 (approximately 87 cases). HIV reported cases has since tapered between 68 and 74 cases. Increased availability of anti-retroviral therapies, improved clinical management and earlier diagnosis has resulted in longer life expectancy for individuals infected with HIV/AIDS.

Proposed HOPWA activities for the Alameda & Contra Costa Counties will increase housing development within the Oakland EMA, with units set-aside for persons with HIV/AIDS and their families. Each of the counties will release Notifications Of Funding Available (NOFA) for HOPWA services awarding those agencies successful in providing needed HIV/AIDS services identified as priority within the EveryOne Home Plan and Contra Costa County Consolidated Plan.

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

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

3. Method of Selecting Project Sponsors

Alameda County

The EveryOne Home Plan (Alameda Countywide Homeless and Special Needs Housing Plan) identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program. Requests for Proposals or Requests for Letters of Interest will be developed for the selected priorities, and distributed widely to interested developers and service providers. Proposals will be reviewed according to criteria established in the RFP/RLOI by City and County staff, and, where appropriate, by review panels convened from the community. Alameda County will oversee this process and will make recommendations to the City of Oakland for final approval. Evaluation of the HOPWA priorities set will be ongoing and shared responsibility of the Alameda County Office of AIDS and the Oakland EMA Collaborative Community Planning Council.

Contra Costa County

The Contra Costa County 2010/14 Consolidated Action Plan identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program. HOPWA funds for supportive services will be awarded through a competitive application process executed by the AIDS Program of the Contra Costa County Health Services

Department. HOPWA funds used for development of affordable rental housing for people with HIV/AIDS, will be awarded through a competitive application process involving Contra Costa's Entitlement Jurisdictions: the cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek, and the Urban County - and the Title I Ryan White Planning Council. Applications will be reviewed by the participating jurisdictions according to criteria established in the HOPWA application, with recommendations submitted to the Contra Costa County Board of Supervisors for approval.

V. Projects/Activities Proposed for Federal Grant Funding

This section of the Action Plan contains detailed information on activities to be carried out using Federal grant funds awarded to the City for FY 2010-2011 for the CDBG, HOME, HOPWA and ESG programs.

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

This section contains summaries and detailed descriptions of all projects, programs and activities to be funded from FY 2010-2011 Federal grants. Included here are the following:

- Funding Sources (From Community 2020 software used for Plan preparation)
- FY 2010-2011 Projects Listed by Activity Type (HUD Matrix Code)
- HUD Table 3: Detailed Project Information Sheets

A. Funding Sources

Entitlement Grant (includes reallocated funds)	
CDBG	\$9,109,357
ESG	\$368,902
HOME	\$4,753,166
HOPWA	\$2,208,481
Total	\$16,439,906
Prior Years' Program Income NOT previously programmed or reported	
CDBG	\$0
ESG	\$0
HOME	\$0
HOPWA	\$0
Total	\$0
Reprogrammed Prior Years' Funds	
CDBG	\$204,671
ESG	\$0
HOME	\$0
HOPWA	\$0
Total	\$204,671
Total Estimated Program Income	
CDBG	\$670,480
Total	\$670,480
Section 108 Loan Guarantee Fund	\$0
<hr/>	
TOTAL FUNDING SOURCES	\$17,315,057
Other Funds	\$0
Submitted Proposed Projects Totals	\$17,315,057

B. Proposed Projects, FY 2010-2011, by Activity Type (HUD Matrix Code)

The table on the following pages lists all activities proposed for funding from the four HUD formula grants (CDBG, HOME, ESG and HOPWA). For each activity, the table provides the sponsor, activity name, funding information, and a “HUD Matrix Code” that indicates the type of activity. The item number provides a link to the detailed project information sheets that appear in Section C below.

Key to Matrix Codes

03	Public Facilities and Improvements (General)
03A	Senior Centers
03E	Neighborhood Facilities
03F	Parks, Recreational Facilities
03T	Operating Costs of Homeless/AIDS Patients Programs
05	Public Services (General)
05A	Senior Services
05C	Legal Services
05D	Youth Services
05K	Tenant/Landlord Counseling
05L	Child Care Services
05M	Health Services
06	Interim Assistance
12	Construction of Housing
14A	Rehab: Single-Unit Residential
14E	Rehabilitation Public/Private Commercial/Industrial
14I	Lead-Based/Lead-Hazard Testing/Abatement
17C	Commercial/Industrial Building Acquisition, Construction, Rehabilitation
18B	Economic Development Technical Assistance
19F	Repayments of Section 8 Loans
21A	General Program Administration
21D	Fair Housing Activities
21H	HOME Admin/Planning Costs of Participating Jurisdiction

Table 7
Proposed Projects, FY 2010-2011, by Activity Type (HUD Matrix Code)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
44	City Slicker Farms	Green Food, Green Jobs, Green Community Project	\$ 55,300				\$ 55,300	03-
46	Seventh Step Foundation	Freedom House Renovation	\$ 2,000				\$ 2,000	03-
47	Rebuilding Together Oakland:	East Oakland Senior Center Repairs & Improvements	\$ 120,400				\$ 120,400	03A
48	First Place for Youth:	First Steps Community Resource Center	\$ 15,000				\$ 15,000	03E
32	Spanish Speaking Citizen's Foundation:	Facility Post-Planning Entitlement Project	\$ 81,200				\$ 81,200	03E
50	City of Oakland	West Oakland Teen Center Capital Improvements	\$ 70,000				\$ 70,000	03F
52	City of Oakland-Office of Parks & Recreation:	San Antonio Park & Recreation Center Lighting	\$ 67,400				\$ 67,400	03F

