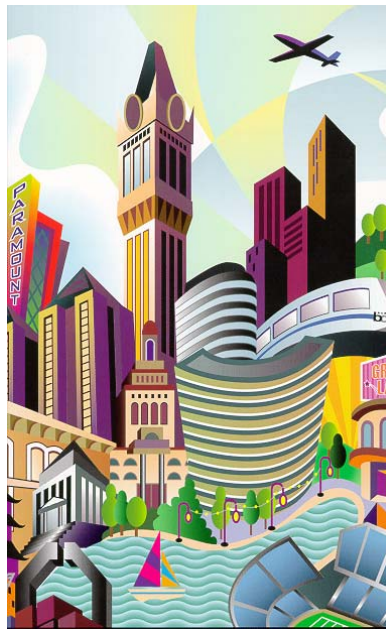


CONSOLIDATED PLAN
for
Housing and Community Development
July 1, 2005 – June 30, 2010



May 13, 2005

City of Oakland
Community and Economic Development Agency

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I. General

A. Executive Summary

The City's Consolidated Plan for Housing and Community Development for Fiscal Years 2005-2010 describes the City's needs, priorities and a variety of strategies and actions that will be undertaken to address those identified needs and priorities that will be funded from a variety of sources.

This planning document contains a comprehensive five-year strategic plan designed to achieve the following:

- Increase and maintain the supply of affordable supportive housing for low-income and special needs populations, including the homeless
- Create a suitable living environment through neighborhood revitalization and improvements in public facilities and services
- Expand economic opportunities for lower income households.

The proposed strategies are summarized as follows:

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
- Removal of Impediments to Fair Housing

2. Homelessness

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

3. Economic Development

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

4. Public Services and Infrastructure

- Provision of Youth Services
- Provision of Senior Services
- Hunger Relief
- Anti-Crime Services
- Employment, Education, and Job Training Programs
- Substance Abuse Intervention and Prevention Programs
- Provision of Targeted Social Services

B. Managing the Process

1. Identify lead agency

Preparation of the Consolidated Plan was coordinated by the Housing and Community Development Division of the Community and Economic Development Agency.

2. Identify the process by which the plan was developed

The Consolidated Plan was prepared by staff in the Community and Economic Development Agency (CEDA), principally in the Housing and Community Development Division. This is the City's third five year plan; the City of Oakland published its first Consolidated Plan for Housing and Community Development May 15, 1995 to cover the period from July 1, 1995 through June 30, 2000 and its second Consolidated Plan May 15, 2000 to cover the period July 2000 through June 30, 2005.

Because the development of goals and strategies for housing and community development is an ongoing process, the development of the Consolidated Plan drew upon a number of recent planning efforts. Much of the data on housing needs and market conditions, as well as specific strategies for addressing those needs, has been taken from the City's Housing Element, which was completed in 2004 after a lengthy process of public input including several public hearings. Information on the needs of homeless persons and others with special needs draws from the ongoing process used to develop and implement the Countywide Multiplan for homelessness and special needs. That process is described below under "Consultations." The development of

priorities for community development is an ongoing task of the City's Community Development District Councils.

3. Consultations

In the development of the Consolidated Plan, City staff consulted with public health agencies regarding lead-based paint issues, the Oakland Housing Authority (OHA), coordinate activities between the City and OHA, and adjacent jurisdictions (City of Berkeley, Alameda County HOME Consortium, Contra Costa County) regarding housing and community development needs and strategies, and coordination of the HOPWA program.

Most significantly, beginning in early 2004 the City participated in the development of the Countywide Multi-Plan for housing and supportive services for persons who are homeless, mentally ill or living with HIV/AIDS. The planning process involved extensive consultation and collaboration with other agencies through three different processes:

1. Coordination by a Sponsoring Agencies Group, whose members included:
 - Alameda County Behavioral Health Care Services
 - Alameda County Housing and Community Development Department
 - Alameda County Public Health Department, Office of AIDS Administration
 - Alameda County-Wide Homeless Continuum of Care Council
 - City of Berkeley Health and Human Services Department
 - City of Berkeley Housing Department
 - City of Oakland Community and Economic Development Agency
 - City of Oakland Department of Human Services
2. Guidance on needs, priorities and strategies was provided by a Stakeholders Steering Committee that included consumers, service providers, governmental representatives and advocates from the homeless, mental health, AIDS and housing communities.
3. Consultation with over two dozen organizations responsible for preparation of the Multi-Plan who interviewed key informants, conducted focus groups, made site visits, and attended special and regular meetings of community-based organizations. The results of these consultations were used by both the Sponsoring Agencies Group and the Stakeholders Steering Committee to help refine the needs assessment, identify priorities, develop the strategy, and build community-wide support for the plan.

C. Citizen Participation

1. Summary of Process

The development of this Consolidated Plan for 2005-2010 was the result of an extensive citizen participation process.

- The first of two required public hearings was held at the City Council meeting on January 4, 2005 (while the Consolidated Plan was being prepared) to review and consider FY 2003-04 performance and to consider housing and community development needs. At this meeting, the City Council established percentage allocations for the FY 2005-06 CDBG grant in the areas of housing, economic development, public services/neighborhood improvements, and administration.
- Staff met and consulted with the Community Development District Boards that serve the populations addressed in the Plan, East Bay Housing Organizations and other community groups.
- City-wide community meetings were conducted Saturday, February 5 at Cleveland Elementary School to cover the San Antonio, Fruitvale and Central East Oakland Districts; Saturday, February 19 at West Oakland Public Library to cover the West Oakland and North Oakland District of Oakland and Thursday, March 3, 2005 to cover the East Oakland and Elmhurst Districts to solicit input on housing, economic development and community development needs and priorities.
- The second required public hearing, to review the proposed Consolidated Plan, will be held Tuesday, May 3, 2005 in the City Council Chambers. A notice was run in the Oakland Tribune April 10 and 16, 2005 announcing the availability of the draft Plan and the date, time and purpose of the Public Hearing.

2. Process for Public Review and Comment

A public notice was placed in the Oakland Tribune announcing the public hearing and the availability of the draft plan. Citizens were invited to provide comments and input.

Copies of the draft Plan were available Monday, April 11, 2005 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 have been 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.

Written public comments were accepted by the Community & Economic Development Agency through May 10, 2005. Staff then revised the documents consistent with such comments and included 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.

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 was held during the City Council meeting on May 3, 2005 at 7:00 p.m. in the City Council Chambers at One City Hall Plaza.

The Citizen Participation process to review proposals for Community Development Grant funds began several months prior to the beginning of the fiscal year. Each of Oakland's community Development (CD) District Boards reviewed targets and priorities established in the prior year for July 1, 2000 through June 30, 2005 from September through December of 2004. The District Boards recommended no modifications to the service priorities and strategies for this year. These recommendations have formed the basis for the Proposed uses of CDBG funds for the 2005-06 program year and are based on the recommendations of the CD District Boards.

The goals of this Plan reflect the goals of the City Council.

3. Efforts to broaden public participation-outreach to minorities, non-English speaking and disabled

In an effort to broaden participation, several community meetings were held to directly solicit the input of residents on needs, priorities and strategies. These meetings were widely announced and publicized. The Sing Tao Daily, an Asian newspaper, and El Mundo, a Hispanic newspaper published the meeting announcement in their newspapers. Announcements were mailed to more than 1000 community representatives, publicized in two newspapers and run on KTOP, the City's cable station. Copies of the notice were also mailed to a wide range of nonprofit organizations providing housing, homeless assistance and public services to promote community development. Notices were also provided to the chairpersons of the seven Community Development District Boards that serve as the City's Citizen Participation bodies for the CDBG Program. In adherence to the Equal Access to Services Ordinance (EAO) which purpose is to remove language barriers that limited-English speakers may have in accessing City services, notices were translated and copied on blue paper for Spanish, pink paper for Asian and green paper for Vietnamese.

4. Summary of comments

The City received one written comment on the proposed Consolidated Plan, and eight verbal comments were received at the May 3, 2005 public hearing.

Seven commenters expressed support for funding for Centro Legal de la Raza to provide legal assistance to primarily Spanish-speaking low income renters.

Response: At the time the Consolidated Plan was submitted, \$20,000 of CDBG funds remained unallocated pending a decision by the City Council as to whether to provide those funds to Centro Legal de la Raza or to the Alice Street Learning Center for the costs of leasing their facility. The City Council is expected to make a determination on May 17, 2005, and the City will then provide appropriate notice to HUD regarding the allocation of the remaining \$20,000.

One commenter provided both written and verbal comments expressing concern that the City was not following the requirements of Section 106 of the National Historic Preservation Act with respect to the development of the Madison and 14th Street housing project.

Response: The City allocated HOME funds for the Madison and 14th Street development in February 2005. No other Federal funds have been allocated to the project by the City or the Redevelopment Agency. The City will fully comply with the requirements of 24 CFR Part 58 regarding environmental review, including consulting with the public and interested parties as required by Section 106. The City will not enter into a legally binding agreement to commit HOME funds until the environmental review process has been completed and approved by HUD, and has advised the developer of the project that it may not take any choice-limiting actions or any actions that might have an adverse impact on the environment prior to the satisfactory completion of that review.

D. Required HUD Tables

Table 1
HUD Table 1A: Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	325	100	1,531
	Transitional Housing	318	0	324
	Permanent Supportive Housing	4,689	191	5,209
	Total	643	100	1,855
Persons in Families With Children				
Beds	Emergency Shelter	197	0	104
	Transitional Housing	367	0	76
	Permanent Supportive Housing	23	0	500
	Total	564	0	180

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Example:	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals	1,050	642	449	2,141
2. Homeless Families with Children	111	106	117	334
2a. Persons in Homeless Families with Children	304	291	320	915
	1,354	933	769	3,056
Total (lines 1 + 2a)				
Part 2: Homeless Subpopulations**	Sheltered		Unsheltered	Total
1. Chronically Homeless (2905 total)	1,889		1,016	2,905
2. Seriously Mentally Ill (29%)	886			
3. Chronic Substance Abuse (11%)	336			
4. Veterans (19.5%)	596			
5. Persons with HIV/AIDS (3%)	93			
6. Victims of Domestic Violence (9.8%)	299			
7. Youth (3%)	92			

Optional Continuum of Care Homeless Housing Activity Chart:

EMERGENCY SHELTERS IN OAKLAND- ASSUBMITTED UNDER SUPERNOVA JULY 2004											Table 3
Provider Name	Facility Name	HMS	Geo Code	2004 Year-Round Units/Beds				2004 All Beds			
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
										Indv Units	
Current Inventory											
24 Hour Oakland Parent/Teacher Children's Center	77th Street Shelter	P-	062508	FC		0	22	0	22		
24 Hour Oakland Parent/Teacher Children's Center	92nd Street Shelter	P-	062508	M	DV	0	22	0	22		
A Safe Place	A Safe Place	P-	062508	FC	DV	0	20	0	20		
BOSS	Oakland Homeless Project	P-	062508	SMF		0	0	25	25		
Casa Vincentia	Casa Vincentia	N	062508	FC		7	14	0	14		
City Team Ministries	City Team Ministry Shelter	N	062508	SM		0	0	50	50		
Covenant House Oakland	Permanent Youth Shelter	N	062508	SMF		0	0	25	25		
East Oakland Community Project (ECCP)	ECCP	P-	062508	M	AIDS	3	21	84	105		
Oakland Catholic Worker	Oakland Catholic Worker Shelter	N	062508	SMF		0	0	8	8		
Operation Dignity	Oakland Army Base Winter Shelter	P-	062508	SMF		0	0	100		100	
Phoenix Programs	Harry Robinson Multi-Service Center	P-	062508	FC		8	33	0	33		
Salvation Army	Salvation Army	P-	062508	FC		0	65	0	65		
St. Mary's Center	Winter Shelter	P-	062508	SMF		0	0	25		25	25
Xanthos	Dream Catcher	N	062508	M		0	0	8	8		
SUBTOTAL						18	197	325	397	125	25

TRANSITIONAL HOUSING												
Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Beds					2004 All Beds			
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/ Voucher	
Current Inventory												
Ark of Refuge /Fred Finch Youth Center (FFYC) /Homeless Youth Collaborative (HYC)	Ark House II	P-	062508	SMF	AIDS	0	0	8	8			
Ark of Refuge	Hazard-Ashley House	P-	062508	SMF	AIDS	0	0	3	3			
BOSS	Rosa Parks	P-	062508	SMF	AIDS	0	0	23	23			
BOSS	Hale Lullima House	P-	062508	M	AIDS	3	6	2	8			
City of Oakland	Youth Transitional	P-	062508	YMF	AIDS	0	0	8	8			
EOCP/FFYC/ HYC	Our House	P-	062508	SMF	AIDS	0	0	8	6			
FFYC/HYC	The Youth House	P-	060324	YMF	AIDS	0	0	8	8			
Casa Vincentia /FFYC/ HYC	Transitional House for Young Mothers I	P-	062508	FC	DV	2	4	0	4			
Casa Vincentia /FFYC/ HYC	Transitional House for Young Mothers II	P-	062508	FC	DV	2	4	0	4			
Operation Dignity	House of Dignity/Aztec	P-	062508	SM	VET	0	0	30	30			
Allied Fellowship Services	Allied Fellowship Services	N	062508	SMF		0	0	25	25			
Alpha Omega Foundation	8th Street;83rd Ave	N	062508	SMF		5	15	29	44			
Ariel Outreach Mission	Project Hope	N	062508	SF		3	6	15	21			
City of Oakland Department of Human Services (DHS)	Mitilda Cleveland	P-	062508	FC		14	33	0	33			
City of Oakland DHS	Families in Transition	P-	062508	FC		9	28	0	28			
City of Oakland DHS	HFSN/Henry Robinson	P-	062508			54	223	0	223			
Clausen House	Clausen House	N	062508	SMF		0	0	9	9			
First Place Fund for Youth	Supportive Housing Program	N	062508	M		0	0	45	45			
Genesis Project	Genesis Project	N	069001	SMF		0	0	40	40			
Images on the Rise	Images on the Rise	N	062508	SMF		0	0	40	40			
Lutheran Social Services of Northern California	Transitional Housing	P-	062508	SF		0	0	5	5			
Mary Ann Wright Foundation	Transitional House	N	062508	SMF		0	0	18	18			
Oakland Elizabeth House	Elizabeth House	N	062508	M		7	28	2	30			
The Solid Foundation	Mandela House	N	062508	FC		3	20	0	20			
				SUBTOTAL		102	367	318	683			

Table 2
HUD Table 1B: Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly	High	N/A		250
Frail Elderly	Medium	N/A		
Severe Mental Illness*	Medium	N/A		
Developmentally Disabled*	Medium	N/A		
Physically Disabled*	Medium	N/A		
Persons w/ Alcohol/Other Drug Addictions*	Medium	N/A		
Persons w/HIV/AIDS	High	982 bedroom units	See Alameda County Multi-Plan (June 2005)	See Alameda County Multi-Plan (June 2005)
Other--*There is substantial overlap between these populations, many of whom have dual diagnoses. This makes it difficult to specify goals for individual populations, so goals are stated for Severe Mental Illness, Developmentally Disabled, Physically Disabled and Persons with Alcohol/Other Drug Addictions combined.	Medium	N/A		150
TOTAL		982		

Table 3
HUD Table 1C: Summary of Specific Homeless/Special Needs Objectives

(Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Homeless Objectives			
1.	Homeless Reduction			
1A	Outreach	Individuals	5,000	
1B	Winter Shelter	Individuals	6,000	
1C	Year-Round Shelter and Services	Individuals	11,205	
1D	HIV/AIDS Housing and Services	Individuals	3,000	
2.	Elimination of Homelessness			
2A	Development & Maintenance of existing permanent and supportive housing	Beds	960	
2B	Support of collaboratives to assist chronically homeless in enrolling in appropriate public benefits program	Agencies	20	
2C	Integrated planning activities through the Continuum of Care Council	Agencies	20	
2D	Raising awareness about chronic homelessness in the community	Public	--	
3.	Homelessness Prevention			
3A	Eviction Prevention/Mortgage Assistance Services	Households	1,080	
3B	Tenant/Landlord Dispute Resolution/Rental Assistance	Households	1,200	
3C	Housing Search Counseling	Households	1,775	
	Special Needs Objectives			
7B	HIV/AIDS Housing & Housing Development	Living Units	300	

Table 4
HUD Table 2A: Priority Housing Needs

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	M	7,857	120
		31-50%	H	4,909	360
		51-80%	H	2,424	240
	Large Related	0-30%	M	3,723	60
		31-50%	H	2,495	180
		51-80%	H	1,779	120
	Elderly	0-30%	M	4,607	150
		31-50%	H	1,194	150
		51-80%	M	588	0
	All Other	0-30%	M	6,170	20
		31-50%	M	4,062	60
		51-80%	L	2,137	40
Owner		0-30%	H	4,961	360
		31-50%	H	4,049	820
		51-80%	H	4,670	515
Special Needs		0-80%	M	16,538	460
Total Goals					3,655
Total 215 Goals					2,250
Total 215 Renter Goals					1,605
Total 215 Owner Goals					645

H: High Priority: Activities to address this need will be funded by the City with federal or local funds, either alone or in conjunction with the investment of other public or private funds.

M: Medium Priority: If funds are available, activities to address this need may be funded by the City with federal or local funds, either alone or in conjunction with the investment of other public or private funds. Also, the City will take other actions to locate other sources of funds to assist groups assigned a medium priority.

L: Low Priority: The City is not likely to fund significant activities to address this need. The locality will consider certifications of consistency for other entities' applications for Federal assistance.

Table 5
HUD Table 2B: Priority Community Development Needs

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY NEEDS (projects)				
Senior Centers				
Handicapped Centers				
Homeless Facilities	M		\$1,500,000	4
Youth Centers				
Child Care Centers				
Health Facilities				
Neighborhood Facilities	M		\$3,500,000	2
Parks and/or Recreation Facilities	M		\$2,500,000	7
Parking Facilities				
Non-Residential Historic Preservation				
Other Public Facility Needs				
INFRASTRUCTURE (projects)				
Water/Sewer Improvements				
Street Improvements	M		\$6,250,000	250
Sidewalks				
Solid Waste Disposal Improvements				
Flood Drain Improvements				
Other Infrastructure Needs				
PUBLIC SERVICE NEEDS (people)				
Senior Services	H		\$2,350,000	38,500
Handicapped Services	M		\$1,500,000	1,500
Youth Services	H		\$7,500,000	58,615
Child Care Services	M		\$3,250,000	2,600
Transportation Services				
Substance Abuse Services	M		\$5,750,000	4,500
Employment Training	H		\$17,500,000	4,500
Health Services				
Lead Hazard Screening				
Crime Awareness	H		\$2,500,000	7,500
Other Public Service Needs	H		\$5,000,000	2,500
ECONOMIC DEVELOPMENT				
ED Assistance to For-Profits(businesses)				
ED Technical Assistance(businesses)	H		\$750,000	7,000

Micro-Enterprise Assistance(businesses)	H		\$750,000	5,000
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	H		\$3,750,000	200
C/I* Infrastructure Development (projects)				
Other C/I* Improvements(projects)				
PLANNING				
Planning				
TOTAL ESTIMATED DOLLARS NEEDED:			\$64,350,000	

* Commercial or Industrial Improvements by Grantee or Non-profit

Table 6
HUD Table 2C: Summary of Specific Housing/Community
Development Objectives
 (Table 2A/2B Continuation Sheet)

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Rental Housing Objectives			
	Expand the Supply of Affordable Rental Housing	Housing Units	805	
	Preserve the Supply of Affordable Rental Housing	Housing Units	400	
	Provide Rental Assistance for Extremely and Very Low Income Families	Households	0	
	Prevent and Reduce Homelessness/Eliminate Chronic Homeless	Households		
	Provide Supportive Housing for Seniors and Persons with Special Needs	Housing Units	700	
	Owner Housing Objectives			
	Expand the Supply of Affordable Ownership Housing	Housing Units	105	
	Expand Ownership Opportunities for First Time Buyers	Households	485	
	Improve the Existing Housing Stock	Housing Units	1170	
	Remove Impediments to Fair Housing	Households	3100	
	Community Development Objectives			
	Infrastructure Objectives			
	Supplementing or enhancing funding for street improvements, lighting, street landscaping, etc. to improve housing marketability and enhance neighborhood development	Individuals and families	225,000	
	Public Facilities Objectives			
	Improve public facilities and recreation centers such as safety enhancements and renovation of interior spaces to make them functional.	Individuals and families	250,000	
	Public Services Objectives			
	Support young people so they may grow into productive members of the community	Youth	58,615	

	Low cost legal services, fair housing services, meal delivery and in-home supportive services are but a few of the programs upon which seniors rely.	Seniors	38,500	
	Provide childcare services to support working single parents or those in school or job training	Working single parents	2,500	
	Hunger relief programs that provide emergency food and shelter support services	Homeless and hungry	832,404	
	Employment education and job training to provide tutorial services, employment assistance, job training and placement	Unemployed and underemployed		
	Anti-crime and violence prevention programs that focus on counseling and emergency shelter	Abused spouses and children	2,000	
	Economic Development Objectives			
	Façade Improvement Projects	Businesses	200	
	Technical assistance to merchant organizations	Businesses	15	
	Streetscape plans and projects	Businesses	6	
	To improve the performance of Oakland's employment and training services.	Youth & Adults	5,000	
	To promote business development and growth through excellent staffing, working training and hiring tax credit services.	Businesses	1,750	
	To expand and improve job training services for truants, parolees and probationers	Individuals	2,500	
	Other Objectives			

II. Needs Assessment

A. Housing Needs

The data for the housing needs assessment is taken primarily from the 2000 Census. A summary table of housing need can be found on page 24. More detailed discussion and analysis of housing needs is also contained in the City's 2004 Housing Element.

http://www.oaklandnet.com/government/hcd/policy/housing_element.html

The purpose of this section is to summarize available data on the most significant housing needs of extremely low, low and middle income households, as well as homeless persons and others with special needs and to project those needs over the five year Consolidated Plan period (July 2005-June 2010). The information in this section is based on the 2000 Census, the most recent data available, including special Census tables made available from HUD.

According to the 2000 Census, 22.8 percent of Oakland's households are extremely low income (earning 30% of median income or less), 14.6 percent are very low income (incomes between 31% and 50% of the area median), 14.9 percent are low income (between 51% and 80% of area median) and 47.6 percent are middle income (above 80% of area median).

Housing problems fall into three general categories: cost burden, physical defects, and overcrowding.

Cost burden refers to a total housing cost (including utilities) in excess of 30 percent of household income, while severe cost burden refers to a total housing cost in excess of 50 percent of household income. While this is the accepted definition, many analysts have noted that for low and moderate income households, a housing payment of 30 percent of income may leave the household with insufficient resources for food, clothing and other necessities.

Physical defects refers to the lack of either complete plumbing facilities or complete kitchen facilities. This is a minimal definition of inadequate housing condition. For example, violations of local housing code, including lack of adequate heat and hot water, broken or inoperable windows that fail to protect against the elements, or presence of rats and other vermin, all would fall outside the definition of physical defects. Although not measured by the census, these problems are nonetheless serious and widespread, as reported by the City's Code Compliance Division.

Overcrowding is said to occur when a housing unit contains more than one person per room, and severe overcrowding exists when a housing unit contains more than 1.50 persons per room. This definition is different from the occupancy standards that may be applied under local housing codes or under rules governing programs for housing assistance, which generally look only at rooms suitable for sleeping, and seek to provide separate sleeping rooms for older children of different sexes, for example.

1. Housing Needs by Income Group and Tenure

a. Extremely Low Income Households (0 to 30 percent of median income)

There are 34,653 households that qualify as extremely low income under HUD guidelines, over 22 percent of all Oakland households. These are households living near or below the Federal poverty level. This group is by far the most vulnerable to housing problems, and at greatest risk of becoming homeless. The majority of these households are renters, and they have very high rates of housing problems.

Renters

Nearly 80 percent of all household types except seniors have housing problems. For seniors, the rate is 66 percent. Severe cost burden (rent in excess of half the household's income) is especially high for this group, affecting over 56 percent. In other words, over 15,300 extremely low income renter households are reported to be devoting over half their limited incomes to rent. Extremely low income renters also experience high rates of overcrowding.

Owners

Among this relatively smaller group, three-quarters experience housing problems – primarily cost burden. The combination of low incomes and high cost ratios makes it extremely difficult for this group to secure financing for maintenance and rehabilitation of their housing units. Low income homeowners, especially seniors, are particularly vulnerable to predatory lending scams that promise to provide financing while actually saddling the homeowner with unmanageable debt service payments.

b. Low Income Households (31 to 50 percent of median income)

There are 21,617 low income households in Oakland, constituting over 14 percent of all Oakland households. Of these, 15,858 (73 percent) are renters, and 5,759 (27 percent) are owners.

Renters

For low income renters, affordability is clearly the most significant problem, affecting approximately 60 percent of these households. Overcrowding is reported for approximately 29 percent of low income renters. However, among large families, the overcrowding rate is over 82 percent, reflecting the severe lack of affordable housing with 3 or more bedrooms.

Owners

Among low income owners, the incidence of housing problems is still relatively high, affecting 66 percent of all owners in this group. Affordability is by far the most common problem, but even among owners at this income level, overcrowding is 20 percent. Non-elderly owners are far more likely to suffer from housing problems than are elderly owners.

c. Moderate Income Households (51 to 80 percent of median income)

Over 22,077 households (nearly 15 percent of all households) qualify as "moderate income," with incomes between 51 and 80 percent of the area median income. Nearly two-thirds of these households (14,578) are renters. The incidence of housing problems is greater for owners than renters.

Renters

Among moderate income renters, 47 percent have some kind of housing problem, with an incidence of 89 percent for large families. Affordability affects over 24 percent of these households, and is a particular problem for seniors, who report excessive cost burden at the rate of 41 percent. Although the rate of housing problems is high among seniors, it should be noted that there are six times as many families as seniors in this income group, and thus in absolute numbers housing problems are more heavily concentrated among families. Overcrowding is again concentrated among large families, affecting 24 percent of this income group as a whole, but affecting nearly 85 percent of the large families, many of whom report overcrowding problems even in the absence of any excessive cost burden.

Owners

For the 7,499 moderate income owners, some 60 percent have some kind of housing problem, with 46 percent reporting excessive cost burdens, and 18 percent reporting severe cost burdens. Overcrowding is reported by 8 percent of these households. The incidence of problems among this group is twice as high for non-elderly households than for elderly households.

d. Middle Income Households (higher than 80 percent of median income)

There are 70,362 households that qualify as middle income under the Consolidated Plan definition of this term. Of these, 28,878 (41 percent) are renters, and 41,484 (59 percent) are owners.

Renters

Not surprisingly, this group has lower rates of housing problems than is true for low and moderate income households. Less than 20 percent of middle income renters experience any housing problems, and only 5.5 percent have excess cost burdens. Cost burden is more of a problem among elderly households at this income level (20 percent have excess cost burden, and 0.8 percent have severe cost burdens). Most significant, however, is that even

at this income level, large families have a 73 percent rate for housing problems, yet only one percent have excessive cost burdens. This suggests that even for middle income large families, overcrowding is a serious problem, again underscoring the need for an expansion of the supply of affordable 3 and 4 bedroom apartments and homes.

Owners

Middle income owners face more housing problems than middle income renters (26 percent for owners as compared to 19 percent for renters). In particular, 20 percent of all non-elderly middle income owners have excessive cost burdens, far higher than any non-elderly group of middle income renters. This is likely an indication of the degree to which middle income households have had to extend themselves in order to achieve homeownership. Among elderly homeowners, the rate is only 12 percent, a clear indication of the benefit they receive as a result of having purchased homes many years ago. The figures on housing cost burden do not factor in the tax savings associated with ownership so overpayment problems are somewhat overstated.

2. Housing Needs of the Elderly

According to the 2000 Census, elderly households make up fourteen percent of the rental households. Of the elderly renter households, 57 percent are extremely low income and 66 percent of those have housing problems with 41 percent paying over 50 percent of their income on housing. Sixteen percent of elderly rental households are low income with 63 percent with housing problems and 58 percent paying over 30 percent of their income on housing. Ten percent of the elderly rental households are moderate income and 47 percent have housing problems and 40 percent paying over 30 percent of their income on housing. This illustrates a significant need for affordable rental housing.

According to the 2000 Census, elderly households make up 24 percent of the owner households. Of the elderly owner households, 38 percent are extremely low income and 71 percent of those have housing problems with 50 percent paying over 50 percent of their income on housing. Seventeen percent of elderly owner households are low income with 45 percent with housing problems and 29 percent paying over 30 percent of their income on housing. Forty-seven percent of the elderly owner households are moderate income and 13 percent have housing problems and 13 percent paying over 30 percent of their income on housing.

Many seniors have limited financial resources resulting in a great demand for affordable housing. The median household income for seniors from 65 to 74 years was \$29,479 and for seniors 75 years and older was \$23,574. In Oakland the need for affordable housing resources is particularly acute due to the high cost of housing. For those able to live independently, housing facilities need to be affordable and safe. Independent living can be sustained through services which update existing housing units with safety equipment such as hand rails.

3. Housing Needs of Persons with Disabilities

According to the 2000 Census, nearly 21 percent of the population age five and older (84,542 individuals) who live in Oakland reported a disability. The Census also reported 29,428

households with mobility and self care limitations. Of these households, 69 percent are very low income and 81 percent are low income as compared to 50 percent and 67 percent of all renters. Fifty percent of households with a member who has mobility and/or self care limitations are extremely low income.

4. Large Families

Overcrowding rates are especially severe for large families regardless of income. This is due to an acute shortage of housing units with four or more bedrooms, especially rental units. The 2000 Census identified 11,365 renter households with five or more persons, but only 2,341 rental units with four or more bedrooms. Despite the fact that there is a much better relationship between the number of large homeowner families and large owner-occupied units, overcrowding rates are still very high for lower income large families, which suggests that more affluent families are able to occupy homes larger than they might need, while low and moderate income large families can achieve homeownership only by buying units smaller than what they might need.

5. Single Persons

Households that are not categorized as either families or elderly one and two person households, are predominately single person households. These households do not have significantly higher rates of cost burden for renter households but do have significantly higher cost burden for homeowners. This suggests that single persons extend themselves to own a home to a greater extent than family households or elderly households that may have owned their homes longer. Not surprisingly, single persons have significantly lower rates of overcrowding than do family households.

6. Housing Conditions

A significant amount of Oakland's substandard housing is rental housing affordable to lower income households. For many low income renters, substandard housing is the only housing available at an affordable price.

According to the 2000 Census, approximately 2,200 dwelling units had no heating systems, over 1,600 dwelling units lacked complete plumbing, and nearly 2,650 dwelling units lacked complete kitchen facilities. It should be noted that a significant percentage of these housing units are in single-room occupancy buildings that do not have private bath and kitchen facilities for individual dwelling units.

Health hazards, such as presence of asbestos or lead-based paint, can also be an indicator of housing condition. The City estimates up to two-thirds of the housing units in Oakland could contain lead based paint. The large percentage of homes constructed before the 1970s increases the probability of lead paint contamination since this type of paint was commonly used up to that time.

Housing conditions in the City's oldest, poorest neighborhoods with the highest proportion of renters are likely to suffer the most from substandard housing conditions.

There are a significant number of low-income and elderly homeowners whose homes have problems of deterioration coupled with the presence of toxic materials such as lead based paint and asbestos. These owners are often unable to finance repairs without assisted rehabilitation programs.

7. Racial/Ethnic Difference in Incidence of Housing Problems

Significant information is available in the City of Oakland's Analysis of Impediments to Fair Housing (<http://www.oaklandnet.com/government/hcd/policy/policy.html#conplan>).

This document is required by HUD to provide an overview of demographic and housing market conditions in the City. It includes a profile of fair housing in the City, the number and status of any fair housing complaints in the City, a description and discussion of various market and public policy impediments to fair housing choice and a summary of actions to remove any identified impediments.

Because minorities make up nearly 80 of low income households it is likely that minority households would experience higher rates of housing problems. However, even when the analysis is restricted to low income households, minority households have more housing problems than non-minority households.

Data provided by HUD from the 2000 Census (the "CHAS Data Set") shows that Hispanic and Asian households tend to have significantly higher rates of housing problems in every category of household types and incomes except elderly renters. Hispanics make up 47.3 percent of overcrowded households in the City and 63.3 percent of the severely overcrowded households, yet they make up less than 14 percent of the total households. Over a third of all the Hispanic households in the city live in overcrowded conditions as opposed to 10.3 percent of the population as a whole, 1.5% for Whites, 5.5 percent for Blacks and 19.8 percent for Asians. Asian renters have significantly higher rates of housing problems at very low, low and middle income. Even though a lower proportion of low income Blacks have housing problems than low income Whites, in absolute terms, there are more low income Blacks with housing problems than low income Whites.

B. Lead-based Paint Hazards

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes occupied by low-income families with children. These older homes are most likely to contain lead hazards.

Lead-based hazards are defined as any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, frictional surfaces, or impact surfaces that would result in adverse human health effects. The U.S. Environmental Protection Agency has established lead hazard standards under 40 CFR Part 745. The most common sources of lead poisoning are lead-based paint hazards from dust, deteriorated paint, and soil.

Older housing is more likely to contain lead-based paint because lead paint was discontinued in 1978. According to 2000 Census data, the City of Oakland has 141,991 housing units that were built prior to 1980 or 90% of the housing stock. In addition, older housing inhabited by low income households is often in poor physical condition, which increases the risk of exposure to lead hazards for children in those homes. An analysis of the City of Oakland housing stock and its occupancy by income group reveals that many low income households, particularly renter households, occupy the much older housing stock in the City, units which potentially contain lead-based paint.

The Alameda County Lead Poisoning Prevention Program (ACLPPP) is responsible for case management of lead-poisoned children in Alameda County. Lead-poisoning is a serious problem in Alameda County with 3,572 cases over the last ten years, of which 2,138 were in the City of Oakland. Housing-related hazards are considered a factor in the majority of these cases.

Table 7
Housing Needs by Income, Tenure and Household Type
(HUD Comprehensive Housing Affordability Strategy Data Table)

Household by Type, Income, & Housing Problem	Renter Households (HHs) by Type and Number of Persons					Owner Households (HHs) by Type and Number of Persons					Total HHs
	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other HHs	Total Renters	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other HHs	Total Owners	
1. Very Low Income(Household Income <=50% MFI)	8,671	15,293	6,433	13,000	43,397	5,332	3,211	1,648	1,802	11,993	55,390
2. Household Income <=30% MFI	6,842	9,014	3,853	7,830	27,539	3,076	1,490	586	1,082	6,234	33,773
3. % with any housing problems	65.8	85.6	94.3	77.7	79.7	71.4	80.7	92.2	71.8	75.7	78.9
4. % Cost Burden >50% with other housing problems	3.8	17.6	38.2	3.9	13.1	0.8	8.6	43	0.4	6.6	11.9
5. % Cost Burden >30% to <=50% with other housing problems	2.1	8.7	19.9	1.9	6.7	0.7	2	8.9	0	1.6	5.8
6. % Cost Burden <=30% with other housing problems	2.6	6.1	18.4	2	5.8	1.2	2.3	15	0	2.6	5.2
7. % Cost Burden >50% only	37.4	43.2	13	61.4	42.7	50.8	63.1	21.5	64.2	53.3	44.7
8. % Cost Burden >30% to <=50% only	19.9	10	4.8	8.6	11.3	18	4.7	3.8	7.2	11.6	11.4
9. Household Income >30% to <=50% MFI	1,829	6,279	2,580	5,170	15,858	2,256	1,721	1,062	720	5,759	21,617
10. % with any housing problems	62.8	76.6	93.5	78.2	78.3	43.7	73.2	92.1	76.8	65.6	74.9
11. % Cost Burden >50% with other housing problems	4.4	1.6	2.5	0.3	1.6	0.4	6.1	11.4	2.5	4.4	2.4
12. % Cost Burden >30% to <=50% with other housing problems	1.3	11.5	20.4	2.8	9	0.4	6.9	30.8	0	7.9	8.7
13. % Cost Burden <=30% with other housing problems	4.6	17.6	59.3	3.1	18.1	0	7.2	27.5	0	7.2	15.2
14. % Cost Burden >50% only	19.9	10.4	2.7	22.2	14.1	27.7	35.3	8.4	60.6	30.5	18.5
15. % Cost Burden >30% to <=50% only	32.6	35.5	8.6	49.7	35.4	15.2	17.7	14	13.8	15.6	30.1
16. Household Income >50 to <=80% MFI	1,213	5,170	2,008	6,187	14,578	2,141	2,521	1,492	1,345	7,499	22,077
17. % with any housing problems	47.1	45.1	88.7	34.2	46.6	30.5	64.6	87.6	65.9	59.7	51.1
18. % Cost Burden >50% with other housing problems	2.1	0.2	0	0	0.2	0	1.9	4.1	0.3	1.5	0.7
18. % Cost Burden >30% to <=50% with other housing problems	0	1.3	3	0.8	1.2	0	2.3	17	1.5	4.4	2.3
19. % Cost Burden <=30% with other housing problems	6.3	25	81.6	4.2	22.4	0.5	10	50.1	0.7	13.6	19.4
20. % Cost Burden >50% only	11.9	1.1	0.5	2.1	2.4	14.3	17.1	4.2	31.8	16.4	7.1
21. % Cost Burden >30% to <=50% only	26.9	17.6	3.6	27	20.4	15.7	33.3	12.2	31.6	23.8	21.6
22. Household Income >80% MFI	1,938	9,529	2,368	15,043	28,878	6,773	20,563	4,907	9,241	41,484	70,362
23. % with any housing problems	23.1	21	72.9	9.4	19.4	12.5	21.8	54.4	30	26	23.3
24. % Cost Burden >50% with other housing problems	2.3	0	0	0	0.2	0	0	0.4	0	0.1	0.1
25. % Cost Burden >30% to <=50% with other housing problems	1.2	0.2	0.2	0.2	0.2	0	0.5	2.2	0.1	0.5	0.4
26. % Cost Burden <=30% with other housing problems	2.7	17.3	72	4	13.9	5.4	7.8	22.2	13.8	5.2	2.6
27. % Cost Burden >50% only	4.7	0.3	0	0.4	0.6	3.3	3	1.9	4.2	3.2	2.1
28. % Cost Burden >30% to <=50% only	12.1	3.2	0.8	4.9	4.5	8.7	14	8.5	24.9	14.9	10.6
29. Total Households	11,822	29,992	10,809	34,230	86,853	14,246	26,295	8,047	12,388	60,976	147,829
30. % with any housing problems	56.4	56.2	88.4	39.9	53.8	32.9	32.6	68.3	40.3	38.9	47.7

C. Needs of Public Housing

1. Public Housing Residents

The Oakland Housing Authority (OHA) is responsible for the operation, management and maintenance of 3,308 public housing units, and also operates the Section 8 Rental Assistance Program. Both programs serve low and extremely low income persons, and the housing authority programs are the principal programs available to meet the needs of persons with incomes below 30 percent of median income. One of the most pressing needs of this population, with the very high cost of housing in the bay area, is affordable housing. There are no other local programs that provide the level of subsidy that the Authority's Public Housing program provides. With the extreme and ongoing federal state and local funding cuts, related social services for this population are at a minimum. Job training programs, subsidized childcare, GED courses, English as a second language, substance abuse programs, and a variety of Senior Services are needed for this population. Additionally, the Bay Area economy has slowed, which leaves a very limited number of jobs that pay a wage high enough to live in this area without some form of assistance.

2. Families on the Public Housing and Section 8 Tenant-Based Waiting Lists

One indicator of the substantial unmet need for affordable housing is the length and status of the waiting lists for public housing and Section 8. Both lists are currently closed, with substantial numbers of people on the list. The last time the Section 8 list was opened, over 10,000 applicants applied. The following table summarizes information on the waiting list and the amount of time that applicants must wait before securing a unit.

Table 8
OHA Waiting List for Public Housing and Section 8

	Public Housing	Section 8
Number of people on waiting list	13,882	4445
Last time applications were accepted	Spring 2003	Spring 2000
Number of persons who applied at that time	13,882	10,337
Number of persons who were eligible	Eligibility determined when family is taken off the list	Eligibility determined when family is taken off the list
Number of Oakland residents	Unknown – until verified	Unknown – until verified
Date list was last purged	Fall 2002	Fall 2004
Average time to secure a public housing unit or a Section 8 voucher	3 to 7 years	3 to 7 years

D. Homeless Needs

1. Nature & Extent of Homelessness in the Jurisdiction

According to the County Report of the Alameda Countywide Shelter and Services Survey¹, it is estimated that at a point-in-time, 6,215 people are homeless² in Alameda County. Forty-nine percent (3,056) of this total is comprised of Oakland's homeless population. 66.7% of homeless adults are single, 12.3% are couples with no children, and 21% are accompanied by children. An additional 4,205 marginally housed people seeking food and support services.

It is further estimated that a total of 5,231 experience chronic homelessness in Alameda County. Of this total, 2,905 are chronically³ homeless in Oakland. 67.3% of persons chronically homeless are single. 11.6% are couples with no children, and 21.1% are accompanied by children.

National research estimates that over the course of a year, the number of people who experience homelessness is likely to be two to three times the point-in-time estimate. Based on this information, over the course of a year 6,112 – 9,128 people experience episodes of homelessness in Oakland.

Complex social, economic and personal factors underlie individuals' routes to homelessness. The most prevalent explanations reported in the County Report of the Alameda Countywide Shelter and Services Survey are as follows:

- Total income not enough to afford housing
- No source of income
- Broke up with spouse/partner, or other family change
- Income from work dropped or stopped
- Forced to move by family, partner, or room mate
- Evicted from place of residence
- Use of drugs
- Benefit checks were stopped or reduced
- Released from prison, jail or hospital
- Using alcohol
- Building closed by the government as unsafe

¹ May 13, 2004

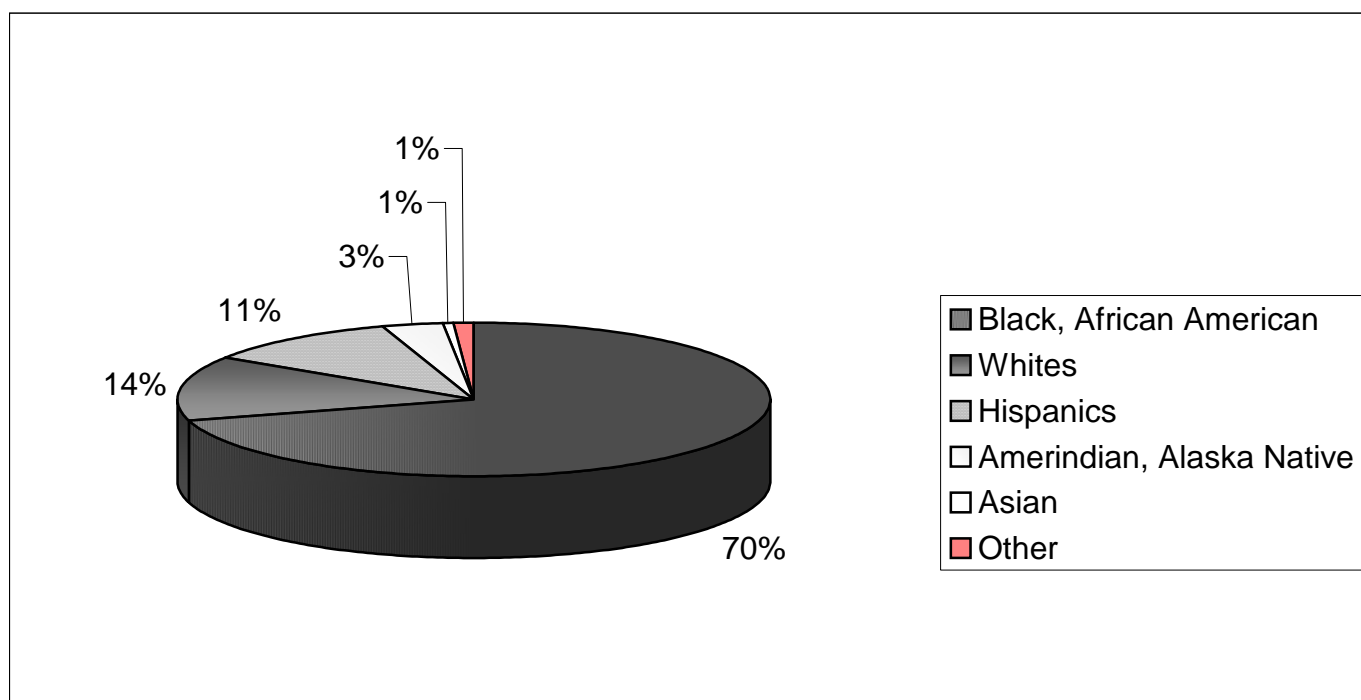
² By Community definition of homeless – *The Community definition of homeless extends the HUD homeless definition to include persons whose living situation is transient or precarious and those who lack a place of their own or for whom homelessness may be imminent.*

³ By Community definition of chronically homeless-*Anyone who has been homeless a long time or many times is considered chronically homeless, without regard to whether they live alone or with others, whether they are disabled, and whether they are currently homeless. This definition includes persons who have a recent history of homelessness or episodic homelessness totaling a year or more of the past three years.*

2. Racial/Ethnic Breakdown of Homeless in Oakland

The racial/ethnic distribution of Alameda County homeless service users (of which more than half are Oakland homeless service users) differs from the general population of jurisdictions within Alameda County. Blacks constitute the majority of service users, followed by Whites and Hispanics (see Table 9). Compared to Alameda County population, homeless service users are half as likely to be white, 3.6 times as likely to be Black or African American, 7.7 times as likely to be Amerindian or Alaska Native, and less likely to be Asian, Hispanic or of another race/group.

Table 9
Racial/Ethnic Background of Homeless Persons in Oakland



Blacks experiencing homelessness are more heavily represented in Oakland than any other City in the Alameda County jurisdiction.

3. Need for Homeless Services & Facilities

It is estimated that at a point-in-time in Oakland, 3,056 people are homeless and/or experiencing episodes of homelessness. An additional 4,205 marginally housed people seek food and support services. Approximately 2,905 people are chronically homeless. And over the course of a year, approximately 6,112 – 9,128 people experience episodes of homelessness in Oakland.

The U.S. Conference on Mayors 2004 annual report on homelessness and housing reports increases nationally in the number of people seeking emergency shelter and food assistance.⁴ Alameda County is consistent with the national trend on homelessness, with the Oakland having the largest proportion of homelessness within the County.

Oakland has an inventory of 397 year-round shelter beds and 675 beds of transitional housing. The limited resource of shelter and transitional housing beds is much less than the homeless population in need of assistance.

Because there are few openings in affordable permanent housing, families and individuals have difficulty in leaving transitional housing, resulting in extended stays in transitional housing facilities. With the limited stock of transitional housing units and the extended stay of transitional housing clients, people in emergency shelters have difficulty accessing transitional housing. When people who are readily able to move from the shelter system, but cannot due to lack of vacancies in transitional housing, they are forced to find additional shelter, substandard housing, stay with family or friends or stay on the streets. Temporary shelters are challenged with an influx of demand for shelter without significant increases in the supply of shelter space and/or shelter beds.

E. Non-Homeless Special Needs

1. Elderly

According to the 2000 Census, there are 41,764 persons 65 or older living in Oakland. There were 16,227 senior homeowner householders and 82 percent of them owned homes that were built before 1950. There were 5,329 seniors living below the poverty level and 2,126 living at half the poverty level. Of those living below the poverty level, 56 percent live with some sort of disability and of those living above the poverty level, 45 percent live with some sort of disability.

According to service providers, there is a critical shortage of rental units for low and moderate income elderly households in Oakland. As of March 2000, the cumulative waiting list for a publicly assisted rental unit reserved for seniors stood at 3,500. The average wait for one of these units is about 2 years and 4 months. Almost all of the units are under Section 8 contracts.

Many seniors have limited financial resources resulting in a great demand for affordable housing. In Oakland this is particularly acute due to the high cost of housing. For those able to live independently, housing facilities need to be affordable and safe, with access to transportation. Independent living can be sustained through services which update existing housing units with safety equipment such as hand rails and stairs. Other services which can be incorporated into senior housing or can operate autonomously include: advocates assisting with legal and financial concerns; assistance with daily activities such as chores and meal preparation; respite care; escort services, language assistance, and transportation assistance. In addition, mental health

⁴ The United States Conference of Mayors/Sodexo USA. Hunger and Homelessness Survey: A Status Report on Hunger and Homelessness in America's Cities, A 27-City Survey, December 2004. Page 3.

counseling including grief and support groups, telecare, and visiting counselors offer seniors emotional support. Senior centers with recreational activities, social events and educational classes offer mental and social stimulation. Finally, intergenerational programs with children and seniors and senior volunteer programs benefit the community and the participating seniors. Oakland provides a number of services directed at the elderly; however, large demand and limited resources make continuation and expansion of these programs increasingly difficult.

2. Disabled

Both physically and mentally disabled persons require housing and support services that are designed to encourage independent living and accommodate their special needs. Market rate housing is not an option for many people in special needs categories, thus, demand for low-income special needs housing with and without support services is very great.

Of particular concern for disabled persons is the lack of accessible housing. Many housing units are accessible only by stairs, thus posing a barrier to those with mobility problems. Moreover, few units are fully adapted for use by the disabled, posing particular problems even for the large number of disabled persons who are capable of independent living without supportive services. Agencies serving the disabled community report that housing discrimination, while illegal, continues to be a significant problem for this population

As a result of the financial burden placed on persons with disabilities, there is great need for affordable and accessible housing. In addition to special architectural needs such as handrails, ramps, and wheelchair accessible living spaces, many disabled persons require supportive services such as transit. .

3. Needs of Persons living with HIV/AIDS

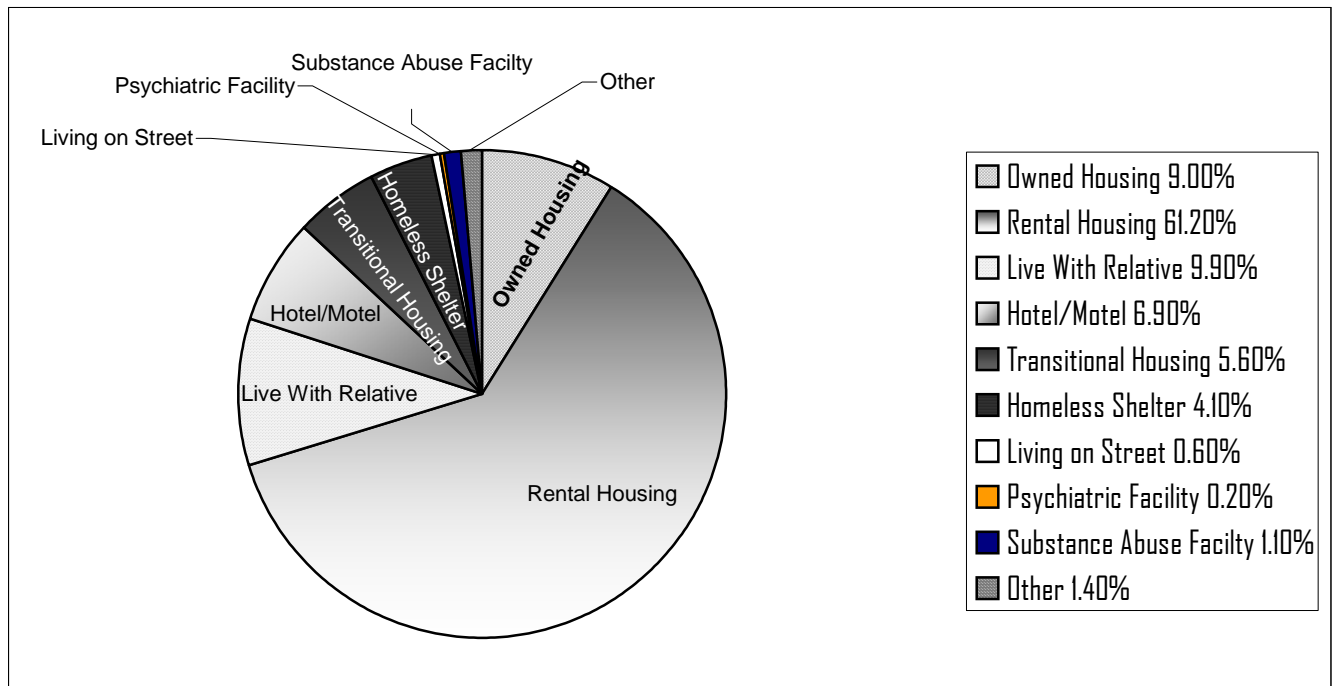
a. Characteristics of Persons with HIV/AIDS

Currently, it is estimated that there are 3,646⁵ people living with HIV/AIDS in the Oakland EMA. In the Oakland Eligible Metropolitan Area (EMA), it is estimated that one third of people living with HIV/AIDS live in unstable housing situations⁶, either on the street, or in a shelter or an institution. The largest portions (70%) of people living with AIDS (PLWA) are either living in rental housing or own their homes. The following pie chart summarizes current living situations for people living with HIV/AIDS.

⁵ 2,720 in Alameda County. 926 in Contra Costa County – Per 2003 AIDS Epidemiology Reports for Alameda and Contra Costa Counties.