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
53	Friends of Oakland Parks & Recreation:	Growing Community at Maxwell Park	\$ 30,000				\$ 30,000	03F
45	Rebuilding Together Oakland	Parks and Rec Facility Renovation	\$ 17,700				\$ 17,700	03F
59	City of Oakland-Office of Parks & Recreation:	Josie De La Cruz Park Phase II Project	\$ 112,904				\$ 112,904	03F
7	Alameda County Housing and Community Development	AIDS Housing, Alameda County				\$1,633,164	\$ 1,633,164	03T
16	Contra Costa County	AIDS Housing, Contra Costa County				\$ 531,147	\$ 531,147	03T
8	Department of Human Services	Emergency Shelter Program			\$ 350,457		\$ 350,457	03T
63	Department of Human Services	PATH Operating Expenses	\$ 180,000				\$ 180,000	03T
18	City of Oakland/Dept. of Human Services-Community Housing Services:	Hunger Program	\$ 16,700				\$ 16,700	05-

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
27	City of Oakland-Neighborhood Division Services:	The City/County Neighborhood Initiative	\$ 25,000				\$ 25,000	05-
20	Oakland Citizens' Committee for Urban Renewal:	Eastmont Technology Learning Center	\$ 90,000				\$ 90,000	05-
35	Unity Council	Foreclosure Counseling	\$ 100,000				\$ 100,000	05-
57	Alzheimer's Services of the East Bay	Dementia Specific Adult Day Care	\$ 30,000				\$ 30,000	05A
15	Bay Area Community Services:	Meals on Wheels	\$ 85,000				\$ 85,000	05A
10	City of Oakland/Dept. of Human Services-Aging Health & Human Services	Oakland Senior Companion Assessment & Referral Project	\$ 52,917				\$ 52,917	05A
51	Legal Assistance for Seniors	Legal Advocacy and Education for Oakland Seniors	\$ 25,000				\$ 25,000	05A

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
54	Southeast Asian Community Center:	Oakland's Coordinated Vietnamese Senior Project	\$ 53,009				\$ 53,009	05A
42	Eden Council for Hope and Opportunity	Home Equity Conversion Counseling	\$ 21,000				\$ 21,000	05A
64	Centro Legal de la Raza	Housing Advocacy	\$ 40,000				\$ 40,000	05C
40	East Bay Community Law Center	Housing Advocacy	\$ 100,000				\$ 100,000	05C
36	AnewAmerica Community Corporation	Entrepreneurial Skills Building	\$ 80,000				\$ 80,000	05D
38	California Youth Outreach: Case Management-	Care Support Services	\$ 49,991				\$ 49,991	05D
37	City of Oakland	West Oakland Teen Center Program Services	\$ 79,000				\$ 79,000	05D
55	City of Oakland/Dept. of Human Services-	Policy & Planning: Faith-West Street Outreach Project	\$ 40,000				\$ 40,000	05D

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
56	City of Oakland- Office of Parks & Recreation:	iGreen Team/Tassafaronga Recreation Center	\$ 20,000				\$ 20,000	05D
12	EastSide Arts Alliance	Youth Arts Program	\$ 60,671				\$ 60,671	05D
23	First Place for Youth:	Steps to Success	\$ 103,000				\$ 103,000	05D
49	Oakland Asian Students Educational Services	OASES SOAR High School Program	\$ 35,000				\$ 35,000	05D
1	Project Re- Connect	High Risk Youth Counseling	\$ 76,000				\$ 76,000	05D
62	Spanish Speaking Citizens' Foundation:	Youth Services Program	\$ 58,000				\$ 58,000	05D
58	Youth for Environmental Sanity/Art in Action:	Green Youth Media Arts & Job Training Center	\$ 40,000				\$ 40,000	05D
65	ECHO	Tenant Landlord Counseling Program	\$ 84,000				\$ 84,000	05K

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
19	City of Oakland/Dept. of Human Services-Aging, Health & Human Services:	Safe Walk to School	\$ 42,000				\$ 42,000	05L
17	Girls Incorporated of Alameda County:	Concordia Park Center After-School and Summer Programming	\$ 36,000				\$ 36,000	05L
60	Oakland Parents Together:	3rd Grade Intensive Support Tutoring Program	\$ 20,000				\$ 20,000	05L
31	City of Oakland/Dept. of Human Services-Community Housing Services	Project Homeless Connect	\$ 10,000				\$ 10,000	05M
41	Community & Economic Development Agency	Blighted Property Board Up and Cleanup	\$ 150,000				\$ 150,000	06-
6	Community & Economic Development Agency	Housing Development		\$4,277,850			\$ 4,277,850	12-

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
9	Alameda County Housing and Community Development	Minor Home Repair Program	\$ 242,930				\$ 242,930	14A
4	Community & Economic Development Agency	Access Improvement Program	\$ 207,680				\$ 207,680	14A
22	Community & Economic Development Agency	Emergency Home Repair Program	\$ 382,620				\$ 382,620	14A
26	Community & Economic Development Agency	Home Maintenance & Improvement Program	\$ 2,656,037				\$ 2,656,037	14A
33	Rebuilding Together Oakland:	Home Repairs & Improvements for Elderly Homeowners	\$ 74,950				\$ 74,950	14A
43	Rebuilding Together Oakland:	Safe At Home-Safety Home Modifications for Senior Citizens	\$ 76,133				\$ 76,133	14A
5	Department of Human Services	Shelter Operating Costs and Homeless Services	\$ 225,000				\$ 225,000	14E

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
21	Oakland Citizens' Committee for Urban Renewal:	Heartlands Neighborhood Revitalization/ Façade Improvement	\$ 167,300				\$ 167,300	14E
3	Community & Economic Development Agency	Lead Safe Housing Paint Program	\$ 215,290				\$ 215,290	14I
25	Community & Economic Development Agency	Neighborhood Commercial Revitalization	\$ 402,380				\$ 402,380	17C
24	Community & Economic Development Agency	Commercial Lending	\$ 220,270				\$ 220,270	18B
2	Community & Economic Development Agency	Business Development Program	\$ 185,600				\$ 185,600	18B
29	National Development Council	Economic Development Technical Assistance	\$ 10,000				\$ 10,000	18B
34	Oakland Business Development Corporation	Business Loan Program	\$ 231,840				\$ 231,840	18B

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
30	Community and Economic Development Agency	Section 108 Loan Repayments	\$ 900,000				\$ 900,000	19F
14	Community & Economic Development Agency	CDBG Program Monitoring/Administration	\$ 1,391,190				\$ 1,391,190	21A
11	Department of Human Services	AIDS Housing, HOPWA Program Administration				\$ 44,170	\$ 44,170	21A
28	Department of Human Services	Emergency Shelter Program - Admin			\$ 18,445		\$ 18,445	21A
61	Causa Justa/Just Cause	Fair Housing Counseling Program	\$ 54,000				\$ 54,000	21D
39	Center for Independent Living,	Housing Search and Counseling for the Disabled	\$ 70,000				\$ 70,000	21D
66	TBD	Fair Housing Testing	\$ 10,000				\$ 10,000	21D
13	Community & Economic Development Agency	HOME Program Monitoring and Administration		\$ 475,316			\$ 475,316	21H
		Totals	\$10,097,412	\$4,753,166	\$368,902	\$2,208,481	\$17,427,961	

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

C. Detailed Project Information Sheets by Sponsor and Project Name

HUD Table 3, which begins on the following page, provides detailed information on each project or program to be funded with Federal grant funds in FY 2010-2011. For each project, there is a description of the activity and its proposed accomplishments (number of persons/households to be served; housing units to be built/rehabilitated, etc).

These pages will be inserted in final version***

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	Project Re-Connect/High Risk Youth Counseling	05D Youth Services	CDBG \$ 76,000
H08600	Youth Programs	570.201(e)	ESG \$ 0
		35 People (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 76,000
	This program will provide intervention counseling for low- and moderate-income high-risk youth aged 11 to 17 and their families to reduce recidivism among juvenile offenders. Educational and support services are offered to assist the youth connect back to their families, schools and society. (Western Oakland, Central Oakland, Fruitvale/San Antonio and Elmhurst Districts)		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0002	CEDA/Business Development	18B ED Technical	CDBG	\$ 185,600
	Economic Development	Assistance	ESG	\$ 0
		570.203(b)	HOME	\$ 0
			HOPWA	\$ 0
	Provides management, technical, referral and financial assistance to retain and increase employment.	10 Jobs	TOTAL	\$ 185,600
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Economic Opportunity	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	CEDA/Lead Safe Housing Paint Program	14I Lead-Based/Lead	CDBG	\$ 215,290
		Hazard Test/Abate	ESG	\$ 0
CW	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	The program provides assistance to very low income elderly or disabled homeowners to paint the exterior of their homes and/or to remediate lead-based paint hazards from the property.	50 Housing Units	TOTAL	\$ 215,290
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	CEDA/Access Improvement Program (AIP)	14A Rehab; Single-Unit Residential	CDBG	\$ 207,680
			ESG	\$ 0
CW	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	AIP makes units accessible to persons with disabilities by providing matching grants to property owners to make accessibility improvements to both rental property and property owned and occupied by disabled persons.	8 Housing Units	TOTAL	\$ 207,680
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	DHS/Shelter Operating Costs and Homeless Services	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG	\$ 225,000
CW	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 225,000
	The program provides additional beds, services and motel/hotel vouchers in the City's shelter network between November 1 and April 1 each year. The City provides additional funds during the winter months so that more homeless people can get off the street and into warm shelter.	500 People (General)	Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0006	CEDA/Housing Development	12 Construction of	CDBG \$ 0
		Housing	ESG \$ 0
CW	Housing	570.201(m)	HOME \$ 4,277,860
			HOPWA \$ 0
	This program provides construction and permanent financing to nonprofit and for-profit developers of housing for low/mod households, both new construction and substantial rehabilitation. Most units are expected to be rental; some ownership units will also be assisted.	50 Housing Units	TOTAL \$ 4,277,850
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Affordability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0007	AIDS Housing - Alameda County/Alameda County HCD	31C Project Sponsor Activity CDBG Homeless/AIDS Patients Programs	\$ 0 ESG \$ 0 HOME \$ 0 HOPWA \$ 1,633,164
	Homeless & HIV/AIDS	570.201(e)	TOTAL \$ 1,633,164
	Operating supportive service and housing development cost for the provision of shelter, housing and services to persons infected with HIV/AIDS.	150 Households	Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? Yes Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Affordability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0008	Emergency Shelter Grant- City/Various Agencies	03T Operating Costs of Homeless/AIDS Programs	CDBG \$ 0 ESG \$ 350,457 HOME \$ 0 HOPWA \$ 0
	Homeless & HIV/AIDS	570.201(e)	
			TOTAL \$ 350,457
	Operations and Service costs for operating Homeless shelters, homeless services, homeless prevention & Other services to the homeless under the Oakland PATH Strategy..		Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? Yes Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Affordability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0009	Alameda County HCD/Minor Home Repair Program	14A Rehab; Single-Unit Residential	CDBG \$ 242,930 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Housing	570.202	
		90 Housing Units	TOTAL \$ 242,930
	Provide zero interest loans of \$2,500 to \$7,500 for emergencies such as roof repair/replacement, sewer repairs or repair/replacement of other mechanical systems to immediately correct life, health or safety hazard conditions to owner-occupied properties located in the community development districts.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0010	DHS/Oakland Senior Companion Program	05A Senior Services	CDBG	\$ 52,917
H77920	Senior Programs	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		700 People (General)	TOTAL	\$ 52,917
	The Oakland Senior Companion Assessment and Referral (OSCAR) Network. The funds will be used to recruit and train senior volunteers who will provide in-home companion assistance and information/referral services to homebound frail and isolated elderly in the North Oakland, Eastlake/San Antonio/Chinatown and Elmhurst Districts.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0011	AIDS Housing - City Administration County HCD	31A Grantee Administration CDBG Homeless/AIDS Patients Programs	\$ 0 ESG \$ 0 HOME \$ 0
	Homeless & HIV/AIDS	570.201(e)	HOPWA \$ 44,170
	HOPWA Grant Administration.		TOTAL \$ 44,170
			Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? Yes Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	EastSide Arts Alliance/Youth Arts Program	05D Youth Services	CDBG	\$ 60,671
G255110	Youth Programs	570.201(e)	ESG	\$ 0
			HOME	\$ 0
		45 People (General)	HOPWA	\$ 0
			TOTAL	\$ 60,671
	This program will provide workshops In a variety of artistic disciplines And an event production that will. Offer career building skills and Opportunities for youth ages 15-22. Youth will participate in Malcolm X JazzArts Festival and ongoing community events	Total Other Funding	\$ 0	