⁶ County of Alameda – 2001 Housing Element Update-Assessment of Current and Projected Housing Need

Table 10
Oakland EMA -Living Situation of People Living with HIV/AIDS



Due to improved HIV/AIDS treatments, clinical management, increased availability of anti-retroviral therapies and earlier diagnosis of HIV/AIDS, the rate of HIV/AIDS fatalities have declined. Of the 11,501 diagnosed with AIDS in the Oakland EMA, at least 5,451 have died yielding a case fatality rate of approximately 47% for the Oakland EMA (Alameda County – 59% = [3,913 deaths/6,601 diagnosed AIDS] and Contra Costa County – 31% = [1,538 deaths/4900 diagnosed AIDS]).

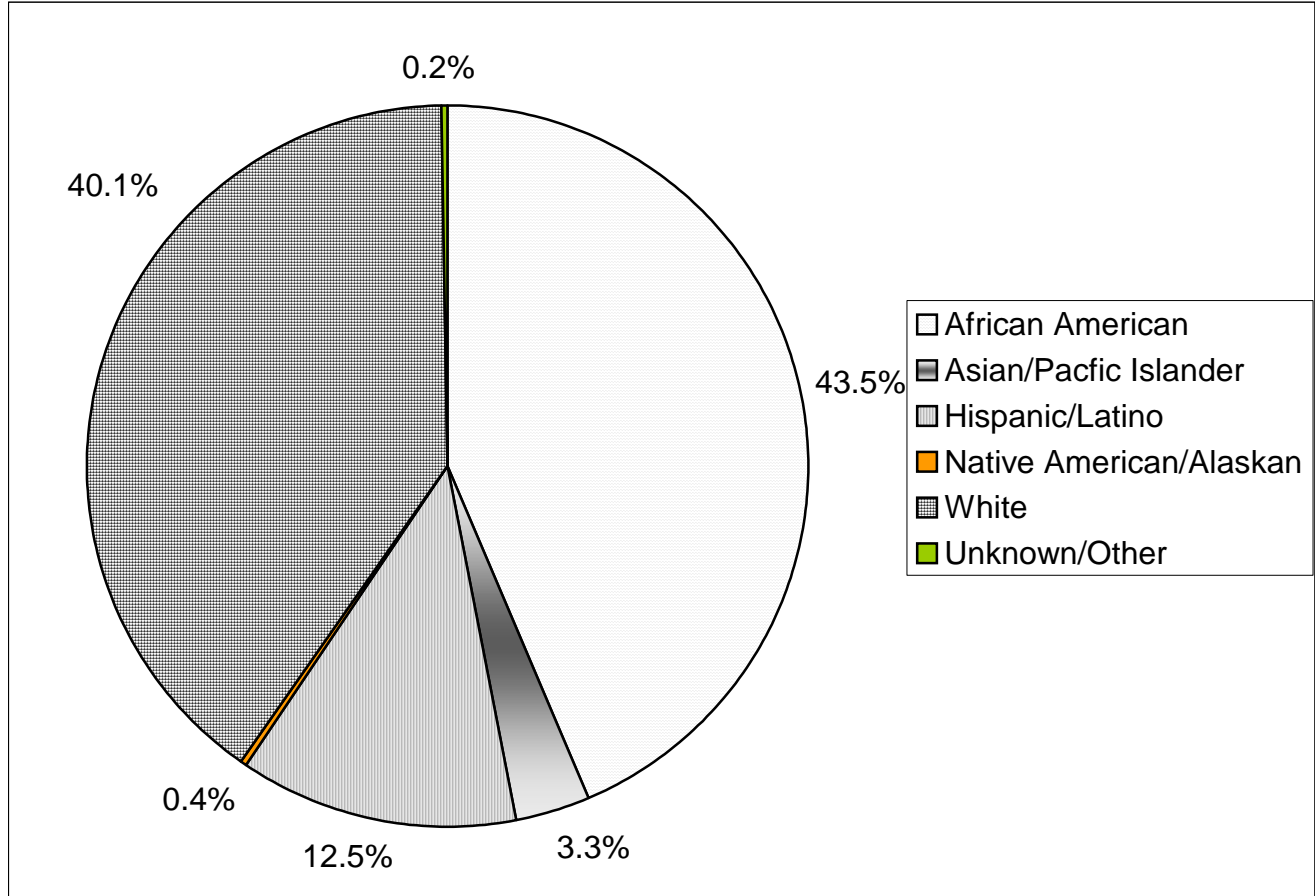
Males comprise the majority of PWLA, and individuals aged 30-49 account for the greatest proportion of PLWA. The majority of people living with AIDS in the Oakland EMA are African American. Whites follow as the second largest population of PLWA. Hispanics, Asian/Pacific Islanders, Native Americans make up approximately 17% of PLWA in the Oakland EMA. See Table 11.

The average household size for PLWA and their families is 2.71 people per household, with an average income ranging from \$790-\$1,170⁷ per month. The rate of affordable housing throughout the Oakland EMA is \$1,042.

70% of PWLA in the Oakland EMA are not homeless, but with limited income seek assistance for food (72%), dental care (63%), medical care (59%), and direct emergency assistance (63%).

⁷ Income range of households receiving Supplemental Security Income (SSI) and/or wages from minimum wage jobs. Calculated by AIDS Housing of Washington. \$270 for a 40-hour work week and \$14,040 for a 52-week work year.

Table 11
Racial/Ethnic Characteristics of People Living with Aids in the
Oakland EMA



b. Housing and Supportive Services Needs of Person with HIV/AIDS

The current priority housing and supportive service needs for persons with HIV/AIDS who are not homeless but require supportive housing are as follows:

Priority HIV/AIDS Housing Needs

- Affordable Permanent Housing
- Transitional Housing
- Rent Subsidies
- Section 8 Access

Priority HIV/AIDS Support Services Needs

- Food
- Direct Emergency Assistance

- Medical/Dental Care
- Case Management
- Transportation
- Vision
- Information Dissemination
- Adult Day Care Center

Updated housing and support service needs for this population will be provided in the Alameda County Multi-Plan, to be developed and completed by June, 2005.

F. Community Development Needs

1. Economic Development Needs

a. Background

Since its founding in 1852, Oakland has been known as a labor town. In contrast to San Francisco, with its corporate headquarters and financial power, Oakland has always been in the business of manufacturing and moving goods across the nation by rail, truck, air and across the Pacific by ship. In the decades since the end of World War II, a number of trends have combined to create economic decline and social decay within the blue collar communities that have constituted the economic and social backbone of the city.

Oakland's current workforce development issues can be traced back to the beginnings of WWII and the nation's all-out efforts to gear up for war through massive investment in shipbuilding, aircraft manufacturing and other wartime industries, as well as in new and vastly expanded military installations.

The economic impact of the war effort was powerfully felt in California, and Oakland was among those cities most profoundly affected:

- Henry J. Kaiser, the Moore Shipbuilding Company and other Oakland shipbuilding concerns supported the Pacific coast's lead in shipbuilding. By 1943, over 35% of the entire Pacific Coast cargo ship fleet had been built in Oakland.
- The food packing industry grew to prepare supplies for the troops overseas. To this day, food processing companies continue to play a vital role in Oakland's economic base.
- The Oakland Naval Supply Center, Oakland Army Base and Oak Knoll Naval Hospital were established.

These installations resulted in huge numbers of available jobs, which in turn attracted workers from all across the country. Opportunities were available to women and minority groups whose chances for employment were otherwise often limited. By 1945, Oakland's population of 400,935 represented a 33% increase from its 1940 population of 302,163.

By war's end, however, the jobs that supported these new arrivals to Oakland began to disappear. The continued withdrawal of military presence from the Bay Area was felt in Oakland through the closing of the Oakland Naval Supply Center, the Oakland Army Base and Oak Knoll Naval Hospital. These closings have left Oakland with the challenges of creating blue-collar employment for people who were largely women and minorities. This was further exacerbated by the commencement of an era in which traditional manufacturing jobs were outsourced to less-expensive states as well as overseas. Oakland continues to face these issues due to the post-war industrial transformation from a manufacturing to a service based economy. The closing of many of these manufacturing and military facilities have left blight, and toxic contamination. The resulting cleanup and property re-use have posed problems throughout the City.

b. The Present

The rich diversity of workers attracted to Oakland during WWII continues to be represented in Oakland's current demographic profile. The 2000 Census described a population of 36% African-American, 31% Caucasian, 15% Asian, and 18% other. Current income demographics show the results of the decrease of high-paying, blue-collar jobs that were lost over the last fifty years.

According to the U.S. 2000 census:

- 44% of Oakland's households make less than \$40,000 per year.
- 32% of Oakland's households earn between \$40,000 and \$75,000 annually.
- Less than 25 % earn over \$75,000 annually.
- 16% of Oakland's families live below the poverty level. The poverty rate in certain areas of Oakland runs as high as 30%.
- The median price of a single-family home in Alameda County was \$489,000 as of August 2004 which eliminates the possibility of home ownership for a significant percent of Oakland's population.

As of August 2004, Oakland's unemployment rate was among the highest in the Bay Area, hovering at just below 10% for the previous 9 months. Recent increases in the number of employed residents have been offset by a concurrent increase in labor force job seekers.

c. Transportation and Bioscience Healthcare

Transportation continues to be the number one employment industry in Oakland, generated largely by the existence of the Port of Oakland. Established in 1927, the Port ranks among the top four container ports in the country, while Oakland International Airport serves 12 million passengers and handles more than 1.4 billion pounds of cargo annually. Additionally, the Port has embarked upon a \$1.7 billion capital expansion project, which will lead to increased job creation opportunities not only at the Airport, but particularly – and of immediate impact – in the construction industry. The employment bright spot is Oakland's BioScience/Healthcare industry. This group of businesses is the second largest industry

employer with 21,508 employees. Employment in this industry increased 9.2% between March 2001 and March 2003.

d. Construction

In recent months, the construction industry has become one of the fastest-growing job creation vehicles in the Bay Area due to low interest rates and a number of major public projects underway e.g. Oakland and San Francisco Airport expansions, Oakland/San Francisco Bay Bridge reconstruction, BART expansion and ongoing Cal-Trans projects. The one down side to this employment growth is that there are few Oakland contractors that can pay the high costs of bonding, insurance and provide the capital required to create winning bids. These Oakland contractors typically understand their trade, but they lack the requisite financial capacity and business management skills required to successfully compete for large, publicly funded projects. As a result, these companies are unable to grow and to create jobs. This has a ripple effect as Oakland contractors that win bids are more likely to hire Oakland residents than non-Oakland based contractors.

e. Commercial Office Sector

The Bay Area office market was hard hit by the bust of the technology bubble beginning in 2001. In San Francisco the office vacancy rates reached as high as 30% in some areas. Vacancy rates in Oakland's downtown area reached almost 18% at the height of the recession. Hardest hit has been the Oakland Coliseum/Airport office corridor, which had a vacancy rate of 22.5% in March of 2004. Certainly this vacancy rate has an impact on employment opportunities in Oakland.

f. Retail Sector

Oakland does not have a strong core retail district in its downtown area, therefore it is dependent upon its neighborhood commercial districts to generate taxes and create employment opportunities. The retail sector is critical for the creation of entry-level jobs. Oakland has approximately thirty neighborhood commercial districts, twenty-five of which are located in communities with low-moderate income residents. In 1978 the City Council designated these 25 districts Neighborhood Commercial Revitalization (NCR) target areas. The majority of NCR areas are located in redevelopment areas and on major transit corridors. The physical conditions of these areas reflect long term public and private disinvestment. Conditions include blighted buildings, vacant/underutilized lots, poorly lighted sidewalks and a general absence of streetscape amenities e.g. street trees, pedestrian level street lights, public plazas and landscaped medians. These conditions are often accompanied by drug activity, prostitution and violence. These types of activities are deterrents to investment and create a climate of fear and danger. When criminal activity is reduced in these areas opportunities for investment are enhanced.

There are more than 3,000 small businesses located in NCR target areas. While the majority of these NCR areas are not organized, Oakland now has 9 active merchant associations and this number is growing. Merchant associations seek to address a myriad of issues ranging from crime and public safety to accessing city services. In areas where businesses are not

organized, these issues often times are not addressed, creating an environment that is inhospitable to customers and investors.

Revitalization of the City's neighborhood commercial districts is a Mayor and City Council priority. The economic health of these districts is essential to the City's tax and employment base.

2. Infrastructure (Neighborhood Improvements) and Public Services Needs

a. Public Services

Indicators of need for Public Services and Infrastructure (Neighborhood Improvements) are derived from the 2000 census data, public agencies and social service providers. Staff from the Community and Economic Development Agency (CEDA) held community meetings with residents from all Community Development (CD) Districts and boards to assess and prioritize Public Service and Infrastructure (Neighborhood Improvement) needs. Staff provided the community with demographic information on the HUD categories that fall in this functional area, i.e. seniors, youth, hunger relief, homelessness, etc. Staff provided the community with a survey and they were asked to rank the various functional areas from the highest to the lowest priority need.

Oakland residents reported the three most important priorities for CDBG funding are housing, public safety, and the development of commercial areas. Specifically in the area of Public Services, the categories such as hunger relief, services for children and youth, services for seniors and neighborhood improvements were identified.

Youth Services: Although there is an increasing need and demand for services in the Oakland community, the city's youth population, particularly those in the community development areas, have an even greater need for a variety of types of supportive services.

Oakland has a high number of young people being raised by grandparents. While the precise number of children in this family configuration are not available, one can impute high numbers from the 2000 Census report that a high percentage of grandparents reported being responsible for their grandchildren. These youth, often raised by grandparents because their parents are unable to do so (due to death, substance abuse, AIDS, other illness or homelessness) must contend with the stress caused by their parent's problems as well as that which comes from being raised by adults who believed they had completed that phase of their lives. Youth who live under these circumstances and in poverty need adequate education, access to health services, hunger relief, structured recreational activities and a safe living environment.

Senior Services: The City of Oakland's senior population, persons over the age of 65 is steadily increasing. In addition to affordable, physically accessible housing, the greatest needs for seniors are access to health care, transportation and in-home care. Paratransit services to areas outside of Oakland city limits are limited; the high cost of insurance needed and the limited availability of funds make expansion of this service a problem. In addition,

seniors need care within their homes to prepare meals, provide house cleaning and assistance in bathing and self-care.

Oakland residents continue to report that a lack of access to health and human services is interrelated and primary problems for individuals on public assistance.

While economic opportunities have been, and will continue to be, created through economic development efforts, many unemployed Oakland residents are not prepared and qualified to utilize these opportunities. Removing barriers to employment and providing job training were important components of the 1995 - 2000 Plan and will continue to be priorities for this Plan. The populations most in need of employment and training and related supportive services are ethnic minorities and women, particularly single-heads of households.

b. Public Facilities

Public facility needs vary greatly from neighborhood to neighborhood. In some neighborhoods, attractive, well-kept and well-lighted streets are the norm while in others; clearly deteriorating streets are without lights. While some parks are lush inviting, others are overgrown and unkempt, currently serving little purpose, save a convenient place for drug trafficking and gang meetings.

Oakland's parks and recreational facilities provide a broad range and variety of recreational resources and opportunities for its residents. The City operates community centers, senior centers and a variety of recreational facilities providing recreational and community services programs, supervised team sports, instruction and other group recreational activities.

While some neighborhoods have a community center, a building facility located in or directly adjacent to a city park, playground or playing fields and providing a place for public meetings and social functions), these facilities are often marginally used due to a pattern of drug and alcohol activity, use by homeless persons, vandalism and other criminal activity. As a result, the park's attractiveness is reduced and these activities discourage neighborhood residents from using the facility. Emphasis should be placed on improving the facilities and also the neighborhoods in which the facilities are located as opposed to construction of new parks and play lots, particularly in the older sections of the City.

c. Infrastructure

Public infrastructure consists of a range of facilities including water, sewer, storm draining, flood control, solid and liquid waste disposal facilities, gas and electric utilities, telecommunications facilities and local governmental facilities.

A number of needs identified for infrastructure include street repairs with curbs, gutters and sidewalks, street landscaping, additional street lighting, additional installation of benches and shelters at transit stops, establishing neighborhood identity by banners, etc. on major streets, and some form of screening and/or buffer between residential and industrial neighborhoods.

III. Housing and Market Analysis

A. General

1. Geographic Areas of the Jurisdiction

This Consolidated Plan covers the entire City of Oakland. Some programs, particularly those funded by the Community Development Block Grant Program (CDBG) are targeted to the City's seven Community Development Districts. Each of these districts is represented by a Community Development District Council that makes recommendations to the City on proposed allocations of CDBG funds and serves as a part of the citizen participation process.

Map 1 shows the boundaries of the seven Community Development Districts.

2. Areas of Racial/Minority Concentration

There are a number of different ways to define "areas of minority concentration." (The term "minority" is used here to refer to racial/ethnic groups that are a minority in the national population – in Oakland, no single group constitutes a majority and the Black population is significantly larger than the White population, while both are larger than the Hispanic and Asian populations.)

One approach is to identify areas in which a single group constitutes a majority of the population. However, given the diversity of Oakland's population, this is not a useful measure. Since each group constitutes a different proportion of the population, with no one group on the majority, an arbitrary figure of 50 percent represents varying degrees of concentration depending on whether that group is 38 percent or 15 percent of the population. Nonetheless, Oakland does have a number of areas in which a majority of residents are from a particular group. Map 2 identifies those neighborhoods.

Similarly, one method suggested by HUD is to consider an area "overconcentrated" if a group makes up more than 20 percentage points greater than its Citywide population. For example, Whites make up 23.5 percent of the City's population, so a neighborhood with 43.5 percent Whites would be considered overconcentrated. The disadvantage of this method is that 20 percentage points is a much smaller deviation from 38 percent, for example, than it is from 18 percent, which distorts the degree of concentration.

The City's approach is to look at the concentration of a particular group relative to its own proportion in the Citywide population. The City has chosen to define a group as "overconcentrated" in those neighborhoods (census tracts) where it makes up, as a percentage of the population, more than 150 percent of its Citywide proportion. Conversely, a group is considered to be "underconcentrated" in those neighborhoods where it makes up less than 50 percent of its Citywide proportion. For example, approximately 23.5 percent of Oakland's population are non-Hispanic Whites. Therefore, neighborhoods with more than 35 percent

Whites are considered “overconcentrated” with respect to Whites, and neighborhoods with less than 12 percent Whites are considered to be underconcentrated.

Maps 3, 4, 5 and 6 show areas of overconcentration and underconcentration for Whites, Blacks, Hispanics and Asians.

Yet another way to look at concentration is to look at areas where racial/ethnic minorities make up more than 50 percent of the population. However, in a City such as Oakland, where the Citywide proportion is 76 percent, areas that actually have relatively lower concentrations would still be defined as overconcentrated. See Map 7 for an illustration.

An alternative approach suggested by HUD is to identify areas where the percentage of ethnic/racial minorities is more than 20 percentage points above the Citywide average. In Oakland, this threshold would be 96 percent, which is extremely high. As Map 8 illustrates, however, there are several tracts in Oakland that meet this definition.

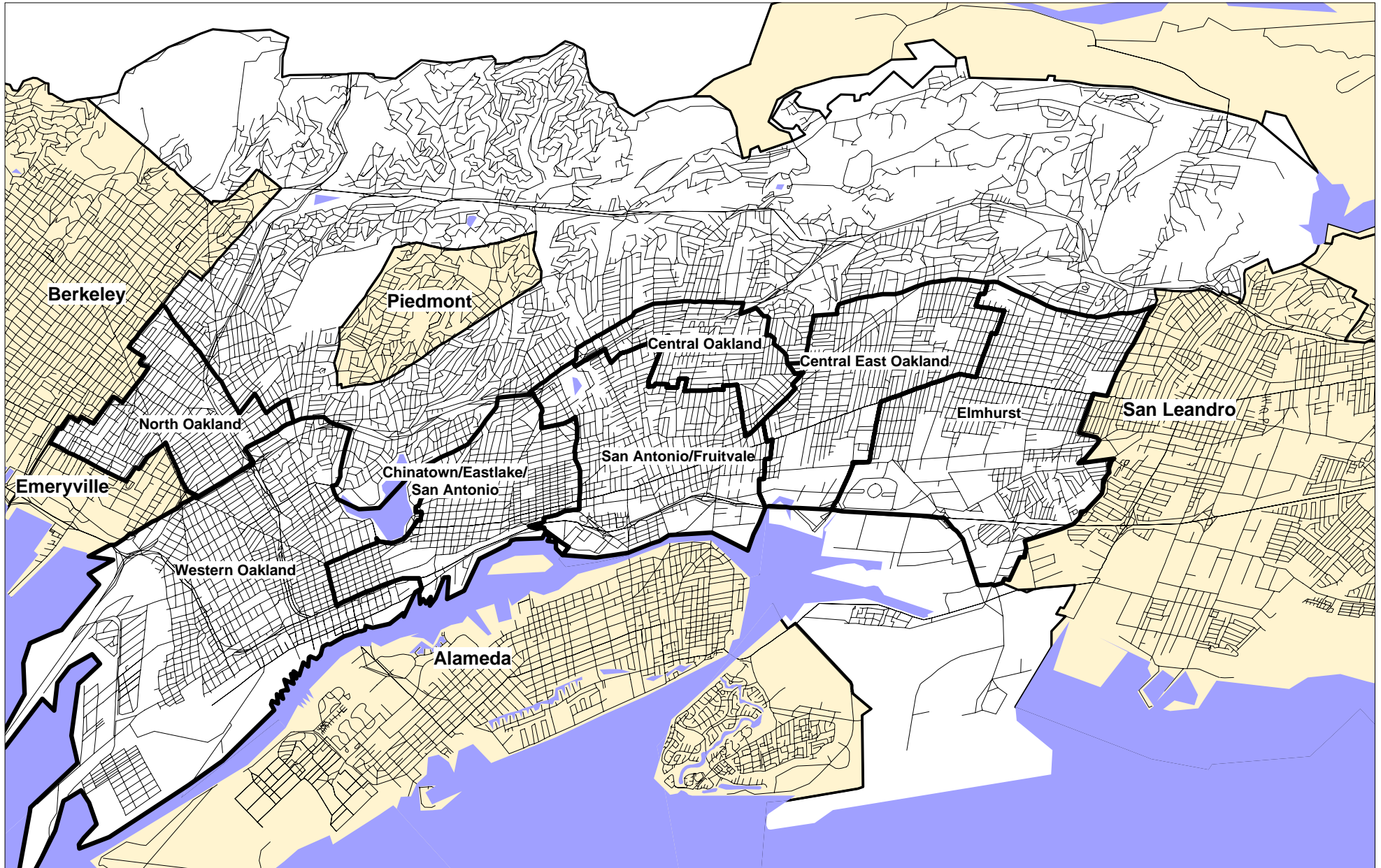
The City has chosen a different approach. Rather than identifying areas where minorities are heavily concentrated, it has chosen to look at this issue in terms of where Whites are underconcentrated as a way of defining areas of minority concentration. Map 9 identifies those areas of the City with relatively low proportions of White and defines those as “areas of minority concentration.”

3. Areas of Low Income Concentration

HUD defines an area of low income concentration as one in which at least 51 percent of the population have incomes less than 80 percent of the median income for the metropolitan area (for Oakland, the metropolitan area consists of Alameda and Contra Costa Counties combined). Areas of low income concentration are target areas for the Community Development Block Grant Program (CDBG), and many of the City’s housing and community development programs are limited to these areas. Map 10 shows those areas that qualify under this definition.