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	CEDA/HOME Program Monitoring and Administration	21H HOME	CDBG	\$ 0
		Admin/Planning Costs of	ESG	\$ 0
CW	Planning & Administration	PJ (subject to 10% cap)	HOME	\$ 475,316
			HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	0 N/A	TOTAL	\$ 475,316
	Funds will be used to cover the cost to the City of monitoring projects and programs funded with HOME funds and for the administration of the program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	CEDA/CDBG Program Monitoring and Administration	21A General Program Administration	CDBG	\$ 1,391,190
			ESG	\$ 0
CW	Planning & Administration	570.206	HOME	\$ 0
			HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	0 N/A	TOTAL	\$ 1,391,190
			Total Other Funding	\$ 0
	Funds will be used to cover the cost to the City of monitoring projects and programs funded with CDBG funds and for the administration of the program. Includes cost for Budget & Finance Agency, Program Planning & Community District Participation.			

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0015	Bay Area Community Services/Meals on Wheels	05A Senior Services	CDBG \$ 85,000
G148910	Senior Programs	570.201(e)	ESG \$ 0
		45 Elderly	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 85,000
	This program will provide for the delivery of hot meals five days a week to frail, homebound elderly to help maintain them in their own homes. (North Oakland, Eastlake/San Antonio/Chinatown, Central Oakland and Elmhurst Districts).		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

459 22nd Street, Oakland, CA 94612

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0016	AIDS Housing - Contra Costa County/ Community Development Department	31C Project Sponsor	CDBG \$ 0
		Activity for Homeless/AIDS/ESG	\$ 0
		Patients	HOME \$ 0
	Homeless & HIV/AIDS	570.201(e)	HOPWA \$ 531,147
			TOTAL \$ 531,147
	Operating supportive service and housing development cost for the provision of shelter, housing and services to persons infected with HIV/AIDS.	52 Households	Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? Yes Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Affordability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0017	Girls, Inc., of Alameda	05D Youth Services	CDBG \$ 36,000
G256310	County/Concordia Park Center	570.201(e)	ESG \$ 0
	Youth Programs	60 People (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 36,000
	This program will provide a daily after-school and summer program offering homework assistance, sports, health and fitness and leadership and community involvement services to middle school girls aged 11-14 in the Central East Oakland District.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses
 3000 - 62nd Avenue, Oakland, CA 94605

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	DHS/Supplemental Hunger Program	05 Public Services	CDBG	\$ 16,700
		(General)	ESG	\$ 0
H49400	Public Services		HOME	\$ 0
		570.201(e)	HOPWA	\$ 0
	This program administered by the City's Community Housing Services Division will provide for the purchase and distribution of emergency brown bags of food to low- and moderate-income residents at least 5 times per year through the Alameda County Community Food Bank network. (North Oakland and Elmhurst Districts)	350 People (General)	TOTAL	\$ 16,700
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0019	DHS/Safe Walk to School Program	05L Child Care	CDBG	\$ 42,000
G149510	Youth Programs	Services	ESG	\$ 0
		570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	This program will provide for safe and secure passage of children to the Oakland public elementary and middle schools through the use of adult site monitors in the Elmhurst and Central Oakland Districts.	764 People (General)	TOTAL	\$ 42,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0020	OCCUR/Eastmont Technology Learning Center	05 Public Services (General)	CDBG \$ 90,000
G237510	Youth Programs	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
		600 People (General)	TOTAL \$ 90,000
	The East Oakland Technology Learning Zone program will provide computer training, internet access and in-demand skills instruction for youth and senior residents of Central East Oakland and Elmhurst Districts		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

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

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0021	OCCUR/Heartlands Neighborhood Revitalization/Facade Improv.	14E Rehab; Publicly or Privately-Owned	CDBG \$ 167,300
G255310	Economic Development	Commercial/Industrial	ESG \$ 0
			HOME \$ 0
		570.202	HOPWA \$ 0
			TOTAL \$ 167,300
	This program will provide for facade improvements to local businesses as well as technical assistance for revitalization of the commercial neighborhood in the Central East Oakland District.	6,000 People (General)	Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

1330 Broadway, Suite 1030, Oakland, CA 94612

Objective	Outcome
Economic Opportunity	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0022	CEDA/Emergency Home Repair Program	14A Rehab; Single-Unit	CDBG	\$ 382,620
	Housing	Residential	ESG	\$ 0
		570.202	HOME	\$ 0
			HOPWA	\$ 0
	Provide zero interest loans of up to \$7,500 for emergencies such as roof repair/replacement, sewer repairs or repair/replacement of other mechanical systems to immediately correct life, health or safety hazard conditions to owner-occupied properties located in community development districts.	10 Housing Units	TOTAL	\$ 382,620
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0023	First Place for Youth/Steps to Success	05D Youth Services	CDBG \$ 103,000
G191110	Youth Programs	570.201(e)	ESG \$ 0
		150 People (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 103,000
	This program will provide job search and training skills, intensive one-on-one counseling, job development and workshops so they can better compete in the local job market and complete their high school diploma, GED certificate and enroll in college.		Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

519 - 17th Street, 6th Floor, Oakland, CA 94612

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0024	CEDA/Commercial Lending	18B ED Technical Assistance	CDBG \$ 226,190
	Economic Development	570.203(b)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Provides an integrated network of business support and lending assistance through the Commercial Lending including: intake, screening, financial data collection and analysis; loan packaging, review and underwriting; loan disbursement; portfolio management and monitoring; technical assistance; development workshops and training opportunities; outreach efforts to market business development services.	71 Jobs	TOTAL \$ 226,190
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Economic Opportunity	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0025	CEDA/Neighborhood Commercial Revitalization (NCR) Program	17C CI Building Acquisition, Construction, Rehabilitation	CDBG \$ 402,380 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Economic Development	570.203(a)	TOTAL \$ 402,380
	The NCR Program funds are available for the Commercial Facade Improvement Program and the Merchant Associations Assistance Program in over fifteen targeted NCR areas.	1000 Businesses	Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Economic Opportunity	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0026	CEDA/Home Maintenance & Improvement Program	14A Rehab; Single-Unit Residential	CDBG \$ 2,656,037 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Housing	570.202	
		25 Housing Units	TOTAL \$ 2,656,037
	This program provides financial assistance to low and moderate income homeowners for upgrading their properties. Moderate income homeowners can obtain amortized loans at 6%, and low income homeowners can obtain deferred loans. This project includes program delivery costs including work write-ups, construction loan disbursements and loan servicing activities.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

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

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0027	DHS/City and Cty. Neigh. Initiative	05 Public Services	CDBG \$ 25,000
	Anti-Crime Programs	(General)	ESG \$ 0
			HOME \$ 0
		570.201(e)	HOPWA \$ 0
	To reduce crime and make safer neighborhoods	1600 People (General)	TOTAL \$ 25,000
	This partnership between the City's Neighborhood Services Division and the Alameda County Public Health Department will provide community outreach, community organizing and advocacy training for neighborhood leaders, capacity building for neighborhood organizations, and linkages to social and health services for residents of Western Oakland		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

250 Frank Ogawa Plaza, Suite 6303, Oakland, CA 94612

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0028	Emergency Shelter Grant- City/DHS Administration	21A Operating Costs of Homeless/AIDS Patients Programs	CDBG \$ 0 ESG \$ 18,445 HOME \$ 0 HOPWA \$ 0
	Homeless & HIV/AIDS	570.201(e)	TOTAL \$ 18,445
	General Administration costs for Administering HUD ESG Funds for The City's Oakland PATH Strategy		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
Subrecipient: Subrecipient Public 570.500(c)
Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0029	National Development Council	18B ED Technical Assistance	CDBG \$ 10,000
	Economic Development	570.203(b)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The National Development Council is a national consulting firm that provides technical assistance to eligible neighborhood and small business clients of CEDA. NDC is an integral advisory resource to CEDA's CLP when considering complex financing structures for HUD 108 projects.	0 N/A	TOTAL \$ 10,000
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Economic Opportunity	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0030	CEDA/Section 108 Loan Repayment	19F Repayments of Section 108 Loan	CDBG \$ 900,000
	Other	Principal	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
		570.705(c)	
	Repayment of Section 108 Loan used for development of Martin Luther King, Jr. Plaza.	0 N/A	TOTAL \$ 900,000
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Other ...
 Location(s): Community Wide

Objective	Outcome
Economic Opportunity	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0031	DHS/Project Homeless Connect	05 Public Services	CDBG	\$10,000
	Public Services	(General)	ESG	\$ 0
		570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	This program, administered by the City's Community Housing Services Division, will provide a one day resources fair event at which homeless persons will have access to a comprehensive range of services donated by providers. (North Oakland and Eastlake/San Antonio/Chinatown)	400 People (General)	TOTAL	\$10,000
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0032	SSCF/Facility Post Planning Entitlement Project	03E Neighborhood Facilities	CDBG	\$ 81,200
			ESG	\$ 0
			HOME	\$ 0
	Public Facilities	570.201(c)	HOPWA	\$ 0
		1 Public Facilities	TOTAL	\$ 81,200
	Procurement of architectural and structural firms to prepare construction documents to acquire building permits for the rehabilitation of the agency's facility.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