Map 1

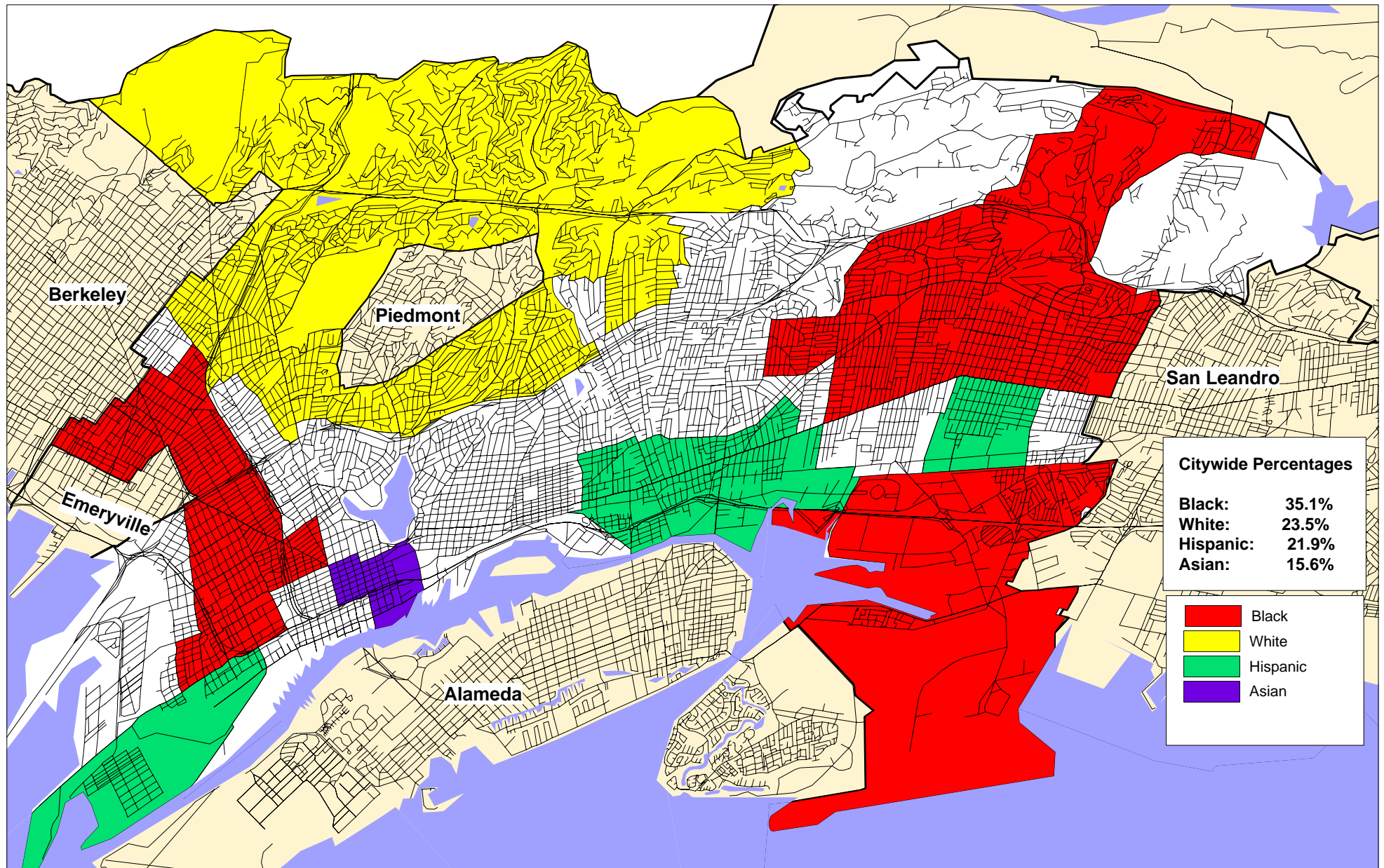
Oakland's Community Development Districts



Map 2

Areas with Racial/Ethnic Majorities

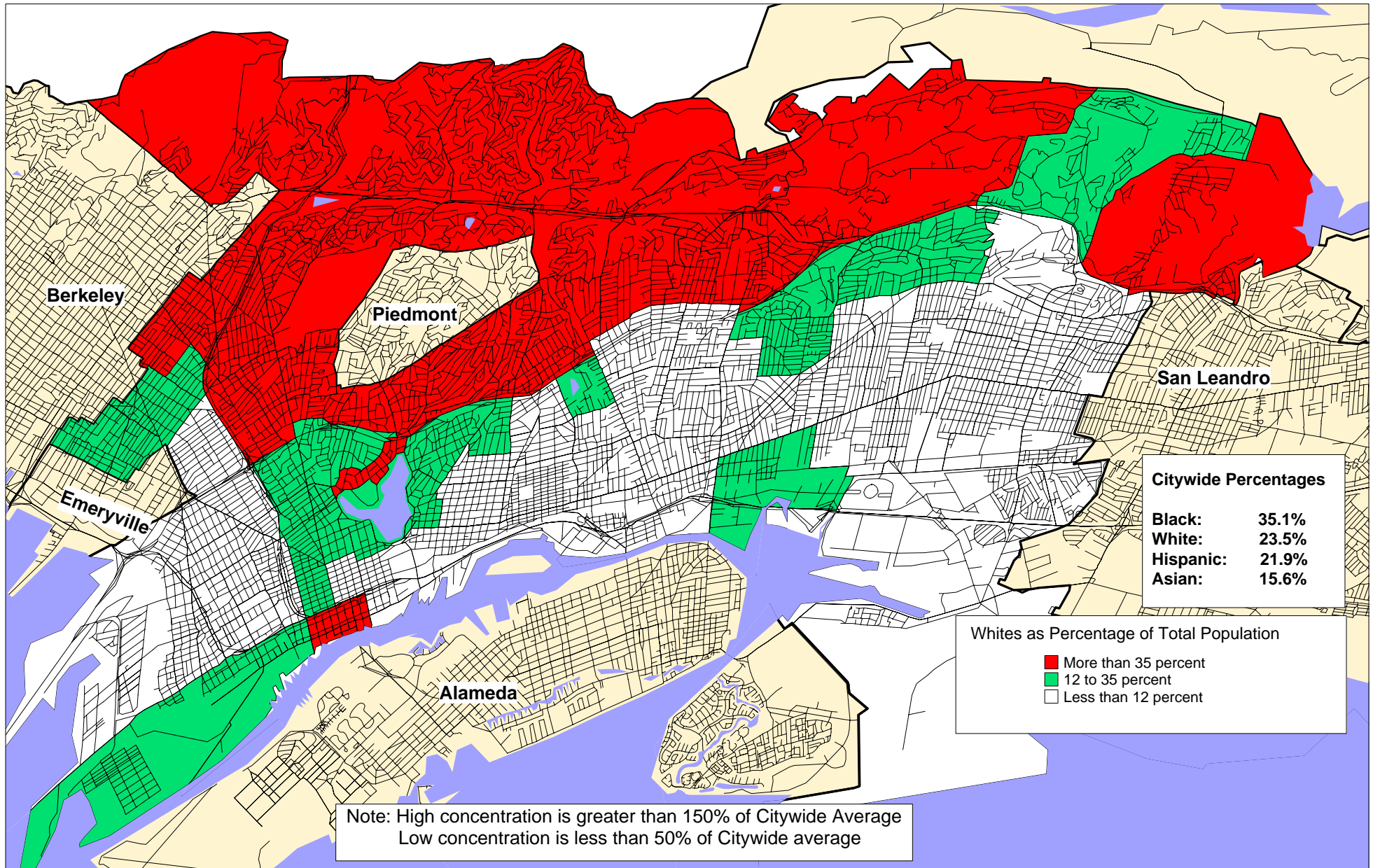
Oakland Census Tracts, 2000



Map 3

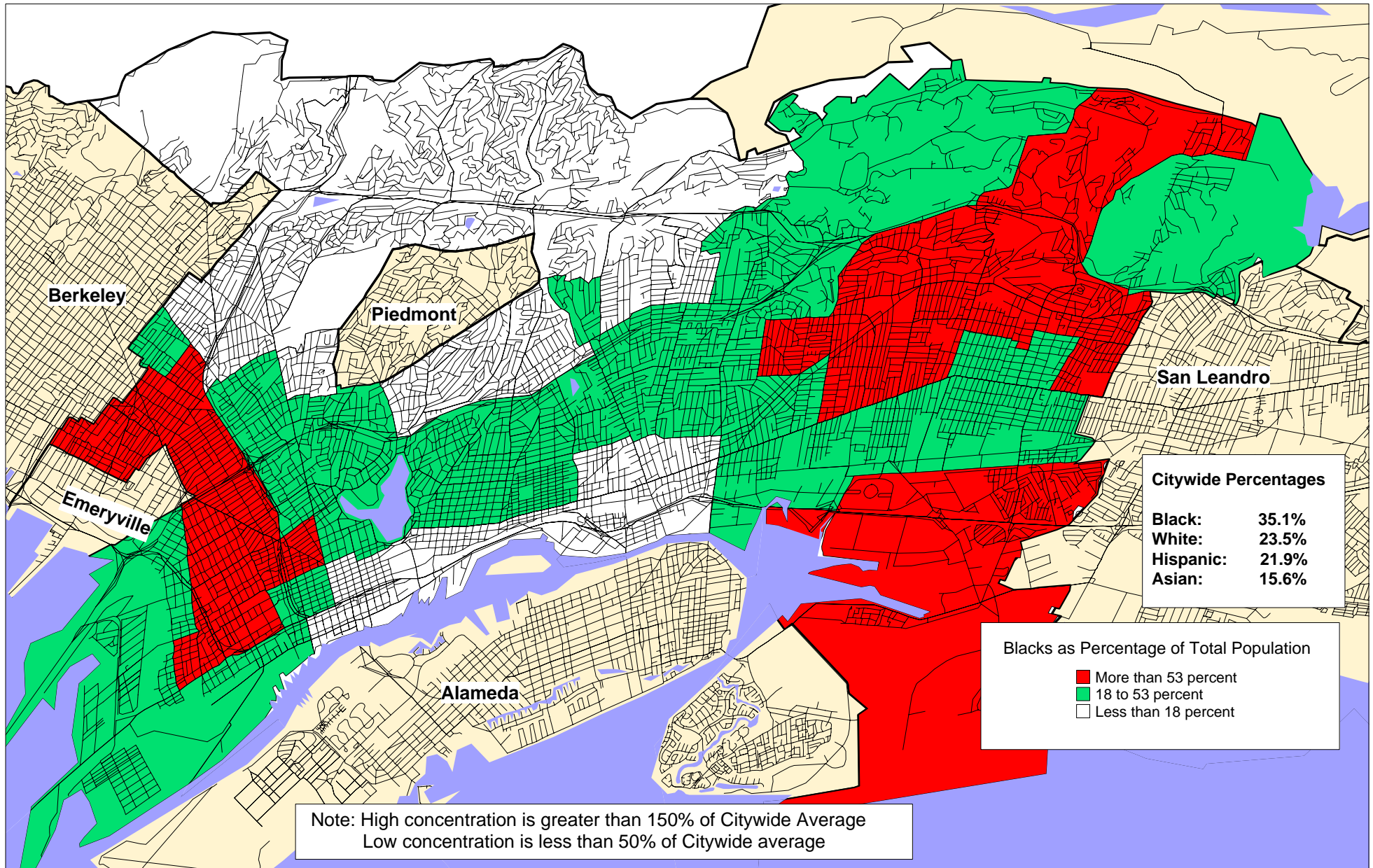
Concentration of White Population

Oakland Census Tracts, 2000



Map 4

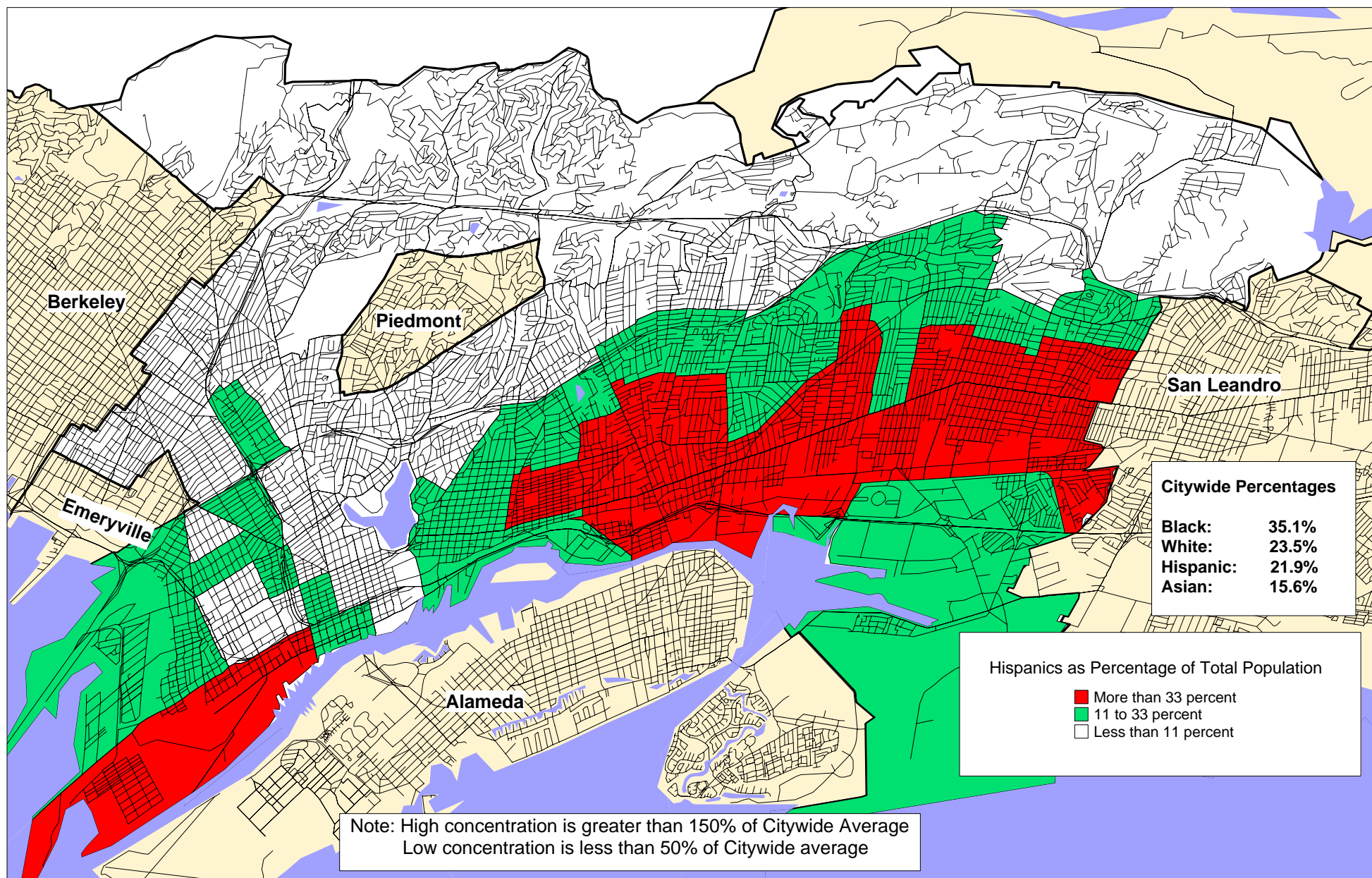
Concentration of Black Population Oakland Census Tracts, 2000



Map 5

Concentration of Hispanic Population

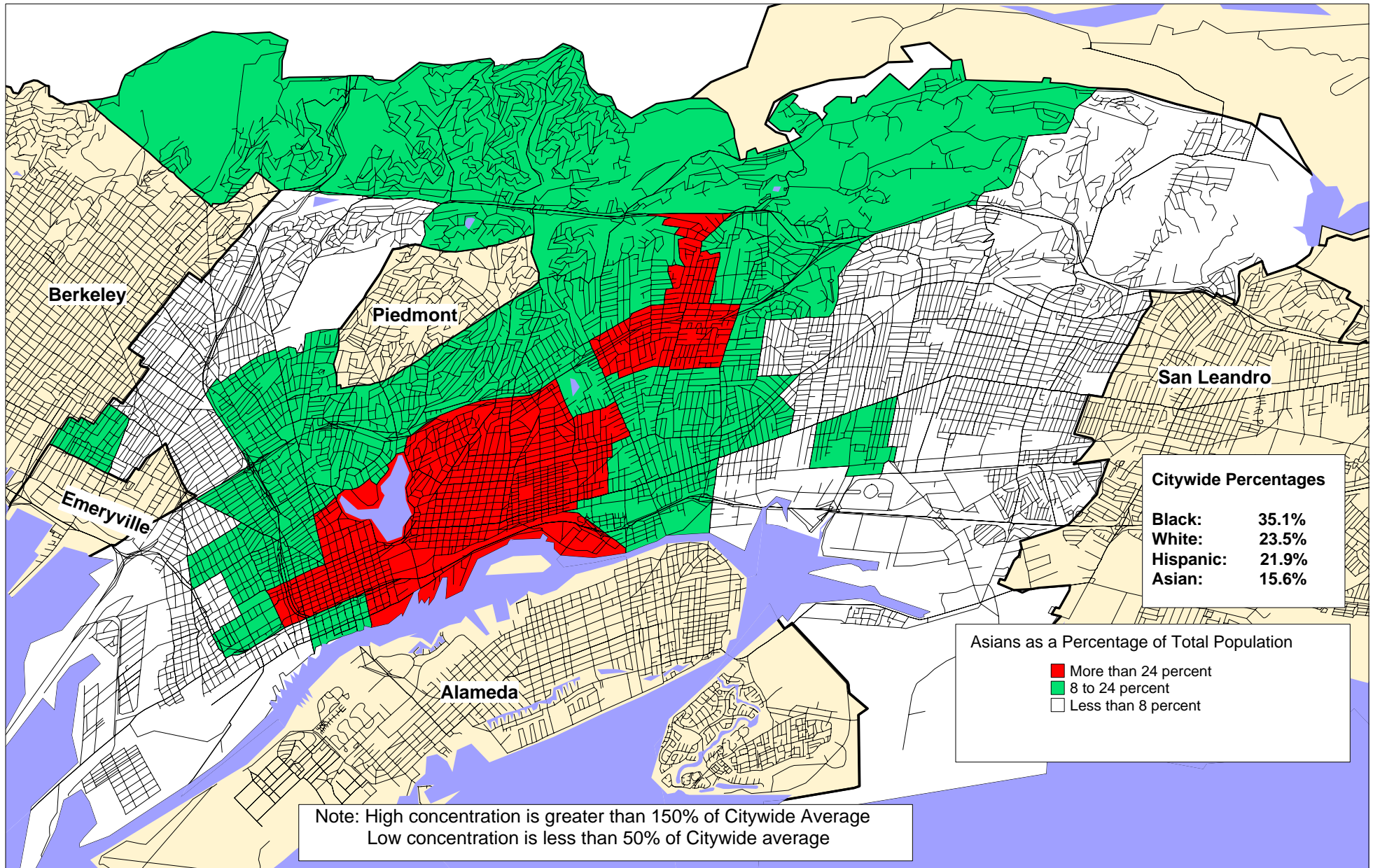
Oakland Census Tracts, 2000



Map 6

Concentration of Asian Population

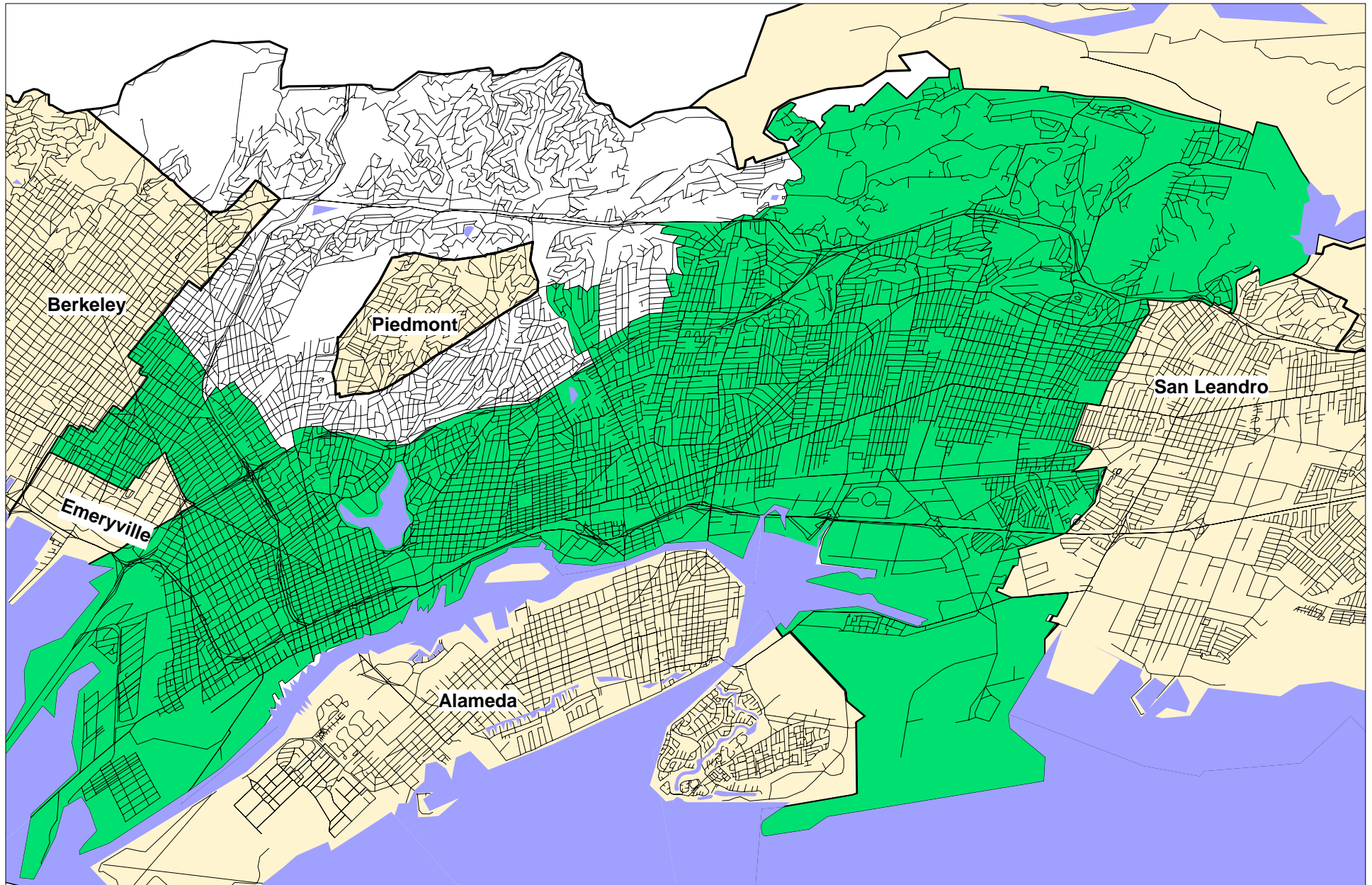
Oakland Census Tracts, 2000



Map 7

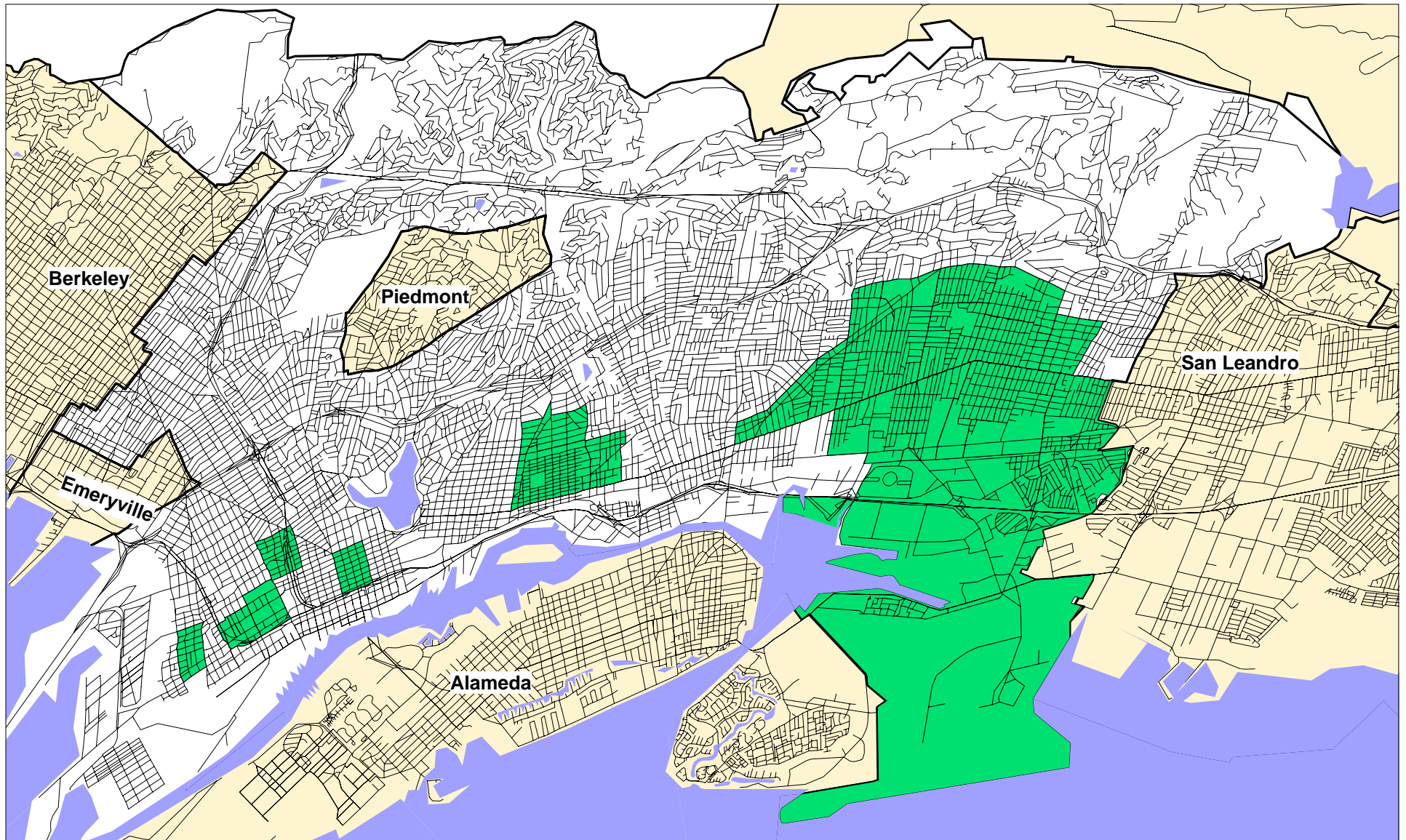
Areas with Minority Population Greater than 50%

Oakland Census Tracts, 2000



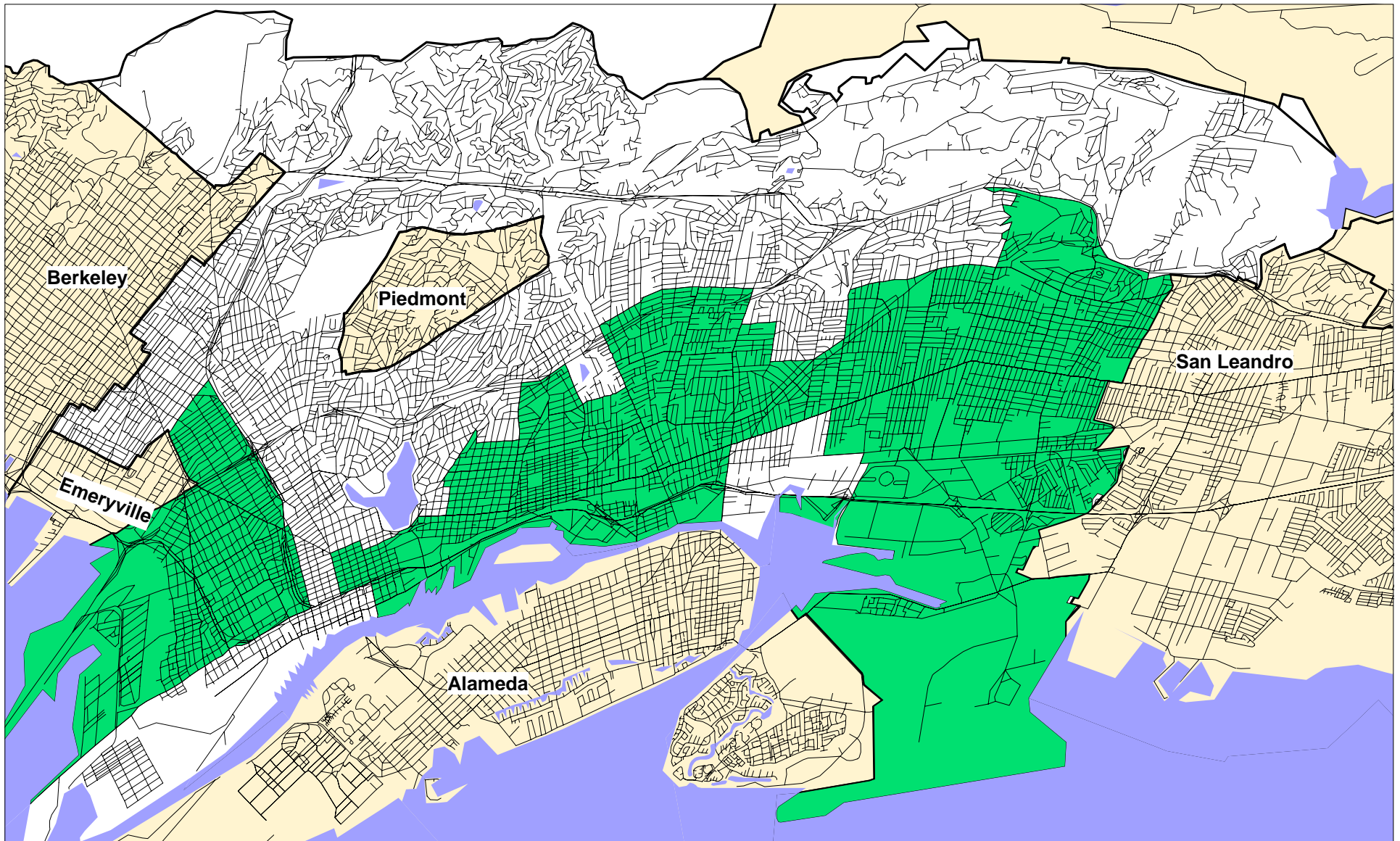
Map 8

Areas of Minority Concentration - HUD Definition (96% of population - 20 percentage points above City average) Oakland Census Tracts, 2000