1470 Fruitvale Ave, Oakland, CA 94601

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0033	Rebuilding Together/Home Repairs-Imp. for Elderly Homeowners	14A Rehab; Single-Unit Residential	CDBG	\$ 74,950
			ESG	\$ 0
			HOME	\$ 0
	Housing	570.202	HOPWA	\$ 0
		7 Housing Units	TOTAL	\$ 74,950
	This program repairs and rehabilitates homes of low income elderly and disabled Oakland residents		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0034	Oakland Business Loan Program	18B ED Technical Assistance	CDBG \$ 231,840
	Economic Development	570.203(b)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Business Development Corporation will serve Commercial Loan Program clients requesting loans of less than \$100,000. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund and Enhanced Enterprise Community loan funds. Will also serve all City commercial loans	18 People (General)	TOTAL \$ 231,840
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Economic Opportunity	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0035	Unity Council (The)/Foreclosure Counseling	05 Public Services (General)	CDBG \$ 100,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Public Services	570.201(e)	
		500 People (General)	TOTAL \$ 100,000
	Housing Counseling to increase knowledge of housing choices of homeowners at-risk of default.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0036	A New America Community Corp./Virtual Business Incubator	18C Micro-Enterprise Assistance	CDBG \$ 80,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Economic Development	570.201(o)	
		50 People (General)	TOTAL \$ 80,000
	This program will provide training, technical assistance and business counseling to low-income new Americans and their families in the Fruitvale/San Antonio District who own or are developing a micro-enterprise.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

1470 Fruitvale Avenue, Oakland, CA 94601

Objective	Outcome
Economic Opportunity	Availability/Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0037	City of Oakland/West Oakland Teen Center Program Services	05D Youth Services	CDBG	\$ 79,000
			ESG	\$ 0
			HOME	\$ 0
	Public Services	570.201(e)	HOPWA	\$ 0
		200 Youth	TOTAL	\$ 79,000
	The West Oakland Teen Center. The Teen Center will provide a safe place for teens to gather for recreational activities		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0038	California Youth Outreach/Case Management-Care Support	05D Youth Services	CDBG \$ 49,991
	Anti-Crime Programs	570.201(e)	ESG \$ 0
			HOME \$ 0
		65 Youth	HOPWA \$ 0
	To reduce crime and make safer neighborhoods		TOTAL \$ 49,991
	Services to high risk and gang involved youth who want to change the direction of their lives for the better with services and support to accomplish new goals		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0039	Center for Independent Living/Housing Search-Rights	21D Fair Housing Activities (subject to 20% Admin cap)	CDBG \$ 70,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Housing	570.206	
	Provision of fair housing services and housing rights counseling for persons with physical and mental disabilities	200 People (General)	TOTAL \$ 70,000 Total Other Funding \$ 0

Help the Homeless?	No	Start Date: 07/01/10
Help those with HIV or AIDS?	No	Completion Date: 06/30/11
Eligibility:	570.208(a)(2) - Low / Mod Limited Clientele	
Subrecipient:	Subrecipient Private 570.500(c)	
Location(s):	Community Wide	

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0040	East Bay Community Law Center/Housing Legal Services	05C Legal Services	CDBG \$ 150,000
		570.201(e)	ESG \$ 0
	Housing		HOME \$ 0
		500 People (General)	HOPWA \$ 0
			TOTAL \$ 150,000
	Provision of free legal services and counseling for housing related problems.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0041	CEDA/Blighted Property Board Up	06 Interim Assistance	CDBG \$ 150,000
	Housing	570.201(f)	ESG \$ 0
			HOME \$ 0
		30 Households (General)	HOPWA \$ 0
	Blighted Property Board Up and Cleanup of properties that have been cited for code violations		TOTAL \$ 150,000
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility: 570.208(b)(1) - Slums / Blight Area
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0042	ECHO/Home Equity Conversion Program	05A Senior Services	CDBG	\$ 21,000
	Senior Programs		ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		570.206		
	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes	40 Elderly	TOTAL	\$ 21,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0043	Rebuilding Together Oakland/Safe at Home	14A Rehab; Single-Unit Residential	CDBG	\$ 76,133
			ESG	\$ 0
			HOME	\$ 0
	Housing	570.202	HOPWA	\$ 0
		65 Elderly	TOTAL	\$ 76,133
	The provision of in home modifications and minor repairs to homes of seniors age 55 and older to reduce the risk of falls in the home		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0044	CitySlicker Farms/Green Food, Green Community Project	03 Public Facilities and Improvements (General)	CDBG \$ 55,300 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Infrastructure	570.201(c)	TOTAL \$ 55,300
	Expansion of services to eliminate blight and provide healthy alternatives to junk food by involving youth and adults in an urban farming program	164 People (General)	Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0045	Rebuilding Together Oakland/Parks and Recreation Facility Renovation Infrastructure	03 Public Facilities and Improvements (General) 570.201(c)	CDBG \$ 17,700 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Renovating a park in Central Oakland.	1 People (General)	TOTAL \$ 17,700 Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0046	Seventh Step Foundation/Freedom House Renovation	03 Public Facilities and Improvements (General)	CDBG \$ 2,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Infrastructure	570.201(c)	
	A comprehensive transition shelter program to assist homeless indigent parolees	1 People (General)	TOTAL \$ 2,000 Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0047	Rebuilding Together Oakland/East Oakland Senior Center Imp.	03A Senior Centers	CDBG	\$120,400
			ESG	\$ 0
		570.201(c)	HOME	\$ 0
	Infrastructure		HOPWA	\$ 0
		1 People (General)		
			TOTAL	\$120,400
	Repairs and improvements to the East Oakland Senior Center		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