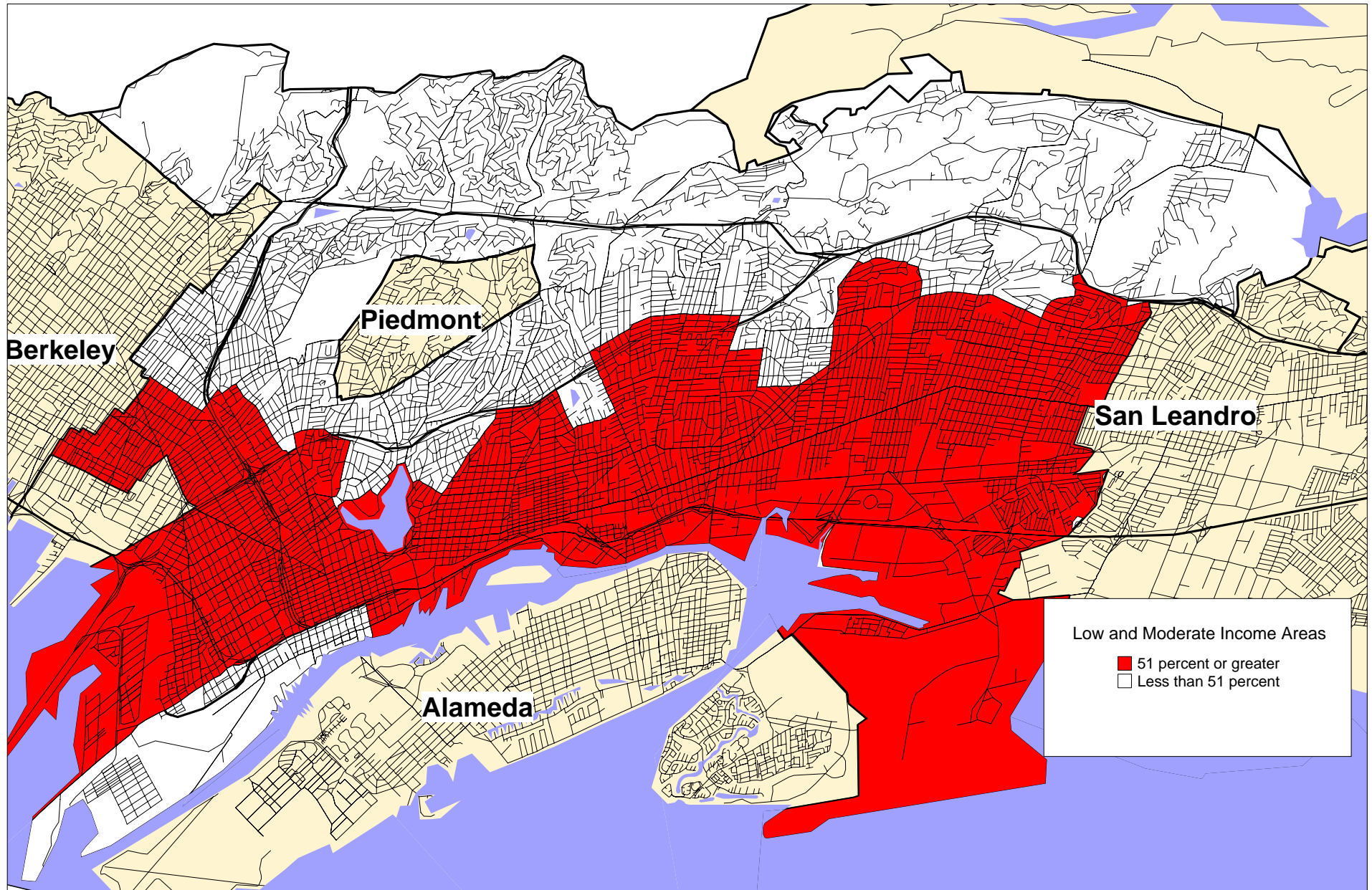
Map 9

Areas of Minority Concentration - Alternate Definition (White population less than one-half of City average) Oakland Census Tracts, 2000



Map 10

Low and Moderate Income Census Tracts (Oakland, 2000 Census Data)



B. Housing Market Analysis

More detailed discussion and analysis of the Oakland housing market is also contained in the City's 2004 Housing Element.

http://www.oaklandnet.com/government/hcd/policy/housing_element.html

1. Housing Supply

According to the 2000 Census, Oakland has a total of 157,508 units. The Census data indicates that there was an approximately two percent net increase in the total number of year-round housing units in Oakland between 1990 and 2000, but a four percent increase in total occupied housing units. Housing production failed to meet demand for housing and therefore, the vacancy rate dropped and the average household size increased. The rate of increase in both housing units and occupied housing trailed the growth in population substantially; the four percent increase in total occupied units contrasts sharply to the 10 percent increase in population during the same period.

As of 2000 the majority of Oakland's occupied housing was renter occupied--58.6 percent or 88,305 units. Approximately 62,482 units (41.4 percent) was owner occupied.

2. Size of Units

The 2000 Census data indicates that a significant number of Oakland's housing stock is comprised of small units. Studio and one-bedroom units comprise 39 percent of the stock (61,712 units), while two-bedroom units comprise 31 percent of the stock (48,575 units), and units with three or more bedrooms comprise 30 percent of the stock (47,218 units). Rental units also tend to be smaller than ownership units; 59 percent are either studio or one-bedroom units, 28 percent are two-bedroom, and only 13 percent are three or more bedrooms. Whereas owner units are comprised of 12 percent studio or one-bedroom, 34 percent two bedrooms and 54 percent three or more bedrooms.

3. Housing Units by Size and Type of Building

Overall, Oakland's housing stock is almost evenly divided between single-family homes and multi-unit buildings, comprising 51 and 49 percent of the stock, respectively. The stock also tends to be dispersed in smaller structures. Approximately half of all rental units are in structures with four or fewer units and half of those units are single family (mostly detached) houses. Twenty-four percent of the rental units are in buildings with five to 19 units; and 26 percent are in properties with 20 or more units. Less than one percent are in other types of structures.

Homeownership units are predominantly single-family detached homes; this type of structure comprises 85 percent of the homeowner units. Only eight percent of owner occupied units are in buildings with three or more units.

4. Vacancy

The effective vacancy rate⁸ of two percent was well below the level most housing analysts consider sufficient—about five percent—to allow for mobility and choice in housing and to moderate housing cost increases. By 2000 vacancy rates had reached a point where the existing housing stock could not absorb additional housing demand. While vacancy rates have increased since 2000 due to an economic slowdown, this is most likely a cyclical effect and not a long-term structural change.

5. Housing Costs

The Bay Area is one of the most expensive housing markets in the country. In Oakland, rents and housing prices rose slowly during much of the 1990s, and then accelerated in the late 1990s. American Real Estate Solutions indicated that, for the period 1990 through 1998, sales prices in the Oakland metropolitan region rose more slowly than the nation as a whole, 9.1 percent in the Oakland area compared to 17.1 percent nationally. Between 1997 and 2001, however, the median price for an existing home in Oakland increased approximately 74 percent. Median rents for advertised vacant units increased between 80 and 90 percent from 1995 through 2001.

Data from 2002-2004 suggest that rents have declined in most areas of Oakland. The price of owner-occupied housing has continued to rise. The long-term trend of housing costs rising more rapidly than household incomes is likely to continue despite the current pause, however. The widening gap between housing costs and incomes is especially acute for family households, whose incomes lagged during the 1990s and who represented a large share of Oakland's population growth during that period. Increases in overpayment and overcrowding since 1990 are further indicators of the problems faced by lower-income households, especially family households, and those with very low-incomes.

By contrast, the incomes of non-family households (single individuals and unrelated individuals living together), except for seniors and other special needs groups, are increasing faster than household incomes overall. This is likely due to an influx of unrelated, higher income singles moving into Oakland and forcing gentrification.

6. Rental Costs

Rental costs are usually evaluated based on two factors: rents paid by existing occupants of rental units and advertised rents for vacant units. When the housing market is tight, rents increase rapidly. Under these conditions, advertised rents for vacant units are often significantly higher than rents paid by existing tenants. The difference between rents for occupied units versus vacant units is magnified by the presence of rent control in Oakland. Property owners typically increase rents to market levels when they become vacant, creating a large gap between rents for occupied and vacant units.

⁸ The percent of dwelling units available for occupancy excluding homes that are boarded up, used only part of the year, or sold or rented and awaiting occupancy

According to the 2000 Census the median gross rent in Oakland rose from 538 in 1990 to 696 in 2000, an increase of 30 percent. However, advertised rental rates for vacant units have increased by more than 80 percent between 1995 and 2001. For the entire decade of the 1990s, rents increased by 80 to 90 percent (depending on the number of bedrooms). Rents have fallen since 2001 but are still significantly higher than in 1997.

7. Homeownership Costs

Between 1997 and 2001, the median housing price in Oakland increased by 74 percent. Since 2001, prices have risen even higher, which means that homeownership is becoming increasingly difficult for moderate-income households and all but impossible for lower-income households.

8. Housing Conditions

According to the 2000 Census, approximately 2,200 dwelling units had no heating systems, over 1,600 dwelling units lacked complete plumbing, and nearly 2,650 dwelling units lacked complete kitchen facilities. Each of these measures showed a higher incidence than in 1990. It should be noted that a significant percentage of these housing units are in single-room occupancy buildings that do not have private bath and kitchen facilities for individual dwelling units.

A sample survey of housing conditions in 2002 found that as much as 30 percent of the housing stock may need various levels of repair, from deferred maintenance to substantial rehabilitation. Unfortunately, there is no empirical evidence based on consistent, periodically conducted citywide surveys of housing conditions on which to base definitive conclusions about whether Oakland's housing stock is improving or deteriorating.

A significant amount of Oakland's substandard housing is rental housing affordable to lower income households. For many low income renters, substandard housing is the only housing available at an affordable price.

9. Assisted Housing Resources

There is a substantial amount of privately-owned subsidized housing in the City of Oakland. This housing was developed under various federal, state and City of Oakland funding programs. There are 7,375 privately owned, publicly subsidized rental housing units in over 110 developments in Oakland. Of these 157 are designated for persons with disabilities and/or HIV/AIDS, 2,573 for families and 3,876 for seniors. Another 679 privately owned subsidized units are in residential hotels and 90 are transitional housing units for homeless individuals and families. Please note that many of the Residential Hotel and Transitional housing units provide some supportive services. In addition, some of the Residential Hotel units receive rental subsidies and services through the Section 8 Moderate Rehabilitation, Shelter Plus Care and HOPWA Programs.

Assisted Housing in the City of Oakland

Assisted Housing	Number of Units
Section 8 Voucher/Certificates	10,871
Section 8 Moderate Rehab	496
Public Housing	3,308
Privately–Owned Assisted Housing	6,990
Total	21,665

Source: Oakland Housing Element and OHA Making Transitions Work.

A more detailed inventory of privately-owned Assisted Rental Housing can be found in Appendix 6 and on the City’s web site at:

<http://www.oaklandnet.com/government/hcd/projects/assisted.html>

a. Number, Type and Condition of Public Housing Units

The public housing stock consists of 3,308 units on 267 sites. Of these, 1,687 units are in 12 developments containing 20 units or more, and 1,621 units are scattered throughout the City in 255 smaller developments of less than 20 units.

The majority of public housing (1,850 units) consists of units with three or more bedrooms, comprising 56 percent of the supply, including more than 100 four-bedroom units and a small number of five-bedroom units. Two-bedroom units make up 24 percent of the public housing units (793 units), and finally one-bedroom units make up the remaining 20 percent (665 units).

Table 12
Public Housing Units by Number of Bedrooms

	Number of Bedrooms					TOTAL
	1	2	3	4	5	
Number of units	665	793	1,698	129	23	3,308

Nearly 90 percent of the public housing stock (2,925 units) consists of family units (although some may be occupied by seniors); 383 units are designated specifically for seniors.

The condition of the public housing stock varies from development to development and site to site. Much of the scattered housing stock is now approximately forty years old, and many developments suffer from poor design and construction, which compound the maintenance problems.

The Housing Authority estimates that need for rehabilitation throughout the inventory will require more than \$87.9 million to undertake physical improvements to public housing units and non-dwelling structures over the next twenty years.

b. Public Housing Vacancy Rate

The Oakland Housing Authority maintains a low routine vacancy rate at 2%. However, the overall vacancy rate has increased in order to accommodate the comprehensive modernization of several of the developments including Peralta Villa, Lockwood Gardens (142 units, the last of three phases), and Coliseum Gardens (178 units in 3 phases) and several smaller scattered sites.

c. Accessibility of Public Housing for Persons with Disabilities

The Oakland Housing Authority has 134 accessible units for persons with a mobility disability, 19 audio/visual units and 171 adaptable units. These were developed or rehabilitated after 1988 and meet the UFAS standards (that is, they are on an accessible route and meet some of the requirements for full accessibility, including at a minimum, adequate maneuvering space and ground and floor surfaces, and have grab bars and handrails). Additionally, in its older housing stock, the authority has modified 32 units to accommodate persons with disabilities, but those units have not been certified as meeting UFAS standards.

d. Tenant-Based Rental Assistance (Section 8)

The largest category of housing assistance is the tenant-based Section 8 Housing Choice Voucher Program. Under this program, tenants receive subsidy vouchers and seek out private rental housing on the open market. The Housing Authority pays a subsidy to the landlord that is approximately the difference between 30 percent of tenant income and a payment standard set by the Housing Authority (similar to the Fair Market Rent). Tenants are free to rent units for either more or less than the payment standard, and their contribution towards the rent is adjusted accordingly.

Section 8 assistance enables low income households somewhat greater flexibility in apartment location. However, a significant problem with the program is the inability of households to find sufficiently large or moderately priced apartments, which will allow use of Section 8 programs. Eligibility for the programs is open to people with incomes up to 80 percent of area median income, but most recipients have incomes well below this level.

As of March 2005, the Oakland Housing Authority provided Section 8 assistance to 11,367 households.

Table 13
Section 8 Rental Assistance Administered by Oakland Housing Authority (March 2005)

Program Type	Units
Vouchers	10,871
Moderate Rehabilitation (project based)	496
TOTAL	11,367

The total shown above includes 496 units funded under the Section 8 Moderate Rehabilitation Program. Under this program, the subsidy is tied to specific units. Eligibility is the same as for Section 8, and the contracts are administered locally by the Oakland Housing Authority. Some of these units are located in assisted housing developments discussed in subsequent sections.

The totals above do not include project-based Section 8 provided directly by HUD to some of the privately-owned housing developments discussed above.

e. Units expected to be lost from the assisted housing inventory.

Five projects, containing 569 units, are at risk of terminating their subsidy contracts within the next five years. Three projects with 250 units are considered to be high risk. Additional information on at-risk units can be found in the City of Oakland Housing Element, available online at:

http://www.oaklandnet.com/government/hcd/policy/housing_element.html

10. Housing Characteristics and Special Needs Populations

The size and other characteristics of the Oakland housing stock pose difficulties for those with special needs. Social service agencies serving various low and moderate income populations report that units suitable for the elderly, the disabled, and larger families with children are in scarce supply relative to the need. Large families have a particularly difficult task finding sufficiently large housing units, resulting in doubling up (two families sharing a housing unit) and overcrowding.

Social service agencies continue to report a shortage of housing suitable for the elderly, especially housing with supportive services for those elderly who have difficulty with daily living tasks. Roughly 5,000 elderly households in Oakland are in need of supportive housing, yet there are only 3,747 affordable units specifically designated for low-income seniors in need of supportive services.

Finally, the current composition of Oakland's housing stock also poses serious barriers to households with disabilities, particularly those with mobility limitations. Oakland service providers indicate that many disabled persons or households with disabled members find it extremely difficult to locate housing that is either accessible or suitable for adaptation.

For an inventory of facilities and services for Non-Homeless Persons with Special Needs, see Appendix 5.

a. HIV/AIDS HOUSING

Within the Oakland EMA, HOPWA funds are used to support property acquisitions, rehabilitation, and construction of living units for persons living with HIV/AIDS and their families.

Since 1993, 600 mixed-use housing units have been created and/or maintained with 221 of these housing units dedicated for occupancy by persons with HIV/AIDS and their families. See APPENDICES

Appendix 1 for details.

Currently, 221 bedroom units of HIV/AIDS housing are assisted with HOPWA funds for either support services, operations, and/or development. To date there are no reports of HOPWA funded housing units to be lost from the HIV/AIDS housing inventory.

11. Housing Demand

In recent years, demand for housing has escalated sharply in Oakland. As noted earlier, housing construction has not kept pace with increases in population and in the number of households. As is true for the rest of the region, there is a serious shortage of housing, particularly housing affordable to persons with low and moderate incomes.

According to the 2000 Census, the effective vacancy rate was just two percent for owner-occupied housing and three percent for renter housing. The effective vacancy rate was well below the level most housing analysts consider sufficient—about five percent—to allow for mobility and choice in housing and to moderate housing cost increases. By 2000 vacancy rates had reached a point where the existing housing stock could not absorb additional housing demand. While vacancy rates have increased since 2000 due to an economic slowdown, this is most likely a cyclical effect and not a long-term structural change. We expect demand for rental housing to continue to be high.

Real estate brokers report that demand for ownership housing continues to be high. Multiple offers at prices above the asking price are common. Many homes are selling within a short time of being placed on the market, often in “as-is” condition with buyers assuming responsibility for any needed repairs.

C. Homeless Inventory (facilities and services)

Currently, there are 397 year-round shelter beds, 125 seasonal shelter beds, and 25 overflow shelter beds. The current inventory of Transitional housing in Oakland includes 312 living units comprised of 367 family beds and 310 individual beds.⁹ Most shelters conduct some outreach and assessment of incoming clients. Oakland contracts with two agencies, specifically for Outreach services. One provides 360 units of benefits and legal advocacy to homeless living on the streets and/or shelters and renters at-risk of losing their rental or lease agreements. The other provides benefits advocacy, shelter referrals, hygiene and survival kits to persons living in homeless encampments. Appendix 2 and Appendix 3 summarize the inventory of emergency and transitional bed units within Oakland.

D. Barriers to Affordable Housing

Public policies at all levels of government can sometimes act as barriers to affordable housing by increasing development costs, blocking certain kinds of development, or adding unnecessary delays to the process.

⁹ Tables and information adopted from the Alameda County Inventory of Emergency, Transitional and Permanent Housing Units for low-income – 2004.

The City has analyzed its regulatory requirements in accordance with HUD Form 27300, Questionnaire for HUD's Initiative on Removal of Regulatory Barriers and has determined that most of the potential barriers identified by HUD do not exist in Oakland. The City has undertaken a number of measures to facilitate and encourage affordable housing, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's General Plan. Further details may be found in the City's Housing Element.

Listed below are some other factors that may act as barriers to affordable housing.

1. Local Barriers to Affordable Housing

- Since Oakland is built out, the lack of available vacant land is a major impediment to the production of affordable housing. New development is therefore limited to in-fill types of projects which result in higher costs due to the need to demolish existing structures and relocate existing uses/tenants.
- Many sites available for development require environmental remediation which results in higher costs.
- The high demand for land coupled with the lack of available sites has resulted in high land costs.
- The high demand for land and active real estate market makes it difficult for non-profit developers to compete and secure sites for affordable housing. The current real estate market requires that potential purchasers be able to act quickly and outbid other purchasers, which is a difficult market for non-profit and government entities to compete in.
- Neighborhood opposition continues to be a barrier to the development of affordable housing. As with other communities, neighbors are sometimes opposed to affordable housing developments for fear that the development will affect property values or result in crime or other problems.
- Oakland's ordinance regarding second units prohibits building second units in a number of areas with low concentrations of minorities. While this may be a legitimate public safety concern, it adversely affects minorities seeking affordable housing and limits the creation of housing opportunities outside areas of minority concentration.

2. State Barriers to Affordable Housing

- State requirements often overlap with federal and local strategies, adding extra burden to the implementation process.
- Inconsistencies between federal, State, and local underwriting standards, such as affordability restrictions, increase costs.
- Relocation laws discourage property owners from participating in rental rehabilitation.

3. Federal Barriers to Affordable Housing

A number of Federal requirements involve duplication of effort involved in meeting State requirements.

- Federally funded projects must have two environmental reviews conducted, one under NEPA (federal) and one under CEQA (state). Likewise, federal requirements require the preparation of a Consolidated Plan, while State requirements require the preparation of a Housing Element and Implementation Plan (for Revitalization Housing Set-Aside funds). All three of these documents are five year planning documents and address many of the same topics.
- Mandatory cost containment policies necessitate local subsidies to achieve local design approvals.
- Inconsistencies between federal, State and local underwriting standards, such as affordability restrictions and foreclosure rules, increase cost and time.
- Federal requirements to mitigate toxics (such as lead-based paint) in affordable housing may prohibitively increase cost of development and/or rehabilitation and first-time homebuyer assistance.
- Reporting requirements such as the Consolidated Plan, CAPER, Analysis of Impediments, Lead Based Paint Management Plan, etc. tie up scarce staff and time, which moves the focus away from production to report-writing.
- Requirements for relocation benefits discourage funding for rehabilitation of rental housing.
- Davis Bacon wage requirements increase the cost of providing affordable housing and make it difficult to find contractors in this competitive construction market.
- The declining purchasing power of CDBG and HOME funds, which have remained the same or decreased over the years while housing costs have skyrocketed, have made it difficult to address the City's affordable housing needs.

IV. Strategic Plan

A. Affordable Housing Strategy

This portion of the Consolidated Plan describes the City's strategy over the next five years for meeting the housing needs of low and moderate income households including strategies to address the specific housing needs of persons with special needs (such as seniors and disabled persons).

The housing needs assessment and the market analysis contained in previous sections have shown the tremendous magnitude of unmet housing needs in Oakland, and the gap between market cost and the ability of low and moderate income households to pay for housing.

The City has only limited resources with which to address these needs. Only a small fraction of the total needs can be addressed. The City attempts to maximize the impact of these resources by leveraging other funds wherever possible, particularly from private sources and other public sources. The City also provides substantial local resources, especially from Redevelopment Agency funds, to address housing needs.

1. General basis for assigning priorities

HUD requires that the City assign priorities for assistance to various groups, broken out by the following categories:

- Tenure (owner vs. rental)
- Income Level (extremely low, low and moderate income)
- Household Type (small family, large family, elderly and other)
- Persons with Special Needs

The City's priorities for assistance are summarized in Table 14.

In assigning priorities for assistance to different groups, the City has used the following definitions:

High Priority: Activities to address this need will be funded by the City with federal or local funds, either alone or in conjunction with the investment of other public or private funds.

Medium Priority: If funds are available, activities to address this need may be funded by the City with federal or local funds, either alone or in conjunction with the investment of other public or private funds. Also, the City will take other actions to locate other sources of funds to assist groups assigned a medium priority.

Low Priority: The City is not likely to fund significant activities to address this need. The locality will consider certifications of consistency for other entities' applications for Federal assistance.

For purposes of the priority definitions, the City has included assistance to be provided by the Oakland Housing Authority within the meaning of "activities will be funded by the locality."

As a general rule, the City grants priority to those households with the greatest needs. For the most part, this means that extremely low income households should receive priority for assistance. Seniors, persons with disabilities, large families, and immigrant populations also have particularly pressing needs which will be addressed to the extent possible.

At the same time, priorities and goals are affected by conditions in the market and limitations on resources available to the City. As a general rule, the amount of assistance required per household is much higher for those with the lowest incomes. This is particularly true for housing programs that produce housing that will remain affordable for many years.

Housing for individuals and families with extremely low incomes generally requires ongoing operating subsidies since incomes are insufficient to pay rents that can cover the costs of managing and operating housing, let alone to cover the debt service payments on funds used to build such housing. While the City continues to make efforts to provide new housing for extremely low income households, the lack of sufficient resources and programs to provide new project-based operating subsidies and tenant-based rental assistance makes it difficult to provide as sufficient assistance to extremely low income households in proportion to their need.

A second area of concern is the City's low rate of homeownership and especially the lower rates experienced by minorities. Accordingly, the City has made programs that provide expanded opportunities for first-time homebuyers a high priority. Because the gap between incomes and the price of owner-occupied housing is so large, these efforts are focused primarily on moderate income households with some assistance to very low income households as well.

A summary of the City's priorities and goals by household type and income level may be found in HUD Table 2A, located on page 12.

The City's housing strategy includes the following objectives and approaches:

- 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 the 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
- Removal of Impediments to Fair Housing

The following sections discuss each of these strategy areas, and includes the resources that will be used, the types of households to be assisted, and goals and objectives for the five year period. Each section also includes a brief narrative that links the strategy to the needs and market conditions identified earlier in this Plan.

In determining performance goals for the next five years, the City has assumed that Federal grant levels will remain at or near the FY 2005-06 level for the entire five year period (see the Annual Action Plan section at page **Error! Bookmark not defined.** for a listing of these amounts). The City has also estimated that it will have available approximately \$40-45 million in Redevelopment Agency funds that can be used to support low and moderate income housing activities. If more funds become available from these or other sources, then it may be possible to provide more assistance. **If recent proposals to reduce or eliminate Federal programs are enacted, then the City will not be able to carry out the strategies outlined below and will not be able to meet the goals and objectives contained in this Consolidated Plan.**

Table 14
Priorities for Housing Assistance 2005-2010

	Renters				Owners			Homeless Persons		Non-Homeless Persons with Special Needs
	Elderly 1&2 Member Households	Small, Related Households (2 to 4)	Large Related Households (5 or more)	All Other Households	Existing Homeowners	First-Time Homebuyers				
						With Children	All Others	Individuals	Families	
A. Household Income										
1. Extremely Low 0 to 30% MFI	M	M	M	M	M	L	L	H	H	M
2. Low 31 to 50 % MFI	H	H	H	M	H	M	M			
3. Moderate 51 to 80% MFI	M	H	H	L	M	H	H			
B. Activity										
1. Acquisition	S	S	S	S				S	S	S
2. Rehabilitation	S	S	S	P	P	S	S	S	S	S
3. New Construction	P	P	P	S		P	P	S	P	P
4. Rental Assistance	P	P	P	S				P	P	P
5. Homebuyer Assistance						P	P			
6. Support Facilities & Services	S			S		S	S	P	P	P

Priorities

H = High--City will provide funding

M=Medium--City may provide funding if other funds can be leveraged

L=Low--City not likely to fund but will support applications for other funds

Activities:

P=Primary

S=Secondary

2. Obstacles to Meeting Underserved Needs

There are certain categories of need that have been particularly difficult to serve. These include very low income households of all types (including persons making the transition from homelessness to permanent housing), persons with special supportive housing needs, and immigrants and non-English speaking residents.

a. Lack of Funding

The largest barrier to meeting these needs is the lack of available funding. Particularly for very low income households, subsidized housing development, without deeper rental or operating subsidies, is not sufficiently affordable. Public housing and Section 8 remain the most viable resources for serving this population, but the resources available are inadequate. Public housing development has been halted in the U.S. for many years, and projected funding levels are likely to be insufficient to maintain the existing supply of public housing and Section 8 vouchers. This is by far the most serious barrier to meeting the needs of extremely low income households.

The City's own resources, including those available from HOME and CDBG, have not been adequate to address these needs. HOPWA funds have been used to provide both project and tenant based rental assistance to person with HIV/AIDS, particularly those who are homeless, but the assistance does not serve the larger population of extremely low income families.

The City will continue to aggressively advocate for more funding at the Federal and State levels, and will seek to include units affordable to extremely low income households in its assisted housing developments.

b. Supportive Housing for Persons with Special Needs

In addition to lack of funding, the City has identified five additional barriers to providing more supportive housing for persons with special needs.

First, it has been difficult to identify and secure funding sources for supportive services to be provided as part of an assisted housing project. Through the Countywide Multi-Plan process, the City has worked with housing, homeless service and social service providers, including the County Department of Behavioral Health Care Services, to develop plans to better coordinate housing and services funding. These efforts will continue.

Second, there has been substantial neighborhood concern and opposition to the siting of facilities that provide supportive housing for persons with disabilities, particularly those with mental disabilities and persons recovering from alcohol and drug addiction. The City will continue efforts to provide supportive housing that is well designed and managed and will blend well with existing land uses in the community. The City will also continue to work with advocacy groups to provide education and outreach designed to address some of the concerns and misperceptions that exist about the impact of such housing.

Third, providing services to people with HIV/AIDS is hampered by several factors. These factors include the need for additional tailored services to meet the needs of specific underserved populations and groups in a safe and sensitive way, the need for more trained, culturally competent health providers capable of providing respectful, empathetic services to disenfranchised populations, the need to provide staff who reflect the communities served by HIV/AIDS agencies, the need for increased immediate linkage to services at the time an individual learns of his or her HIV-positive status and the need for additional services located directly within communities which disenfranchised people live.

Fourth is how discrimination affects the ability of people living with HIV/AIDS to access services. These factors include, the continued stigma and negative attitudes (including attitudes prevalent in organized religions) regarding HIV and HIV/AIDS risks behaviors, which lead to a reluctance on the part of people with HIV to disclose their HIV status to family members, friends, and care providers to seek care. People who speak languages other than English have difficulty accessing services.

Fifth is relates to other barriers that individuals living with HIV/AIDS face in accessing services. Those barriers include people in poverty have difficulty prioritizing personal health care over more basic needs such as food, shelter, and caring for one's family, fear and suspicion on the part of people living with HIV/AIDS of traditional medicine and the health care system in general and denial by people with HIV/AIDS of personal risk for illness or death as a result of HIV/AIDS

c. Immigrant and Non-English Speaking Populations

For immigrant and non-English speaking populations, lack of access to information and program materials in their native language has prevented many from taking full advantage of available programs. In May 8, 2001 the City of Oakland, California, became the first city in the nation to pass an Equal Access to Services Ordinance (EAO) with the purpose of removing language barriers that limited-English speakers may have in accessing City services. The Ordinance mandates that Oakland must provide language access for residents that are limited or non-English speakers through (1) bilingual personnel in public contact positions (PCPs) throughout its agencies and (2) translated written outreach materials: brochures, forms, notices, applications, etc. that provide vital information to the public about the Department's services or programs. The Ordinance targets languages that have 10,000 or more Oakland residents that are limited English speakers.

As part of this Consolidated Plan's Five Year Strategy, the City will expand its efforts to provide outreach and information materials in other languages in order to reach out to underserved populations. The City will seek resources that will allow it to:

- Provide basic housing program information in non-English languages
- Provide translation services at public meetings when requested in advance
- Work with community organizations to expand outreach efforts among immigrant and non-English speaking populations.

3. Specific Strategies and Uses of Funds

Table 15 on the following page provides a summary of the City's housing objectives and strategies, including which agencies are involved, what kinds of activities will be pursued, likely funding sources, target population groups, and estimated accomplishments for the five year period covered by this Consolidated Plan.

Following the table there is a discussion for each of these strategies in turn, including a description of how characteristics of the housing market and severity of needs have provided the basis for assigning relative priorities and influenced how funds will be used to address those needs.

Table 15
Housing Objectives, Strategies and Goals, 2005-2010

Participants	Funding Sources	Target Population	City Programs	5-Year Goals
Objective 1: Expand the Supply of Affordable Rental Housing (Rental Housing Production)				
City of Oakland Redevelopment Agency HUD Lenders Investors Foundations Developers	HOME ORA Low/Mod Fund CDBG Federal Home Loan Bank Affordable Housing Program Tax Credits/Syndication State Housing Programs	Extremely Low, Low and Moderate income Renters.	1A: New Construction/Substantial Rehabilitation Housing Development Program	800 units built or underway
			1B: Vacant Housing Acquisition Rehabilitation Program	5 units built or underway
Objective 2: Preserve the Supply of Affordable Rental Housing (Rental Housing Preservation)				
City of Oakland Redevelopment Agency HUD Lenders Investors Foundations Developers	HOME ORA Low/Mod Fund CDBG HUD Programs Federal Home Loan Bank Affordable Housing Program Tax Credits/Syndication State Housing Programs	Extremely Low, Low and Moderate income Renters.	2A: New Construction/Substantial Rehabilitation Housing Development Program	400 units built or underway
Objective 3: Expand the Supply of Affordable Ownership Housing (Ownership Housing Production)				
City of Oakland Redevelopment Agency HUD Lenders Secondary Market Investors Foundations Developers	HOME ORA Low/Mod Fund CDBG Federal Home Loan Bank Affordable Housing Program State Housing Programs	Low and moderate income families Some ownership housing targeted to above-moderate income households	3A: New Construction/Substantial Rehabilitation Housing Development Program	100 units built or underway
			3B: Vacant Housing Acquisition Rehabilitation Program	5 units built or underway

Participants	Funding Sources	Target Population	City Programs	5-Year Goals
Objective 4: Expand Ownership Opportunities for First Time Buyers (Homebuyer Assistance)				
City of Oakland Redevelopment Agency CHFA Lenders Secondary Market Foundations Realtors	HOME ORA Low/Mod Fund CDBG Mortgage Credit Certificates Bank Funds Bond programs State Housing Programs	Moderate and above-moderate Income families Some low and Extremely low income households	4A: Mortgage Assistance Program	350 households
			4B: Public Safety Employee and O.U.S.D. Teacher Downpayment Assistance Program	15 households
			4C: Mortgage Credit Certificates	100 households
			4D: American Dream Downpayment Initiative	20 households
Objective 5: Improve the Existing Housing Stock (Housing Rehabilitation)				
City of Oakland Redevelopment Agency Existing property owners	CDBG HOME ORA Low/Mod Fund	Low and moderate income owners including very low income families Persons with disabilities, renter and owner	5A: Home Maintenance and Improvement Program	60 housing units
			5B: Access Improvement Program	60 households
			5C: Minor Home Repair	700 housing units
			5D: Emergency Home Repair	250 housing units
5E: Lead-Safe Housing	100 housing units			
Objective 6: Provide Rental Assistance for Extremely and Very Low Income Families (Rental Assistance)				
Oakland Housing Authority Rental property owners	Section 8 Certificates and Vouchers	Extremely low income renters	6A: Section 8 Housing Choice Vouchers	Maintain current level of assistance
Objective 7: Provide Supportive Housing for Seniors and Persons with Special Needs (Supportive Housing)				
City of Oakland Redevelopment Agency HUD Developers Social service agencies	HOME ORA Low/Mod Fund HOPWA HUD Section 202 HUD Section 811	Extremely low and low income seniors Persons with disabilities Persons with AIDS/HIV	7A: New Construction/Substantial Rehabilitation Housing Development Program	400 units built or underway
			7B: HOPWA	300 households
			7C: Section 8 Housing Choice Vouchers	Maintain current level of assistance
Objective 8: Remove Impediments to Fair Housing (Fair Housing)				
City of Oakland Private fair housing agencies HUD	CDBG HUD Fair Housing programs	Racial/ethnic minorities Families Persons with disabilities	8A: Referral, Information, and Counseling to Residents with Disabilities	500 households
			8B: Referral, Information and Counseling to Renters and Rental Owners	2,500 households
			8C: Discrimination Education and Investigation	100 households

a. Objective 1: Expand the Supply of Affordable Rental Housing (Rental Housing Production)

i. Priority Analysis

Despite the softening of the rental market in recent years, the City continues to experience a long-term shortage of decent affordable rental housing. Housing for larger families in particular is inadequate to meet the need, leading to overcrowding and a deterioration of housing conditions. The City will implement programs for new construction and substantial rehabilitation of rental housing, including the conversion of non-residential structures to residential use where appropriate and feasible. Most rental housing will be targeted to families with incomes at or below 60 percent of median, with preference given to those projects that serve very low and extremely low income families. Most rental projects will be required to ensure that at least 10 percent of all units are offered at rents affordable at or below 35 percent of median income. Priority will also be given to those projects that provide larger units (3 or more bedrooms) in order to provide more housing for larger families.

ii. Investment Plan

Funding will be provided from HOME funds and local Redevelopment Agency Low and Moderate Income Housing Funds. Assistance for housing development will generally be provided in the form of long term loans with payment of principal and interest deferred for the loan term. Payments will be required in the event that projects generate cash flow not required for the operation of the project and the maintenance of prudent reserves. The City's assistance will generally be restricted to 40 percent of total development costs, and may be less depending on the specific circumstances of individual projects. Developers will be expected to leverage the remaining financing from other sources.

b. Objective 2: Preserve the Supply of Affordable Rental Housing (Rental Housing Preservation)

i. Priority Analysis

While most of the City's existing supply of affordable rental housing is not at risk of conversion to market rate, there are still some projects where owners could terminate project-based Section 8 contracts and convert the projects to market-rate rental housing. Replacement of these units, most of which serve very-low and extremely-low income renters, would be extremely expensive and would hamper efforts to expand the housing supply. Preservation of these units is a high priority.

Many assisted rental projects that were completed 10 or 20 years ago have substantial needs for rehabilitation and modernization. In many cases the projects' capital reserves are insufficient for this purpose. As is true with projects threatened with loss of use restrictions, preservation of these existing projects is a high priority.

ii. Investment Plan

Funding will be provided from HOME and Redevelopment Agency funds to the extent that Federal and State funding sources are insufficient for this purpose. Use restrictions will be extended for the maximum feasible period, and owners will be required to commit to renew project-based rental assistance contracts so long as renewals are offered. The City will actively support efforts to secure Federal, State and private funding for these projects.

c. Objective 3: Expand the Supply of Affordable Ownership Housing (Ownership Housing Production)

i. Priority Analysis

With an ownership rate of only 42 percent, expansion of homeownership is a high priority for the City. Because of the high cost of developing such housing, and the difficulty of leveraging subsidy funds from other sources, it is expected that most new ownership housing will be targeted to moderate income households with incomes at or below 80 percent of median income. Some ownership housing assisted with Redevelopment Agency funds will be targeted to households with incomes between 80 percent and 120 percent of median income, since these households also require assistance to purchase single family homes.

ii. Investment Plan

Funding will be provided from HOME funds and local Redevelopment Agency Low and Moderate Income Housing Funds. The City generally seeks to make such housing permanently affordable by imposing recorded resale controls. It is possible that the specific affordability mechanisms will be modified to respond to changing market conditions and to balance long term affordability with the objective of allowing homebuyers to retain sufficient equity to move up in the housing market at a future date, thus making the assisted units available to more first-time homebuyers. Regardless of the specific mechanisms, the City will strive to ensure that new ownership housing remains affordable for at least 45 years.

d. Objective 4: Expand Ownership Opportunities for First Time Buyers (Homebuyer Assistance)

i. Priority Analysis

As demonstrated in the needs assessment and market analysis, the gap between housing costs and incomes makes homeownership difficult to achieve for low and moderate income households. Both the savings required for a down payment, and the income required to support a mortgage, are obstacles to homeownership for potential

homebuyers. Many lending institutions have introduced new mortgage programs that significantly reduce the down payment required to home purchase, from the conventional 20 percent to as little as three percent and sometimes even with no down payment. However, for low and moderate income households, the mortgage payments may be too high given their limited incomes. The City will continue to offer first-time homebuyer assistance targeted primarily to very low and moderate income families, although in a limited number of cases it may be possible to serve extremely low income families.

ii. Investment Plan

To address these needs and market conditions, the City offers programs that provide downpayment and mortgage assistance in the form of deferred payment loans that do not have to be repaid until the home is sold or refinanced. This reduces the size of the mortgage required, and can make homeownership feasible. The principal source of funding for these programs will be Redevelopment Agency Low and Moderate Income Housing Funds. American Dream Downpayment Initiative (ADDI) funds made available through the HOME program may also be used to assist low and moderate income households. For very low and extremely low income families, it will be necessary to leverage additional funds from State homeownership programs and other sources, and for extremely low income families (such as those currently living in public housing) the City will seek to use the Section 8 Homeownership program to the extent that such funds are available.

e. Objective 5: Improve the Existing Housing Stock (Housing Rehabilitation)

i. Priority Analysis

Much of Oakland's housing stock, particularly in low and moderate income areas, is aging and in need of rehabilitation. Deteriorating housing creates unsafe and unhealthy living conditions, and contributes to neighborhood decline. Improving the quality of the existing housing stock is a high priority for the City. Low income homeowners are often unable to qualify for private financing, and therefore are in need of assistance in order to maintain their homes and their neighborhoods. Owners of rental property are also in need of governmental assistance for rehabilitation of their properties, particularly if the rents are to remain affordable to low and moderate income renters.

ii. Investment Plan

The City will use CDBG, HOME and Redevelopment Agency funds to assist moderate, low and extremely low income homeowners to rehabilitate their homes. Funds will be targeted to the City's Community Development Districts to stimulate revitalization of low and moderate income neighborhoods. Funds will be provided in the form of low interest loans with payments deferred as long as the units continue to be used as the borrower's principal residence. Funds will also be used for emergency and minor home

repairs. All rehabilitation programs will incorporate measures to address lead-based paint hazards.

f. Objective 6: Provide Rental Assistance for Extremely and Very Low Income Families (Rental Assistance)

i. Priority Analysis

Extremely low income households, particularly those with incomes below the poverty level and those with no income, face enormous obstacles in securing decent affordable housing. The needs assessment identifies a large number of households in this category, and the market analysis demonstrates the gap between housing costs and income for this group. Affordable housing development programs often do not provide sufficient affordability for extremely low income households because long term operating subsidies are generally required. These kinds of subsidies are prohibitively expensive given the City's limited funds, and are not an eligible use of funds under the HOME program. Instead, deep subsidy programs like the Section 8 rental assistance program can be effective tools in meeting the housing needs of these families, because they provide funding for the gap between tenant incomes and market rents.

ii. Investment Plan

The City will continue to lobby to maintain and increase funding for rental assistance, and will actively support applications by other entities for funds for this purpose. The City will also work with the Oakland Housing Authority to provide project-based Section 8 for some City-assisted affordable housing units in order to ensure affordability to extremely low income families.

g. Objective 7: Provide Supportive Housing for Seniors and Persons with Special Needs (Supportive Housing)

i. Priority Analysis

Seniors and other persons with special needs for housing with supportive services, including the physically and mentally disabled and persons with AIDS/HIV, have extremely pressing housing needs. Many of these households have extremely low incomes, and find it difficult to secure affordable housing in either the private market or in assisted housing that does not include some form of Section 8 rental assistance. A substantial number also require a variety of supportive services to help them live independently, as described in the needs assessment section.

There are over 3,500 units of assisted housing for seniors in Oakland (not counting Public Housing or Section 8 certificates/vouchers). Nonetheless, service providers continue to report that securing affordable housing is a major obstacle for seniors.

There are very few assisted housing developments earmarked exclusively for persons with disabilities. In recent years the City has financed some additional units for persons with HIV/AIDS and mental disabilities, but the supply is still inadequate. Persons with physical disabilities who also require supportive services have few housing options. Those who do not require supportive services still face difficulties in finding affordable housing that is physically accessible. Although recently developed projects have some units that are designed to be accessible, it may take many months before a vacancy occurs.

HOPWA (HIV/AIDS) funds for the Oakland EMA are allocated between Alameda County and Contra Costa County proportionally based on the percentage of HIV/AIDS cases reported in the two counties for the Oakland EMA.

How HOPWA funds are to be used is determined by a multi-year AIDS Housing Plans for each county. AIDS Housing Plans were developed and adopted in 1996 for both counties. An updated 5-Year Comprehensive HIV/AIDS Plan was completed in 2002. Updates to the 2002 Plan are to be completed in June 2005 and will be included in the Multi-Plan.

ii. Investment Plan

Because of the need to link deep rental subsidies to these developments, the City's general policy is to provide HOME and Redevelopment Agency financing to supplement funds available through HUD's Section 202 and Section 811 programs, which provide both development and rental subsidies for projects serving seniors and disabled persons, with supportive services. These programs often do not cover the entire cost of a development, and additional City financing is used to cover this gap and ensure the quality and livability of the housing. The City also seeks to leverage other funds available from the State and other sources.

To address the accessibility needs of persons with mobility limitations, The City also operates a CDBG-funded Access Improvement Program that provides grants to property owners to make accessibility modifications.

Under the HOPWA Program, the following activities will be undertaken to better serve the AIDS communities and their families:

Housing Development Set Asides
Information & Referrals
Technical Assistance
Transitional Housing

Tenant Based Rental Assistance
Shallow Rent Subsidies Program
Shelter
Case Management

h. Objective 8: Remove Impediments to Fair Housing (Fair Housing)

i. Priority Analysis

The City's Analysis of Impediments to Fair Housing (AI) provides information on the population and housing needs of Oakland, with a special emphasis on the needs of racial and ethnic minorities, families with children, persons with disabilities, and other members of protected classes under federal non-discrimination laws and regulations. Oakland is a city of great racial and ethnic diversity, in which groups that are racial and ethnic minorities at the national level are in fact in the majority in the City. The City also has significant number of seniors and people with disabilities, for whom there may be a need for housing with supportive services. There are also a significant number of families with five or more persons, who find it extremely difficult to secure adequate and affordable housing.

Analysis of the data available to the City indicates that the difference in the rate of housing problems for some minorities is significant--particularly for Hispanic renters and owners at all income levels, Asian renters at very low and moderate levels, and Asian owners at low and moderate income levels. In addition, because minorities are far more likely to be low income, rates of housing problems for minorities are higher. Because of the nexus between race, income and housing choice, promotion of fair housing requires specific actions to expand the availability of decent affordable housing for persons of low and moderate income.

Because many low income Hispanics and Asians are recent immigrants, part of the reason for these differences may be language barriers that limit these groups access to housing and housing-related services.

Information on complaints received on an ongoing basis by fair housing organizations indicates that discrimination in the sale and rental of housing continues to be a problem for minorities, families, and persons with disabilities. The annual reports compiled under the Home Mortgage Disclosure Act also point to a continuing pattern of disparate treatment of racial minorities in mortgage lending practices.

ii. Investment Plan

To address these impediments, the City offers programs that provide residents with counseling, information, legal advice and referrals. The City's fair housing programs are targeted to moderate, low and extremely low income residents. As part of this effort, investigation of fair housing complaints and enforcement of fair housing laws will continue to be funded as part of the effort to expand fair housing choices. There is also a need for education and outreach to property owners and managers to make them more aware of fair housing issues, and a need to promote greater awareness among housing

consumers of their rights and remedies under the law. Through the fair housing programs, the resources for property owners and housing consumers are made available.

To deal with language issues that may serve as impediments to fair housing, the City will make greater efforts to provide its program materials in Spanish and Chinese, and will provide funding to fair housing and legal services organizations that can provide services in these languages.

Analysis of policies and practices in the administration of public housing, Section 8, and publicly-assisted housing and community development programs indicate that most programs are successfully expanding fair housing choices, although specific improvements can be made in some areas. The City will continue policies that seek to disperse affordable housing throughout all parts of Oakland so as to avoid overconcentrations of minority households.

Efforts to enforce requirements under fair housing laws and the Community Reinvestment Act need to be pursued to ensure that housing opportunities are not denied to minority households because of possible discriminatory treatment in mortgage lending.

B. Homelessness Strategy

The City's Homeless priorities are currently contained in the Alameda County Continuum of Care planning document. Priorities referenced in Table 1A are based on the Alameda County-wide Homeless Continuum of Care's report, *Comprehensive Data about Homelessness in Alameda County*. A new official representation of homeless and prevention priorities will be published in June of 2005 in the Alameda County Multi-Plan.

Table 16 on the following page provides a summary of the City's homeless objectives and strategies, including which agencies are involved, what kinds of activities will be pursued, likely funding sources, target population groups, and estimated accomplishments for the five year period covered by this Consolidated Plan.

Following the table there is a discussion for each of the strategies in turn, including a description of how characteristics of the housing market and severity of needs have provided the basis for assigning relative priorities and influenced how funds will be used to address those

Table 16
Homeless Objectives, Strategies and Goals, 2005-2010

Participants	Funding Sources	Target Population	City Programs	5-Year Goals
Objective 1: Homeless Reduction				
City of Oakland HUD Oakland Based Homeless Service & Shelter Providers Social Service Agencies Alameda County Continuum of Care	City of Oakland General Fund HUD Emergency Shelter Grant CDBG Winter Relief Program HUD HOPWA	Persons living in homeless encampments	1A: Homeless Mobile Outreach Program: Outreach, Referrals, Information, hygiene kits, hotel/motel vouchers, ponchos and Case management	5,000 individuals
		General Homeless Population	1B: Winter Shelter: Oakland Army Base Temporary Winter Shelter & Winter Relief Program: shelter, food and case management during winter months to homeless singles	6,000 individuals
		Homeless population unable to access existing shelters during the winter months	1C: Emergency Shelter Grant: Shelter, Vouchers, Outreach and Benefits Advocacy.	11,205 individuals
		Persons Living with HIV/AIDS	1D: HIV/AIDS Housing and Services (HOPWA): HIV/AIDS housing and services, including info. & referral	3000 individuals

Participants	Funding Sources	Target Population	City Programs	5-Year Goals
Objective 2: Elimination of Homelessness				
City of Oakland HUD Various Homeless Service & Shelter Providers Social Services Agencies East Oakland Community Project Phoenix Programs Alameda County Continuum of Care Alameda County Contra Costa County	HUD Emergency Shelter Grant HUD Supportive Housing Programs: Matilda Cleveland THP, Families In Transition and Homeless Families Support Network HUD HOPWA City of Oakland General Fund	General Homeless Population Homeless Families Persons Living with AIDS	2A: Ongoing housing development and maintenance of the existing stock of permanent supportive housing	637 Supportive Housing Beds 59 Shelter + Care Beds 43 Units to be Developed 221 Existing HIV/AIDS units
			2B: Consistently supporting agencies and collaboratives to assist chronically homeless people in enrolling for appropriate public benefit programs	Approximately 20 Oakland –Based Agencies
			2C: Integrated planning activities through the Continuum of Care Council	Approximately 20 Oakland-Based Agencies
			2D: Raising awareness about chronic homelessness in our communities is a key element of our current strategy	Increase awareness through press interviews, presentations to the general community, free printed information upon request.
Objective 3: Homeless Prevention				
City of Oakland HUD Various Homeless Service & Shelter Providers Social Services Agencies Alameda County Continuum of Care	HUD Emergency Shelter Grant City of Oakland General Fund	Near Homeless Population Persons Transitioning out of Homelessness	3A: Eviction Prevention/Mortgage Assistance Services	1,080 households
			3B: Rental Assistance & Tenant Landlord Dispute Resolution	1,200 households
			3C: Housing Search Counseling	1,775 households

1. Reduce Homelessness

The City provides services to the homeless population to reduce episodes of homelessness through the provision of outreach, information & referrals, support services and temporary housing. The provision of these services enables the client to come off the street, eat and sleep in a clean and safe environment, and provides access to various services that will support their transition from the state of homeless to a state of self sufficiency. Said services include, but are not limited to:

- Shelter bed nights;
- Hotel/motel voucher bednights;
- Outreach;
- Information and Referral;
- Distribution of survival & hygiene kits;
- Medical and psychological counseling and supervision;
- Nutrition counseling;
- Substance abuse treatment and counseling;
- Employment and educational counseling;
- Assistance to obtain other Federal, State and Local assistance programs, including mental health benefits, medical assistance, Veteran's benefits, and income support assistance [e.g: Supplemental Security Income (SSI), California Work Opportunity and Responsibility for Kids Act (CalWORKS), General Assistance (GA), and Food Stamps];
- Other services, such as child care, transportation, bus tickets, job placement and job training; and
- Assistance to obtain permanent housing;

Increased shelter and services are also provided during the winter months to assist the portion of homeless population unable to access the existing stock of year-round shelter due to high occupancy rates. Winter shelter programs (Oakland Army Base Temporary Winter Shelter & the Winter Relief Program) increases the existing inventory of shelter beds, hotel/motel vouchers, food and services provided to the homeless during the cold and rainy period of the year.

Another element of the strategy to reduce homelessness is through provision of services and housing to those living with HIV/AIDS and their families. Said services include information and referral, outreach, housing advocacy, case management, and supportive housing.

2. Eliminate Chronic Homelessness

The City works with the Alameda County Continuum of Care Council to develop and implement strategies to eliminate homelessness in Oakland and Alameda County. Please refer to the Alameda County Multi-Plan to be developed and published by June 2005 for updated strategies. Below are current strategies addressing chronic homelessness.

Chronic Homelessness Plan – Based on Comprehensive Research¹⁰

The City, as part of Alameda County Continuum of Care Council, approaches the strategy to end chronic homelessness by 2012 through system planning, policy development, and quality service delivery in both housing and supportive services. The Council is currently working to ensure that chronically homeless people are moving out of homelessness and into safe, decent, and affordable housing with appropriate and adequate support services.

Alameda County's Continuum of Care network of providers offers significant resources, services, and housing opportunities for **563 sheltered** and **1,041 unsheltered** chronically homeless people. Emphasizing system planning, policy development, and quality service delivery in both housing and supportive services, the Council is currently working to ensure that chronically homeless people are moving out of homelessness and into safe, decent, and affordable housing with appropriate and adequate support services.