East Oakland Senior Center

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0048	First Place for Youth/Community Center Dev.	03E Neighborhood Facilities	CDBG	\$ 15,000
			ESG	\$ 0
			HOME	\$ 0
	Infrastructure	570.201(c)	HOPWA	\$ 0
		1 Youth	TOTAL	\$ 15,000
	Capital Improvements costs to assist the development of the First Steps Community Center		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

1601 Telegraph Ave, Oakland, CA 94612

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0049	Oakland Asian Student Educational Services/OASES SOAR High School Pr.	05D Youth Services	CDBG \$ 35,000
	Public Services	ESG \$ 0	
		570.201(e)	HOME \$ 0
		37 Youth	HOPWA \$ 0
			TOTAL \$ 35,000
	The provision of training, mentoring and employment opportunities to high school youth who will form a foundation for the K-8 afterschool program		Total Other Funding \$ 0

Help the Homeless?	No	Start Date: 07/01/10
Help those with HIV or AIDS?	No	Completion Date: 06/30/11
Eligibility:	570.208(a)(2) - Low / Mod Limited Clientele	
Subrecipient:	Subrecipient Private 570.500(c)	
Location(s):	Addresses	

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0050	City of Oakland/West Oakland Teen Center Imp.	03F Parks, Recreational Facilities	CDBG	\$ 70,000
			ESG	\$ 0
			HOME	\$ 0
	Infrastructure	570.201(c)	HOPWA	\$ 0
		1 Youth	TOTAL	\$ 70,000
	Capital Improvement for the West Oakland Teen Center. The Teen Center will provide a safe place for teens to gather for recreational activities		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0051	Legal Assistance for Seniors, Inc./Legal Services for Seniors	05A Senior Services	CDBG	\$25,000
			ESG	\$ 0
			HOME	\$ 0
	Senior Programs	570.201(c)	HOPWA	\$ 0
		260 Elderly	TOTAL	\$25,000
	Program will provide community outreach and education and offer free legal advice and representation to low- income seniors.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility: 507.208(a)
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

464 7th Street, Oakland, CA 94607

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0052	OPR/San Antonio Park Lighting	03F Parks,	CDBG	\$ 67,400
	Infrastructure	Recreational Facilities	ESG	\$ 0
		570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The provision of lighting at San Antonio Park and Recreation Center to allow for night activities	1 People (General)	TOTAL	\$ 67,400
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0053	Friends of Parks and Rec/Maxwell Park Imp.	03F Parks, Recreational Facilities	CDBG	\$30,000
			ESG	\$ 0
			HOME	\$ 0
	Infrastructure	570.201(c)	HOPWA	\$ 0
		1 People (General)	TOTAL	\$30,000
	Revitalization of an underutilized community park by planning for making physical improvements, enhancing the safety and play options in the park and using the park as a focal point for community interaction		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Maxwell Park

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0054	Southeast Asian Comm Ctr/Vietnamese Senior Project	05A Senior Services	CDBG \$ 53,009
		570.201(e)	ESG \$ 0
	Special Needs/Non-Homeless		HOME \$ 0
		120 Elderly	HOPWA \$ 0
			TOTAL \$ 53,009
	Provides supportive services to Vietnamese Seniors to reduce isolation and access to information		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0055	DHS/Faith West Street Outreach Program	05D Youth Services	CDBG \$ 40,000
	Anti-Crime Programs	570.201(e)	ESG \$ 0
	To reduce crime and make safer neighborhoods	100 Youth	HOME \$ 0
	Street outreach to high-risk youth and young adults in the hot spots of West Oakland.		HOPWA \$ 0
			TOTAL \$ 40,000
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0056	OPR/iGreen Team	05D Youth Services	CDBG	\$ 20,000
	Public Services	570.201(e)	ESG	\$ 0
		100 Youth	HOME	\$ 0
			HOPWA	\$ 0
	iGreen Team will provide innovative pathways to green job awareness, skill training and innovative recreation		TOTAL	\$ 20,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

250 Frank Ogawa Plaza, Oakland, CA 94612

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0057	Alzheimers Svcs of E Bay/Dementia Sp. Adult Day Health Svcs.	05A Senior Services	CDBG	\$ 30,000
			ESG	\$ 0
		570.201(e)	HOME	\$ 0
	Senior Programs		HOPWA	\$ 0
		20 People (General)		
			TOTAL	\$ 30,000
	This program will provide healthy activities and preserve the quality of life for seniors in the Elmhurst District diagnosed with Alzheimer's and their caregivers.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

561 A Street, Hayward, CA 94541

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0058	Youth for the Environment/Art in Action Green Youth Media	05D Youth Services	CDBG \$ 40,000
	Public Services	570.201(e)	ESG \$ 0
		60 Youth	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 40,000
	Youth Leadership Program officering entrepreneurial, vocational and green job readiness training.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0059	Office of Parks and Recreation/ Josie de la Cruz Park Renovations Infrastructure	03F Parks, Recreational Facilities 570.201(c)	CDBG \$ 112,904 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Renovation of existing Park	1 People (General)	TOTAL \$ 112,904
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0060	Oakland Parents Together	05L Child Care	CDBG	\$ 20,000
	Public Services	Services	ESG	\$ 0
		570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	A 3rd Grade intensive support	26 Youth	TOTAL	\$ 20,000
	tutoring program that focuses		Total Other Funding	\$ 0
	students who are below the			
	proficiency level in the core subject			
	of English/Language Arts			