The current strategy for ending chronic homelessness in Alameda County consists of offering integrated, flexible services and housing opportunities with interventions to address both structural and personal reasons for chronic homelessness. The service delivery system is coordinated by the Continuum of Care Council to ensure maximum collaboration occurs and system flexibility is increased to include new technologies to end homelessness for this population. Primary activities include:

- **Ongoing housing development and maintenance of the existing stock of permanent supportive housing.** The Continuum of Care offers permanent supportive housing to 1,181 individuals plus 837 persons in families to move people from chronic homelessness to stabilization. A total of 2,040 bed units are made available in Alameda County. Of this total, 637 beds are in Oakland. As part of this housing infrastructure to move chronically homeless persons to stability, Alameda County and the City of Berkeley offer 235 beds of Shelter + Care (S+C), including SRA, SRO, TRA, and PRA components for disabled individuals. 59 of the 235 S+C beds are in Oakland. Alameda County's S+C program exceeds HUD's homeless definition in that recipients must have been homeless at least six of the last 24 months. In addition to Alameda County's existing capacity, 73 units for chronically homeless people are under development. 47 of the 73 units are in Oakland.
- **Consistently supporting agencies and collaboratives to assist chronically homeless people in enrolling for appropriate public benefit programs.** Advocacy, legal representation, and significant outreach are essential components in securing critical resources for chronically homeless people. The Council and the community support these agencies through assisting advocacy efforts to preserve funding, developing relationships with mainstream providers of public benefit programs, providing trainings on accessing these benefits, and seeking new funding for these services. In addition, the Council's training series on the Alameda County-wide Shelter and Services Survey (ACSSS) includes a focus on benefits received and needed by chronically homeless persons by region in our system of care. This information serves to assist agency staff to raise awareness and fund programs and activities that promote access to these critical resources.

¹⁰ 2004 Alameda County Super NOFA

- **Integrated planning activities through the Continuum of Care Council.** The current Homeless and Special Needs Housing Plan planning process, encompassing the development of our Plan to End Chronic Homelessness, is the primary vehicle for soliciting community and political support to direct community resources to end chronic homelessness. To that end, community stakeholders including County and City elected officials have been identified and seated on the Stakeholder Steering Committee, and research and development activities are underway. A core element of this planning process is to identify gaps in service delivery and housing opportunities for chronically homeless people and prioritize community resources to address this population.
- **Raising awareness about chronic homelessness in our communities is a key element of our current strategy.** The Alameda County-wide Shelter and Services Survey (ACSSS) found that **a shocking 32% of our homeless population is chronically homeless**, even with a research design with stringent standards about classifying respondents as disabled. We have held two community press events to present this finding and the prevalence of disabilities in the chronically homeless population. Over 100 people attended each event and the story, including information about the prevalence of chronic homelessness and associated disabilities in our homeless population was covered in more than 15 media outlets. We have made summary information about homelessness and chronic homelessness available free of charge, and have provided oral presentations and hundreds of copies of information upon request to community members, homeless service providers, local jurisdictions, and community groups. As a result of this work, we give frequent interviews to the press about homelessness in our community, and have the opportunity to raise chronic homelessness, and relevant solutions, in the public eye.
- **Implementing a county-wide HMIS to collect data about chronically homeless people and the housing and service opportunities they need.** Data collection will result in a baseline of information about numbers of service-using chronically homeless people and their identified needs. This information will provide direction to the allocation of local resources.
- A key element of our current strategy to end chronic homelessness is the Council's deep **collaboration with and commitment of local jurisdictions and provider agencies to systemic change, growth, and development** in the interest of ending homelessness, including chronic homelessness in our community. Funding and data collection commitments have been secured to address chronic homelessness through the Housing and Special Needs Housing Plan (incorporating our 10 year Plan to End Chronic Homelessness), a commitment to fund the match HMIS requirement from our local jurisdictions, and a commitment to fund strategically such that the greatest needs and newest proven technologies are prioritized.

3. Homelessness Prevention

The guiding principles of service delivery in Alameda County include provision of adequate rental subsidies designed to prevent homelessness and prevent the deterioration of personal conditions that lead to homelessness through the provision of integrated, flexible supportive services. The current homeless prevention strategies for individuals and families with children who are at imminent risk of becoming homeless are as follows:

- **Eviction Prevention/Mortgage Assistance Services:** Serves households experiencing a temporary inability to pay housing costs, these financial assistance programs provide up to one month's payment of delinquent rent or mortgage to avoid eviction or foreclosure or pay one month's rent toward permanent housing move-in costs.
- **Rental Assistance & Tenant Landlord Dispute Resolution:** Services are offered, including to specific high-risk sub-populations, partnering financial assistance with tenant/landlord mediation and work to protect tenant's rights.
- **Housing Search Counseling:** Several programs, through case management staff or housing advocates, assist homeless and at-risk individuals with housing search activities, including reviewing listings, educating consumers on housing search strategies, unit inspections, eviction/credit repair, and assistance to inspect/apply for prospective units.
- **Utilizing Mainstream Resources & Advocacy:** Accessing mainstream resources and corollary advocacy services are essential components of homeless prevention and exit. Our system of care aggressively uses legal and lay advocacy services to ensure that families and disabled individuals have access to essential income sources.

Discharge Coordination Policy

The City, through the Department of Human Services – Project Choice Program, a strong and growing collaboration of City, State, County, municipal and community-based agencies is committed to a cooperative fund development, cross training, systems integration, and other efforts to improve the re-entry of institutionalized youth and adults into the Oakland community, preventing episodes of homelessness and repeated incarceration.

Project Choice is a City initiative supporting the successful reintegration of ex-offenders from the criminal justice system back into the Oakland community. Project Choice participants are between the ages of 16 and 30, returning to Oakland from San Quentin State Prison and California Youth Authority facilities in Stockton. This initiative offers its participants an intensive coaching and case management relationship that starts inside of prison, at least six to twelve months prior to release, and carries out into the community and throughout their time on parole.

Participants are able to enroll in the unique “Success Program”, with the option of electing a wide variety of classes and trainings to prepare for re-entry. Project Choice also does work with community agencies so clients have access to a full spectrum of services including substance abuse treatment, mental health services, intensive employment and training support, health care, housing and more.

The City, in its involvement with the Continuum of Care Council, holds bimonthly meetings that bring together providers that serve youth aging out of foster care, health care agencies, and veterans service agencies as well as relevant local governments. The Council provides a forum for discussion about collaborating more closely with mainstream institutions around discharge planning. Part of that collaboration includes understanding various County Agency policies and procedures such that Council work dovetails with existing efforts to achieve effective discharge planning. Additionally, the Council will continue to develop and promote standards of service for a system of care

that will not permit people to be discharged from mainstream institutions into homelessness.

The Continuum of Care Council actively participates in and supports projects that house and case manage individuals leaving institutions. The Moms' Project from Santa Rita Jail, the First Place Fund for Youth's housing program for foster youth aging out of care, and the Frequent Users of Health Services Project (spearheaded by the Access to Care Collaborative) are examples of projects the Council promotes as essential components of effective discharge planning.

Several County Agencies and collaborations have implemented or are developing discharge policies that will prevent homelessness.¹¹

C. Community Development Strategy

The City's priorities for Community Development (including economic development, public services and public facilities) are identified in Table 5 on page 13

1. Basis for Assigning Priorities

Community and Economic Development Agency (CEDA) staff held community meetings with residents from all Community Development (CD) Districts and boards to assess and prioritize Public Service and Infrastructure (Neighborhood Improvement) needs. Staff provided the community with demographic information on the HUD categories that fall in this functional area, i.e. seniors, youth, hunger relief, homelessness, etc. Staff provided the community with a survey and they were asked to rank the various functional areas from the highest to the lowest priority need.

While there remains a high need for all types of public service and infrastructure services, the community established senior, youth and hunger relief as the three highest priority need areas.

2. Obstacles to Meeting Under-Served Needs

There are certain categories of need that have been particularly difficult to serve. These include very low income households of all types, more specifically immigrants and non-English speaking residents.

a. Lack of Funding

The largest barrier to meeting these needs is the lack of available funding. Particularly for very low income households who have need for additional assistance through the food programs, childcare, youth and senior services. This is by far the most serious barrier to meeting the needs of extremely low income households.

¹¹ 2004 Alameda County Super NOFA

The City's own resources, such as the Oakland Children Youth Fund, the Senior Services and the Hunger Program have not been adequate to address these needs. The CDBG funds have been used to provide vital services, particularly to those who are low income, but the assistance does not serve the larger population of extremely low income families.

The City will continue to aggressively advocate for more funding at the Federal and State levels.

b. Immigrant and Non-English Speaking Populations

For immigrant and non-English speaking populations, lack of access to information and program materials in their native language has prevented many from taking full advantage of available programs. In May 8, 2001 the City of Oakland, California, became the first city in the nation to pass an Equal Access to Services Ordinance (EAO) with the purpose of removing language barriers that limited-English speakers may have in accessing City services. The Ordinance mandates that Oakland must provide language access for residents that are limited or non-English speakers through (1) bilingual personnel in public contact positions (PCPs) throughout its agencies and (2) translated written outreach materials: brochures, forms, notices, applications, etc. that provide vital information to the public about the Department's services or programs. The Ordinance targets languages that have 10,000 or more Oakland residents that are limited English speakers.

As part of this Consolidated Plan's Five Year Strategy, the City will expand its efforts to provide outreach and information materials in other languages in order to reach out to underserved populations.

3. Priorities and objectives in time period

HUD Tables 2B and 2C on pages 13 and 15 contain a summary of the City's priorities and objectives for FY 2005-10 for Community Development activities.

4. Community Development Strategy

a. Economic Development

As stated in the "Non-Housing Community Development Needs" section of this Plan, there is a need for (1) job opportunities for Oakland's unemployed, underemployed and economically disadvantaged residents, (2) private investment to strengthen the tax base and stimulate commercial activity; and (3) reduction in blight and chronic vacancies in the City's neighborhood commercial districts and downtown.

i. Goals and Objectives

The City is working to achieve the following goals:

- Attract, retain and expand job opportunities,

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

In order to accomplish the stated goals and objectives, the City will:

- Provide business financing, technical assistance and entrepreneurial skill development
- Provide grants for exterior improvements to commercial building in Neighborhood Commercial Revitalization (NCR) target areas, site/project development assistance, public improvements and technical assistance to merchant organizations
- Conduct job fairs and coordinate with local job training agencies to insure that Oakland residents are trained and ready to take advantage of economic development job opportunities
- Provide environmental information and technical assistance to assist in the cleanup and reuse of toxic sites.

ii. Neighborhood Commercial Revitalization

The NCR Program offers programs and services to improve physical and economic conditions in targeted neighborhood commercial districts. NCR staff collects and analyzes data which is used to develop baseline information and profile sheets for target areas. This information is used to develop revitalization strategies and promote investment in neighborhood commercial districts. Staff works with merchants, property owners and interested community groups to develop and implement revitalization strategies that are tailored to address the needs of the commercial district. NCR staff is part of the City's Service Delivery System. SDS is a City initiative that consists of geographically assigned teams of staff from various Agencies to coordinate service delivery and collaborate to address neighborhood problems and respond to citizen concerns. Through SDS NCR staff can access resources to address issues affecting revitalization efforts in targeted neighborhood commercial districts.

NCR strategies include:

- Improve the physical appearance of and pedestrian safety in targeted neighborhood commercial districts,
- Assess existing conditions to identify strengths, weaknesses and opportunities and planning comprehensively to establish a framework for public and private investments,
- Organize community stakeholders to actively participate in revitalization efforts,

- Market and promote economic development opportunities to potential investors and
- Coordinate the delivery of city services and collaborate to address issues affecting the viability of neighborhood commercial districts.

These strategies are implemented through the following programs:

- Commercial Property Façade Improvement Program, that provides professional design assistance and up to \$10,000 matching grants for exterior improvements to commercial buildings in target areas.
- Merchant Association Assistance Program, that provides a maximum of \$5,000 annually to merchant organizations in target areas for promotional activities.
- Business Improvement District Assistance Program, that provide a seed grant and loan to establish a special assessment district.
- Urban Design Plans for Streetscape Improvements involves NCR staff managing the development of streetscape plans for neighborhood commercial districts.

NCR's five-year plan call for the completion of 200 façade improvement projects, the provision of technical assistance to 15 merchant organizations, design and implementation of 2 streetscape plans and 4 streetscape projects, facilitation of 5 catalyst development projects and assistance to establish 3 Business Improvement Districts.

iii. Business Creation, Attraction, Retention and Expansion Services (B- C. A. R. E. S.)

Information not available at the time of printing, will be included in final version.

iv. Enhanced Enterprise Community Program and Commercial Lending Program

- The City of Oakland was designated in 1994 as a federally funded Enhanced Enterprise Community through the federal Empowerment Zone/Enterprise Community Program. As part of the EEC program, the City received funds to support economic development and community revitalization in three EEC areas: West Oakland, Fruitvale/San Antonio, and East Oakland. The funds were disbursed in the form of loans and other support given to enterprises and projects in those areas that met EEC goals.
- Funding for the EEC Program was provided through a \$3 million grant from the U.S. Department of Health and Human Service's Social Service Block Grant funds (Title XX funds). In addition, \$22 million in Housing and Urban Development (HUD) Economic Development Initiative funds (EDI) and \$22 million in HUD Section 108 loan authority were granted. The City also received preference on many federal grants, as well as technical assistance in a variety of Community Revitalization areas.
- One of the other significant EEC program activities revolved around the "sustainable economic development" strategy components. The resources for this strategy included \$22 million in Economic Development Initiative (EDI) grant funds, and \$22

million of HUD Section 108-loan authority. Half of these funds have been appropriated to economic development projects (flagship projects) meant to spur economic growth and provide jobs in the EEC areas. The remainder of funds is provided to EEC area businesses through a revolving loan fund. These programs, as well as entrepreneurial training programs, workshops, and business information and referrals continued to be expanded and implemented through the Commercial Lending Program (CLP) of CEDA. The CLP staff continues to make semi-annual status reports to the City Council regarding the overall EEC Revolving Loan Fund portfolio.

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

v. Workforce Development

The Workforce Development Unit will continue to align its efforts with the City's Economic and Business Development initiatives, including the alignment of employment, training and business services with the City's targeted industry and geographically based development initiatives. Specifically, the Workforce Development Unit, under the leadership of the Oakland Workforce Investment Board, plans to accomplish the following goals:

1. To improve the performance of Oakland's employment and training services for youth and adults as measured by up to 1,000 job placements per year and attainment of all other federally mandated performance measures;
2. To promote business development and growth through excellent staffing, working training and hiring tax credit services for more than 350 businesses per year;
3. To save Oakland businesses up to \$10,000,000 per year in State Income taxes by processing more than 10,000 CA Enterprise Zone Hiring Tax Credit vouchers;

4. To expand and improve job training services for up to 500 truants, parolees and probationers through the implementation of job training components of Oakland's new Violence Prevention initiative, Measure Y and
5. To redesign Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board to increase the number of clients who are trained and placed.

b. Public Services

In keeping with the goals established by the Oakland City Council, the Five-year Consolidated Plan Strategy, and the Community Development District Boards have identified public services to include the following types of programs:

i. a. Senior Services

As some of the most vulnerable members of the City of Oakland's population, seniors require a variety of non-housing support services to live independently and with dignity. Low cost legal services, fair housing services, meal delivery and in-home supportive services are but a few of the programs upon which seniors rely. The provision senior services will include programs that provide services intended to mitigate accessibility and mobility problems, e.g., transportation services, day care for disabled seniors, particularly those diagnosed with Alzheimer's disease, and other supportive services such as hunger relief and legal services.

Activity	Resources	Target Population	Five Year Goal
Senior Services	CDBG	Individuals 62 years of age or older	38,500 seniors

ii. Youth Services

Youth services will focus on the goal of supporting young people so they may grow into productive members of the community. Because of the magnitude and complexity of the social problems youth face in Oakland, many are raised by single parents or grandparents, and drugs, violence, AIDS and poverty are all prevalent, there is a great deal to overcome. The provision of youth services will include programs that provide academic tutoring in math, science, English, counseling for at-risk youth and those involved with the juvenile justice system, monitoring and after-school activities.

Activity	Resources	Target Population	Five Year Goal
Youth Services	CDBG	Youth	58,615 youth

iii. Hunger Relief

The provision of hunger relief services will include programs that provide emergency food and shelter support services. Other supportive services may be appropriate and important

to alleviate hunger on a permanent basis, such as counseling and referral to other programs/services.

Activity	Resources	Target Population	Five Year Goal
Homeless/Food Services	CDBG	Homeless and hungry families and individuals	832,404

iv. Childcare Services

The provision of childcare services are for infants and school-age children. The programs that provide childcares services will have primary consideration given to those services which are intended to support working single parents or those in school or job training. Programs services special need, such as those targeting the developmentally disabled will also be given primary consideration.

Activity	Resources	Target Population	Five Year Goal
Childcare	CDBG	Working single-parents or those in school or job training	2,500
Childcare	CDBG	Developmentally or physically disabled children	100

v. Anti-crime/Violence Prevention

The provision of anti-crime and violence prevention programs will provide services that focus on counseling, emergency shelter and other family services.

Activity	Resources	Target Population	Five Year Goal
Domestic Violence Intervention	CDBG	Abused spouses and their children	2,000

vi. Employment Education and Job Training

The provision of employment education and job training programs will include tutorial services, employment assistance, job training and placement particularly for those who would be considered members of most-in-need target populations such as youth, displaced workers, etc.

Activity	Resources	Target Population	Five Year Goal
Education and Job Training	CDBG	Unemployed and underemployed Oakland residents	2,750

vii. Other Social Services

The provision of other social services will intend to address a particular barrier to economic self-sufficiency, such as language and translation assistance, housing counseling, health and other referral and direct services, as indicated in the plan.

Activity	Resources	Target Population	Five Year Goal
Other Social Services	CDBG	Individuals and families with specific barriers to economic self-sufficiency	2,500

c. Infrastructure/Public Facilities

In keeping with the goals established by the Oakland City Council, the Five-year Consolidated Plan Strategy, and the Community Development District Boards have identified infrastructure/public facilities to include the following types of projects:

i. Infrastructure

Priority will be given to infrastructure improvements, i.e., supplementing or enhancing funding for street improvements, lighting, street landscaping, banners, screening residential from commercial and industrial areas, sidewalks, curbs and gutters, street trees etc., which improve housing marketability and enhance neighborhood development.

Activity	Resources	Target Population	Five Year Goal
Infrastructure (Neighborhood Improvements)	CDBG	Individuals and families living in low and moderate income areas.	225,000

ii. Public Facilities

Improve public facilities and recreation centers such as safety enhancements and renovation of interior spaces to make them functional. The objective is to develop safe, desirable and well-used park and recreational facilities to improve the image and desirability of the neighborhoods and provide activities for youth and adults.

Activity	Resources	Target Population	Five Year Goal
Public Facilities	CDBG	Individuals and families living in low and moderate income areas.	250,000

D. Other Actions

1. Lead-Based Paint

The City of Oakland is a member of the Alameda County Joint Powers Authority (JPA) which coordinates lead-based paint hazard education, outreach and abatement in the cities of Alameda, Berkeley, Emeryville and Oakland. The Alameda County Lead Poisoning and Prevention Program (ACLPPP) has implemented a comprehensive lead hazard abatement program including blood testing of children under six, housing risk assessments and abatement of lead-based paint, lead-contaminated soil and lead dust hazards in private housing.

a. General Activities

The Joint Powers Authority's long-range strategy includes door-to-door outreach to select high risk units which meet priorities for abatement. Three of the five JPA "targeted" neighborhoods are in Oakland-West Oakland, Fruitvale, and East Oakland. Areas were selected on the basis of four risk factors: concentration of pre-1950 housing, low household incomes, low median rents and high concentration of families with children under the age of seven years.

b. Integration of Lead-Based Paint Abatement Into the City's Housing Programs

Over the five-year period covered by this Consolidated Plan, the City plans to expand its activities in the area of education and outreach on lead-based paint hazards, to continue to emphasize lead-based paint hazard abatement into its housing rehabilitation programs, and to begin to integrate abatement enforcement into its building code enforcement activities. In addition to its continued coordination with JPA, the City will take the following actions:

- To meet the need for more trained contractors and workers who provide lead hazard reduction services, refer rehabilitation contractors to the Contractor Development Program that provides access to training, low-cost lead liability insurance and technical assistance to CSA based contractors
- Rehabilitation Staff will identify potential lead-based paint hazards on each home inspected for rehabilitation as well as painting
- Rehabilitation Staff will continue to write project specifications which provide protection for occupants during rehabilitation and maximum, cost effective control over LBP as required
- Rehabilitation Staff will increase monitoring of LBP hazard reduction activities within the scope of rehabilitation projects for compliance with new HUD regulations
- As supported by membership in the JPA, Rehabilitation Staff will continue to refer program applicants to ACLPPP for the following services:
 - Lead Hazard Assessment, Evaluation and Consultation;
 - Lead Blood Level Testing for children under age 6; and
 - Lead Hazard Abatement Clearance testing

- The Rehabilitation Programs Supervisor, is certified by the State Department of Health as a Lead Prevention Supervisor and monitors compliance on all loan and grant projects

c. Integration of Lead-Based Paint Abatement Into the City's Housing Programs

The Oakland Housing Authority exchanges information and coordinates appropriate follow-up with the ACLPPP regarding Section 8 properties occupied by children with elevated blood lead levels. In addition, information about lead hazards and compliance with Federal lead regulations is included in housing authority workshops for Section 8 rental property owners.

2. Public Housing

The Oakland Housing Authority operates 3,308 units of public housing throughout the City. This section summarizes the Housing Authority's plans for physical and management improvements to public housing. It also discusses the Housing Authority's plans to encourage resident participation in management of public housing and to promote homeownership opportunities for public housing residents.

Plans for public housing are more fully described in the Oakland Housing Authority's MTW Plan.

HUD requires that the City indicate whether the Oakland Housing Authority has been designated a "troubled Public Housing Authority." The Oakland Housing Authority has not been designated, and has received high performer designation under HUD's performance rating for MTW housing authorities.

As noted earlier, the City has adopted a policy of directing a substantial portion of its housing rehabilitation resources to specific neighborhoods that have been identified on the basis of pressing housing needs and opportunities to coordinate with other investment activities to promote neighborhood revitalization. One factor in selecting target areas was the presence of substantial modernization activities by the Housing Authority. As a result, the current target areas include the Chestnut Court development in West Oakland, and the Lockwood Gardens and Coliseum Gardens developments in East Oakland. Selection of future target areas will continue to include public housing improvements as a factor.

a. Physical Improvements to Public Housing

The following charts describe planned activities at several locations.

1999 HOPE VI Grant – Westwood Gardens			
Development Name	Location	Original Units	Planned Activities
Mandela Gateway	7 th St and Mandela	46 units	All 46 public housing units were demolished and replaced in a 168 unit rental development known as Mandela Gateway which also includes 20,000 square feet of retail space. This development has been completed and all rental units, including an additional 122 tax credit rental units, are constructed and fully occupied. The original Westwood Gardens parcel is called the West Block and includes 15 public housing units and 40 additional tax credit units. The 14 for-sale units will be built on the West Block site along 8 th St. between Center and Mandela Parkway.
TOTALS			46 public housing 96 tax credits, and <i>14 for-sale to be completed fall of 2006</i>

2000 HOPE VI Grant – Coliseum Gardens			
Development Name	Location	Original Units	Planned Activities
Coliseum Gardens	6722 Olmstead St.	178 units	All 178 public housing units have been demolished. 21 public housing units will be replaced in an off site development. The remaining 157 units will be rebuilt on the expanded primary site in a mix of housing types by OHA's developer partners.
Foothill Family Apartments, located at 6886 and 6920-6982 Foothill Blvd., 2811 and 2812 69 th Ave. and 7011 and 7015 MacArthur Blvd.	Existing site Off-site	.	Demolish all 178 public housing units. The site will be developed as a mix of housing types by a private developer. (Concept is in the discussion stage.) 157 public housing units 295 tax credit units 28 affordable for-sale units 21 public housing units in a 65 unit building, with an additional 44 tax credit units
TOTALS			178 public housing units, 339 additional tax credit units, and 28 affordable for-sale units

Table 17
Proposed Public Housing Improvements – Various Sites

Development Name	Location	Existing Units	Planned Activities
Tassafaronga	945 84 th Ave.	87 units	Concept is in the discussion stage.
Scattered Site	1424 50 th Ave	4 units	Rehabilitation
Scattered Site	1445 50 th Ave	6 units	Rehabilitation
Scattered Site	2011 7 th Ave	6 units	Rehabilitation
Scattered Site	2919 E. 16 th St	12 units	Rehabilitation
Scattered Site	2170 E. 28 th St	11 units	Rehabilitation
Scattered Site	2056 35 th Ave	9 units	Rehabilitation
Scattered Site	1236 E. 17 th St	10 units	Rehabilitation
Scattered Site	624 Apgar St	5 units	Demolish and rebuild
Scattered Site	3025 Martin Luther King, Jr. Way	7 units	Concept in the discussion stage
Scattered Site	2509 77 th Ave	22 units	Concept in the discussion stage

b. Improvement to Public Housing Management and Operations

In order to more effectively utilize the skills and experience of senior Housing Management staff, will be reassigned to larger, more challenging, family housing developments.

In addition, responsibility for the on-going management and operations of the housing units that are being developed as part of the Authority's 1998 and 1999 HOPE VI projects have been transferred to private property management companies.

c. Public Housing Resident Participation in Management

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

The Oakland Housing Authority has hired approximately 50 residents to act as on-site "Responsible Persons". These individuals ensure that the sites are being maintained appropriately and assist the Housing Managers communicate with tenants.

d. Encouragement of Homeownership Opportunities for Public Housing Residents

The Oakland Housing Authority has comprehensive homeownership program for residents of conventional public housing and participants in the Section 8 program. Additionally, participants of the any of the Authorities homeownership programs will be referred to the City's First-time Homebuyer Program and to homeownership counseling programs. The Authority encourages residents to participate in 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, the Authority is developing approximately 64 to 69 affordable homeownership units, which will be available to public housing residents, Section 8 participants and other low-income residents in the City of Oakland. Additionally, the Oakland Housing Authority is currently developing a Homeownership Program in consultation with community groups, Fannie Mae, local lenders and the Resident Advisory Board that will enable eligible families to utilize their Section 8 assistance towards their monthly mortgage and housing costs.

ii. Section 8 Homeownership Program:

The Authority operates a Section 8 Homeownership Program which aids clients by subsidizing a portion of their monthly mortgage payments. The Section 8 Homeownership Program has over 250 participants who are preparing for homeownership. Oakland Housing Authority has developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. The Oakland Housing Authority will continue to explore opportunities for homeownership for residents of the Authority and will continue to collaborate with the City of Oakland, non-profit agencies and other community groups to encourage current Section 8 renters to become homeowners.”

iii. ROSS Homeownership Grant:

The ROSS Homeownership funds allow the Authority to deliver homeownership training, a \$3,000 match for IDA savings and self-sufficiency supportive services to assist 30 public housing residents with home purchase. ROSS funds also allow an Authority to provide a Housing Choice Voucher, to be used for home purchase only, for each of the 30 public housing participants who complete their individual family plan and qualify for a home purchase loan with a lender. Over 11 organizations, including several non-profit development partners, have committed to assisting the Authority with the grant program.