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0061	Causa Justa-Just Cause/Fair Hsg	21D Fair Housing	CDBG \$ 54,000
		Activities (subject to	ESG \$ 0
		20% Admin cap)	HOME \$ 0
	Public Services	570.206	HOPWA \$ 0
		570 People (General)	TOTAL \$ 54,000
	To council tenants and to investigate discrimination in housing.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0062	SSCF/Youth Service Program	05D Youth Services	CDBG	\$ 58,000
	Public Services	570.201(e)	ESG	\$ 0
		64 Youth	HOME	\$ 0
			HOPWA	\$ 0
	A Comprehensive youth services program in After School program, Leadership development, solar energy efficiency green careers and newcomer program		TOTAL	\$ 58,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0063	DHS/PATH Operating Expenses	03T Operating Costs of	CDBG \$ 180,000
	Homeless & HIV/AIDS	Homeless/AIDS Patients	ESG \$ 0
		Programs	HOME \$ 0
			HOPWA \$ 0
	PATH Operating Expenses	570.201(e)	
		1 People (General)	TOTAL \$ 180,000
			Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0064	Centro Legal de la Raza/Housing Legal Services	05C Legal Services	CDBG \$ 40,000
		570.201(e)	ESG \$ 0
	Housing		HOME \$ 0
		100 People (General)	HOPWA \$ 0
			TOTAL \$ 40,000
	Provision of free legal services and counseling for housing related problems.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0065	Eden Council for Hope and Opportunity/Landlord Tenant Counseling	05K Tenant/Landlord Counseling	CDBG \$ 84,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Public Services	570.201(e)	
	Conduct landlord/tenant mediation Services.	1300 People (General)	TOTAL \$ 84,000
	.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

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

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0066	TBD/Fair Housing Testing Inc.	21D Fair Housing Activities (subject to 20% Admin cap)	CDBG	\$ 10,000
			ESG	\$ 0
			HOME	\$ 0
	Housing		HOPWA	\$ 0
		570.206		
			TOTAL	\$ 10,000
	Audit tests of rental housing	TBD People (General)		
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

Objective	Outcome
Decent Housing	Accessibility

VI. Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

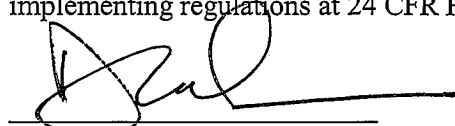
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official
City Administrator
Title

5/17/10

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during Fiscal Year 2010-2011 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

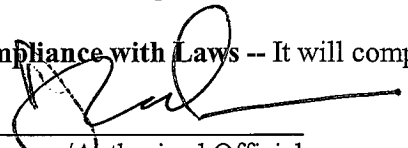
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

5/17/10

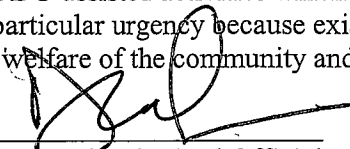
Date

City Administrator
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

5/17/10
Date

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Specific HOME Certifications

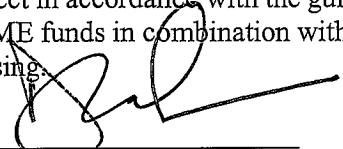
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/Authorized Official

5/17/10
Date

City Administrator
Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS -- It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.



Signature/Authorized Official

5/17/10

Date

City Administrator
Title

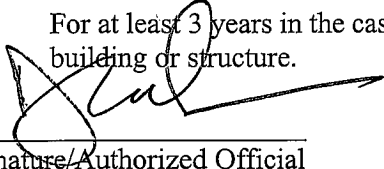
HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

5/17/10

Date

City Administrator

Title

SECTION 91.220(i) – Homeless Prevention/Transition to Permanent Housing/Ending Homelessness Activities

The City of Oakland has developed its Permanent Access to Housing Strategy (PATH), an action strategy to ending homelessness in the City over the three – fifteen years. PATH is a companion to EveryOne Home, the Alameda Countywide Homeless and Special Needs Housing Plan. EveryOne Home is a coordinated and collaborative effort by Alameda County and the cities of Oakland and Berkeley to create a comprehensive plan for providing housing and supportive services to homeless people in Alameda County and to those living with serious mental health illness, chemical dependency, HIV/AIDS and other disabling conditions. Completed in April 2006, EveryOne Home represents the culmination of more than a two-year of discussion, analysis and planning among County and city agencies, community-based providers, consumers and advocates.

The City of Oakland has developed the PATH Strategy as Oakland specific actions based on the foundation established in EveryOne Home. PATH describes the challenge of homelessness in Oakland, identifies Oakland-specific outcomes to achieve the desired result of ending homelessness, and articulates strategies to achieve those outcomes that are aligned and coordinated with the strategies in EveryOne Home. The overarching strategy articulated in PATH and EveryOne Home is to shift the approach to the homeless program away from maintaining it and towards solving it. Key elements of this shift will include transitioning from emergency shelter and services towards the acquisition, development, operation of permanent affordable and supportive housing, and the restructuring and refinement of homelessness prevention activities, including a new initiative to prevent people from being discharged from publically funded systems into homelessness and to ensure that people who do become homeless are re-housed as rapidly as possible. This strategy entails coordinated prevention efforts designed to closed the front door to homelessness, prevention being a key focus of the current year's strategies.

PATH and EveryOne Home will take the place of the City of Oakland's now obsolete five-year Oakland City-Wide Continuum of Care Plan (1999-2004). PATH and EveryOne Home are intended to guide City policies and how resources are used to end homelessness over the next fifteen years.

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

1 Frank Ogawa Plaza, 150 Frank Ogawa Plaza, 250 Frank Ogawa Plaza, Oakland, CA 94612

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).