3. Antipoverty Strategy

Neighborhoods with high concentration of poverty are further challenged by their lack of social services, employment opportunities, childcare facilities and job-training programs. Welfare Reform has further exacerbated these problems, as former welfare recipients with limited education and skills exhaust their eligibility without having gained sufficient employment skills to make them competitive in the job market. Failure to properly train aid recipients has been a contributing factor to the growing concentration of poverty and social problems that are associated with economically marginalized neighborhoods (e.g., crime, drugs, teenage births, high dropout rates). Job training programs in the Bay Area fail to train people for the fastest growing occupations and often lack a focus on the “soft skills” needed by long-term aid recipients to obtain and maintain a job. The problem has become more apparent as the economy has softened and former TANF recipients have lost the jobs they gained during the 1990’s. These increased pressures on a tightly stretched safety net may jeopardize many of the neighborhood revitalization strategies already in place in the target neighborhoods.

Many of Oakland’s poorest residents must overcome such barriers as:

- Lack of access to affordable, reliable childcare
- Lack of experience and skills, including “soft” skills such as behavior in the workplace
- Preconceived assumptions about work ethics, social lives and job skills
- Racial discrimination

Wage rates for those at the bottom of the skill ladder have fallen in real terms, making it more difficult for the unskilled, whom are heavily represented among the poor, to find a job that will support a family.

To address these needs, the City of Oakland must continue to:

- Pinpoint and monitor already impoverished and economically marginalized areas so that the poverty concentration is not accelerated and thus adversely affect on City's Neighborhood Revitalization Strategies
- Continue to provide support for programs that keep young people in school to enhance their employability.

4. Institutional Structure

This section discusses the role of private industry, nonprofit organizations and public agencies in the implementation of the City's housing and community development plan.

a. Private Industry

Private lenders and secondary mortgage market entities are active participants in the City's implementation strategy, particularly with respect to the housing development and first time homebuyer programs. The City works extensively with the lending community to expand opportunities for homeownership, by cosponsoring homebuyer fairs, providing homebuyer education, and by working with selected lenders as partners in the City's first time homebuyer programs. Funds invested by the City in housing development leverage substantial funding from private lenders and from institutions such as the Federal Home Loan Bank.

Many of the City's housing development projects receive state and federal Low Income Housing Tax Credits. Nonprofit developers sell these credits to private investors in return for equity capital that is invested in the developments. A number of corporations and specialized investment organizations play a key role in this process.

Private contractors are used for rehabilitation and new construction activities. The City makes efforts to involve local, small local and minority and women based contractors.

Private developers are participants in the housing development program, for both ownership and rental housing.

The City's economic development programs include assistance to local businesses through the Neighborhood Commercial Revitalization Program and through commercial lending programs for small businesses and micro-enterprises.

b. Nonprofit Organizations

Nonprofit organizations are a critical component of the City's programs.

The City has an active nonprofit housing development community, including six developers that have been certified as Community Housing Development Organizations (CHDOs) under the HOME program. The City works closely with the major nonprofit development industry organizations in the area – East Bay Housing Organizations (EBHO) and the NonProfit Housing Association of Northern California (NPH). Other nonprofit organizations that participate in the housing development program include nonprofit financial intermediaries (such as the Low Income Investment Fund) and nonprofit technical assistance organizations (such as the Local Initiatives Support Corporation).

Numerous nonprofit organizations receive funding for the provision of public services (such as childcare, senior services, after school programs, health care, etc) through the Community Development Block Grant Program. Nonprofits are also funded to provide fair housing counseling and education, homebuyer counseling and other housing services.

Nonprofit organizations are also key providers of shelter and supportive services for homeless persons and non-homeless persons with special needs, and play a critical role in the City's Continuum of Care activities.

c. Public Agencies

The principal agency responsible for implementation of the City's programs is the Housing and Community Development Division (HCD) within the Community and Economic Development Agency (CEDA). HCD is responsible for overall management and coordination of the Consolidated Plan process and the CDBG and HOME grants. The City's housing and community development programs, as well as citizen participation, are also managed by HCD. Economic development activities are coordinated by the Economic Development and Redevelopment divisions within CEDA.

The City's programs to provide housing and related services for the homeless and for persons with HIV/AIDS are managed by the Community Housing Services (CHS) division within the Department of Human Services (DHS). This division is also responsible for management of the ESG and HOPWA grants.

The Public Housing and Section 8 programs are administered by the Oakland Housing Authority (OHA), which is a separate agency from the City of Oakland. OHA is governed by a seven-member Board of Commissioners appointed by the Mayor of the City of Oakland, with the approval of the City Council. Two members are residents of the Housing Authority. OHA provides an annual report to the Oakland City Council, and OHA staff and City staff work together on a number of joint programs, including the Section 8 Homeownership program and the HOPE VI program for rebuilding older public housing developments along with additional affordable housing units.

The City's hunger relief efforts are coordinated through the Hunger Relief Program, administered by the Department of Human Services. Many service providers depend upon funding through the CDBG program for service delivery dollars. In addition to coordination with the Mayor's Office, the Alameda County Food Bank is also a major community

coordinating mechanism to ensure food distribution throughout the various communities in need of food.

Services to seniors are coordinated with the City's Life Enrichment Agency. This department within the City has the primary responsibility for being on the cutting edge of programs to serve this population. City programs include the continuation of senior multi-service centers and programs for the frail elderly. Gaps in the City's services to seniors are filled by the use of CDBG funds.

Services to youth are coordinated through the City's Life Enrichment Agency also, The City has long recognized the need for special services for our youth especially our "at risk population". Bond Measure K which provides \$11.7 million dollars annually for youth programs has another seven years of commitment. Head Start and other child care development programs are funded with general funds. The City of Oakland Public Library provides a wide range of after school enrichment, homework assistance and computer training and access projects for youth.

Many supportive services are provided by agencies within Alameda County, particularly the Behavioral Health Care Services Agency and the Social Services Agency. The City has worked closely with County agencies to develop the Countywide Multi-Plan for housing and supportive services for persons who are homeless, mentally ill or living with HIV/AIDS.

Many other public agencies provide funding for housing and community development activities. These include the California Department of Housing and Community Development (HCD), the California Tax Credit Allocation Committee (CTCAC), the California Housing Finance Agency (CalHFA), and the U.S. Department of Housing and Urban Development (HUD).

d. Gaps and Weaknesses and Strategies for Improvement

Although private lenders play a key role in the first time homebuyer program, frequent staff turnover means that lending staff are not always familiar with the City's programs and requirements. The City will continue to work with lenders on an ongoing basis to ensure that they are familiar with all requirements and that new staff are kept up to date.

Nonprofit housing developers sometimes have difficulty attracting and retaining senior development staff. They have also faced new challenges as their portfolios mature and they encounter more challenging asset management issues. The City will continue to seek out technical assistance for nonprofit developers, and will consider the continuation of HOME funding for operating support for CHDOs, particularly if it is tied to technical assistance and capacity building from third party providers. The City will also continue to take advantage of opportunities to use technical assistance provided by HUD in connection with the CDBG and HOME programs.

The City has identified weaknesses in its ongoing monitoring of completed housing projects, mainly as a result of reorganizations and staff turnover. The City has obtained technical

assistance from nonprofit agencies funded by HUD and expects to make improvements in its monitoring program.

5. Strategies to Address Barriers to Affordable Housing

Over the past five years, the City has examined regulatory and other barriers in an on-going effort to streamline local processes for efficiency and remove regulations that unduly burden development. As a result, the City has determined that most of the potential barriers identified by HUD do not exist in Oakland. The City has undertaken a number of measures to facilitate and encourage affordable housing, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's General Plan. Further details may be found in the City's Housing Element.

http://www.oaklandnet.com/government/hcd/policy/housing_element.html

a. Neighborhood Opposition

The City will continue to work with community groups and local housing associations to gain acceptance at the neighborhood level for affordable housing. At the same time, the City does require that projects seeking City funding provide evidence of neighborhood support.

b. Streamlining Government Regulatory Requirements

The City will work with State and Federal agencies and local housing organizations to better coordinate State, Federal and local programs and regulatory requirements. The City has a long history of attempting to streamline and improve the compatibility and effectiveness of different State and Federal programs, both on its own and in conjunction with the Non-profit Housing Association of Northern California and a number of national organizations.

Implement a "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.

c. Development Standards

Allow reductions in the parking standards in the proposed RUX-Urban Residential Mixed Use Corridor zoning district to be designated along three major transit corridors, and the proposed TOD-Transit-Oriented Development zoning district to be designated in the vicinity of the West Oakland, MacArthur, Fruitvale and Coliseum BART stations. Study the feasibility of reducing parking standards in the vicinity of the downtown BART stations. To increase the density and reduce per-unit development costs, amend the Planning Code to reduce the amount of open space in high density Downtown projects. Require only those on- and off-site improvements necessary to meet the needs of residential projects and to mitigate significant on- and off-site environmental impacts.

d. Environmental Remediation

Apply for funding for brownfields cleanup. Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program

e. Second Units

Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards

6. Monitoring

a. Monitoring Procedures

Monitoring continues to be an element of the City's overall program management. The City regularly monitors its housing and community development programs, and its assisted affordable housing developments, in order to assess program effectiveness and ensure compliance with City, State, and Federal regulations. As part of each year's Consolidated Annual Performance and Evaluation Report (CAPER), the City compares its actual accomplishments to the goals and objectives established in the Five Year Plan and the Annual Action Plan.

i. General Monitoring Procedures

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

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

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

monitoring of the projects to ensure consistency in the process from one district to the other.

City staff serve as 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.

In addition, CDBG-funded subrecipients are evaluated on a regular basis to determine if the activities are achieving their stated objectives and producing the desired outcomes.

The City's Finance and Management 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.

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

ii. Construction Requirements

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

iii. Environmental Requirements

All development and public service projects throughout the City of Oakland that receive any federal funds (U.S. Department of Housing and Urban Development) are subject to the provisions of the National Environmental Policy Act (NEPA) to ensure that the projects do not have an adverse impact on the natural and human environment. The Planning and Zoning Division of the Community and Economic Development Agency, upon request from other government and local non-profit agencies, performs

environmental assessments to determine whether a given project is exempt, categorically excluded or in need of an Environmental Assessment. All projects resulting in an Environmental Assessment with the Finding of No Significant Impact (FONSI) require public notification as well as formal permission from HUD to release grant funds.

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

iv. Marketing Requirements

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

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

v. Post-Occupancy Monitoring

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

APPENDICES

Appendix 1:
Housing Units Dedicated for Occupancy by persons with HIV/AIDS in Oakland EMA.

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING
The Landings 811 East Street Pittsburg, CA	4	4	Affordable Rental
Shelter, Inc. 935 East Street Pittsburg, CA	8	4	Affordable Rental
Aspen Court 121 Aspen Drive Pacheco, CA	12	12	Community Residence
Dwight Way House 2501 Sacramento Street Berkeley, CA	2	2	
Victoria Apartments 1650, 1670, 1680 Detroit Avenue Concord, CA	12	4	Community Residence
Bay Bridge Apartments 1134 36 th Street Emeryville, CA	6	6	Community Residence
Providence House 540 - 23 rd Avenue Oakland, CA	40	4	Disabled
Ark of Refuge 9702 International Blvd. Oakland, CA	7	7	Emergency Housing/ Service Enriched

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING
Amara House 1631 Cypress Richmond, CA	5	5	Group Home
Hale Laulima 396 Fairmont Avenue Oakland, Ca	5	5	Group Home
Peter Babcock House 2350 Woolsey Street Oakland, CA	5	5	Group Home
Miramar Housing 101-111 Corpus Chisti & 100-110 Pensacola Alameda, CA	24	24	Single Family Rentals
Idaho Apartments 10203 San Pablo Avenue El Cerrito, CA	28	11	SRO dwelling
Concord House 20373 Concord Avenue Hayward, CA	8	8	SRO dwelling
Harrison Hotel 1415 Harrison Street Oakland, CA	81	14	SRO dwelling
North County Women's Transitional Housing 2140 Dwight Way Berkeley, CA	10	4	Transitional Housing-
			Community Residence
Spirit of Hope 1 & 2 Alameda, CA	23 22	6 2	Community Residence

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING
Oaks Hotel 587-15 th Street Oakland, CA	84	4	SRO dwelling
BOSS-Rosa Parks 521 West Grand Avenue Oakland, CA	13	13	Transitional Housing- Community Residence
EBALD Swan's Market Oakland, CA	4	4	Family Rental Housing
Marlon Riggs Apartments 269 Vernon Oakland, CA	13	13	1-Bedroom Units
Allen Temple Housing Corporation Arms IV (Allen Temple Manor) 7607 International Blvd., Oakland	24	24	Multi-Family Rental Housing
International Boulevard Family Housing Initiative 6006 International Boulevard, Oakland, CA	24	2	Permanent Multi-Family Rental Housing
Alvarez Court 760 Alvarez Court Pinole, CA	19	10	Permanent Housing
Adeline Apartments 3222 Adeline Street Oakland, CA	17	4	Permanent Rental Multi-Family Housing
East Oakland Community Project	100	20	
TOTAL BEDROOM UNITS	600	221	

Appendix 2: Emergency Shelters in Oakland

Provider Name	Facility Name	HMI S	Geo Code	Target Population 2004 Year-Round Units/Beds					2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year - Round	Seasonal Individual Units	Over-flow/ Voucher
24 Hour Oakland Parent/Teacher Children's Center	77th Street Shelter	P-	06250 8	FC		0	22	0	22		
24 Hour Oakland Parent/Teacher Children's Center	92nd Street Shelter	P-	06250 8	M	DV	0	22	0	22		
A Safe Place	A Safe Place	P-	06250 8	FC	DV	0	20	0	20		
BOSS	Oakland Homeless Project	P-	06250 8	SMF		0	0	25	25		
Casa Vincentia	Casa Vincentia	N	06250 8	FC		7	14	0	14		
City Team Ministries	City Team Ministry Shelter	N	06250 8	SM		0	0	50	50		
Covenant House Oakland	Permanent Youth Shelter	N	60250 8	SMF		0	0	25	25		
East Oakland Community Project (EOCP)	EOCP	P-	06250 8	M	AID S	3	21	84	105		
Oakland Catholic Worker	Oakland Catholic Worker Shelter	N	06250 8	SMF		0	0	8	8		
Operation Dignity	Oakland Army Base Winter Shelter	P-	06250 8	SMF		0	0	100		100	
Phoenix Programs	Henry Robinson Multi-Service Center	P-	06250 8	FC		8	33	0	33		
Salvation Army	Salvation Army	P-	06250 8	FC		0	65	0	65		
St. Mary's Center	Winter Shelter	P-	06250 8	SMF		0	0	25		25	25
Xanthos	Dream Catcher	N	06250 8	M		0	0	8	8		
				SUBTOTAL		18	197	325	397	125	25

Appendix 3: Transitional Housing in Oakland

Provider Name	Facility Name	HMIS	Geo Code	Target Pop.		2004 Year-round Units/Beds			
				A	B	Family Units	Family Beds	Individual Beds	Total Beds
Ark of Refuge /Fred Finch Youth Center (FFYC) /Homeless Youth Collaborative (HYC)	Ark House II	P-	062508	SMF	AIDS	0	0	8	8
Ark of Refuge	Hazard-Ashley House	P-	062508	SMF	AIDS	0	0	3	3
BOSS	Rosa Parks	P-	062508	SMF	AIDS	0	0	23	23
BOSS	Hale Laulima House	P-	062508	M	AIDS	3	6	2	8
City of Oakland	Youth Transitional	P-	062508	YMF	AIDS	0	0	8	8
EOCP/FFYC/ HYC	Our House	P-	062508	SMF	AIDS	0	0	8	6
Casa Vincentia /FFYC/ HYC	Transitional House for Young Mothers I	P-	062508	FC	DV	2	4	0	4
Casa Vincentia /FFYC/ HYC	Transitional House for Young Mothers II	P-	062508	FC	DV	2	4	0	4
Operation Dignity	House of Dignity/Aztec	P-	062508	SM	VET	0	0	30	30
Allied Fellowship Services	Allied Fellowship Services	N	062508	SMF		0	0	25	25
Alpha Omega Foundation	8th Street;83rd Ave	N	062508	SMF		5	15	29	44
Ariel Outreach Mission	Project Hope	N	062508	SF		3	6	15	21
City of Oakland Department of Human Services (DHS)	Matilda Cleveland	P-	062508	FC		14	33	0	33
City of Oakland DHS	Families in Transition	P-	062508	FC		9	28	0	28
City of Oakland DHS	HFSN/Henry Robinson	P-	062508			54	223	0	223
Clausen House	Clausen House	N	062508	SMF		0	0	9	9
First Place Fund for Youth	Supportive Housing Program	N	062508	M		0	0	45	45
Genesis Project	Genesis Project	N	069001	SMF		0	0	40	40
Images on the Rise	Images on the Rise	N	062508	SMF		0	0	40	40
Lutheran Social Services of Northern California	Transitional Housing	P-	062508	SF		0	0	5	5
Mary Ann Wright Foundation	Transitional House	N	062508	SMF		0	0	18	18
Oakland Elizabeth House	Elizabeth House	N	062508	M		7	28	2	30
The Solid Foundation	Mandela House	N	062508	FC		3	20	0	20
				SUBTOTAL		102	367	310	675

Appendix 4: Permanent Supportive Housing in Oakland

Provider Name	Facility Name	HMIS	Geo Code	Target Pop.		2004 Year-Round Units/Beds			Total Beds
				A	B	Family Units	Family Beds	Individual Beds	
Ark of Refuge	Walker House	P-	062508	SMF	AIDS	0	0	10	10
EBALDC	Swan's Market	N	062508	FC	AIDS	0	0	4	4
Providence House	Providence House	N	062508	SMF	AIDS	0	0	41	41
RCD	Marlon Riggs	N	062508	M	AIDS	0	0	13	13
RCD	International Blvd	N	062508	M	AIDS	32	41		41
RCD	Harrison Hotel	N	062508	SMF	AIDS	0	0	22	22
Alameda County	S+C SROs	P-10/04	062508	SMF				59	59
East Bay Asian EBALDC Local Development Corporation (EBALDC)		N	062508	SMF		0	0	43	43
Jubilee West	Jubilee West, Inc.	N	062508	SMF		0	0	6	6
Mercy Housing	C.L. Dellums Apts	N	062508	SMF		0	0	78	78
Mercy Housing	Hamilton Apts	N	062508	SMF		0	0	92	92
Mercy Housing	73rd Avenue		062508	MF			6		6
Oakland Community Housing, Inc. (OCHI)	California Hotel	N	062508	SMF		0	0	144	144
OCHI	Oaks Hotel	N	062508	SMF		0	0	84	84
Bonita House	Temescal Apts	N	062508	SMF		0	0	8	8
Jubilee Restoration	Jubilee Village	N	062508	M		20	46	0	46
RCD	Eastmont Court	N	062508	M		0	0	19	19
St. Mary's Center	St. Mary's Center	P	062508	SMF		0	0	20	20
				SUBTOTAL		20	46	47	93

Appendix 5:

Inventory of Facilities and Services for Non-Homeless Persons with Special Needs

73rd Avenue Apartments - Shelter Plus Care

4-unit housing for dually diagnosed hard-to-place homeless persons. Mental and substance abuse services made available.

Alameda County Homeless Youth Collaborative I

The Youth Collaborative, led by Fred Finch Youth Center, provides transitional housing and supportive services to homeless, runaway and at-risk youth in Berkeley and Oakland. The project serves 350 youth on an annual basis through its drop-in sites and provides transitional housing for 32 youth. Services provided include drop-in centers, vocational/educational training, life skills training, emotional support and transitional housing.

Alameda County Homeless Youth Collaborative II

The Youth Collaborative, led by Fred Finch Youth Center, provides transitional housing units for youth in Berkeley (an eight-bed transitional house) and Oakland (a two-bedroom transitional house) and provides case management and drop-in services in the Collaborative's Berkeley and East Oakland drop-in centers. Services provided include outreach, life skills training, mental and physical health care, employment, childcare, skills training and transitional housing follow-up.

Eden Information and Referral

AIDS Housing Information Program (AHIP) has a full time supervisor and 2 part-time phone line attendants who answer inquiries, provide housing search related training to providers county-wide, and produce a bimonthly update/newsletter for the community.

Families in Transition Project

The City of Oakland Department of Human Services leads this scattered-site transitional housing program for low-income, homeless families. The Families in Transition Program can house up to 14 families of up to 50 individuals for up to 24 months.

Fred Finch

Fred Finch operates Coolidge Courts, the Avalon House and the Residential Program in Oakland providing housing and services to youth. Coolidge Courts provides safe housing and supportive services for young adults with persistent mental illness who have the ability or potential, with counseling and other assistance, to live independent lives. This project is believed to be the country's only low-income housing for mentally disabled young adults. The Avalon House has become a national model, serving youth, ages 12-17, who are dually-diagnosed with severe emotional disturbance and developmental disabilities. Clients live and attend school on campus, and receive therapeutic services 24 hours a day, 7 days a week. The Residential Program (Oakland Campus) provides treatment for young people with severe emotional disturbance, ages 12-18. Clients receive individual, group, and family therapy while attending our accredited school, Oakland Hills Academy. The program uses a strengths-based approach to help children return to community-based living.

Hale Laulima

Long-term housing for women with HIV/AIDS and their children plus on-site services for mental health, peer support, housing search, employment, family activities, access to health care, and other support.

Homeless Families Support Network

This Collaborative, led by the City of Oakland, provides 54 units of transitional housing for families at the Henry Robinson Multi-Service Center in downtown Oakland. Case management and a full complement of supportive services are provided at the Center and at the Network's service sites in downtown Oakland.

Homeless One-Stop Welfare-to-Work Employment Support Systems/Parents (HII)

The Homeless One-Stop Welfare-to-Work Employment Support System (HOWWESS) for Parents and Children in Oakland provides a holistic training and employment program focused on the special needs imposed on homeless families by welfare-to-work deadlines. It will continue providing innovative employment-related services to at least 200 parents and 400 children. This project connects homeless families to permanent housing and sustains permanent housing through collaborations with area housing providers and mainstream employment.

Matilda Cleveland Transitional Housing Program

The City of Oakland operates the Matilda Cleveland Transitional Housing Program, which provides 14 units of transitional housing for women and their children. Childcare, employment training and health care services are provided.

One-Stop Homeless Employment Center

The One-Stop Homeless Employment Center in Oakland provides comprehensive training and employment services for homeless persons with multiple employment barriers. The project will continue to provide innovative employment-related services to 500 homeless individuals annually.

Peter Babcock House

Five-bedroom unit group home with support services for persons with HIV/AIDS. Permanent Supportive housing for five individuals living with HIV/AIDS.

Providence House

A 40-bedroom unit facility providing mental health counseling services and service coordination for residents at Providence House with HIV/AIDS.

Resources for Community Development-Various Sites

Operate and provide case management and support services to tenants with HIV/AIDS at the Bay Bridge Apartments, Marlon Riggs Apartments (13 – 1 bedroom units), and Harrison Hotel (81 unit SRO, 14 dedicated to HIV/AIDS tenants).

Rosa Parks House

Building Opportunities for Self-Sufficiency operates Rosa Parks House, a transitional housing program in Oakland serving homeless individuals with mental disabilities and/or with HIV/AIDS. Rosa Parks provides transitional housing and supportive services (case management, mental health and recovery services and HIV/AIDS services) to 23 individuals. The program is designed to provide a structure for residents to achieve a level of personal and financial stability in order to move them along to a more permanent, independent living arrangement and to sustain that housing over time.

Transitional Housing for Women (Hope Cottage)

Lutheran Social Services of Northern California operates the Transitional Housing Program for Women in Oakland, providing low-cost housing, financial assistance, supportive services and emotional support to homeless women without children who are in an economic and personal transitional period in their lives. The program serves up to five women at any one time and provides assistance in meeting financial needs.

Walker House

Walker House in Oakland, operated by the Ark of Refuge, provides permanent supportive housing for 10 homeless, medically fragile dual and triply diagnosed adults living with disabling HIV disease and/or other disabilities who have critical need of care and supervision. Supportive services include attendant care by nursing attendants, meals, registered nurse case management, medication management (to assist with complex medical regimens), and on-site drug counseling as well as a 24-hour supervision for medical emergencies and crisis intervention.

Appendix 6:
Publicly Assisted Rental Units in the City of Oakland

Publicly Assisted Rental Units in the City of Oakland

(Does Not Include Public Housing Units Owned and Managed by the Oakland Housing Authority)

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Adcock/Joiner Apts. 532 16th St Oakland 94612 (510) 839-0248	50	0	25	25	0	0	0	50	Families 1994	Redevelopment Agency State: CALDAP FEMA Sect 8 - Moderate Rehab	532 16th Street, Inc. 532 16th Street Oakland CA 94612 (510) 839-0248
Adeline Lofts 2320 Adeline St Oakland 94607 (510) 465-5243	38	0	0	12	13	12	0	37	Families 2002	HOME Redevelopment Agency	Affordable Housing Associates 1250 Addison Suite G Berkeley CA 94702 (510) 649-8500
Allen Temple Arms I 8135 International Blvd Oakland 94621 (510) 562-2771	76	0	0	75	0	0	0	75	Seniors 1982	Sect 8	American Baptist Homes of the West 6120 Stoneridge Mall, 3rd Floor Pleasanton CA 94688 (925)924-7100
Allen Temple Arms II 1388 81st Ave Oakland 94621 (510) 562-2771	51	0	13	38	0	0	0	51	Seniors 1987	HUD: Section 202/8	American Baptist Homes of the West 6120 Stoneridge Mall, 3rd Floor Pleasanton CA 94688 (925)924-7100
Allen Temple Gardens 10121 International Blvd Oakland 94603 (510) 383-9190	50	0	0	49	0	0	0	49	Seniors 2001	HUD: Section 202/8 Redevelopment Agency	American Baptist Homes of the West 6120 Stoneridge Mall, 3rd Floor Pleasanton CA 94688 (925)924-7100
Allen Temple Manor 7607 International Blvd. Oakland 94621 (510) 567-9792	24	0	0	21	2	0	0	23	Disabled or HIV/AIDS 2001	HUD: Section 811 City of Oakland HOME HOPWA	American Baptist Homes of the West 6120 Stoneridge Mall, 3rd Floor Pleasanton CA 94688 (925)924-7100
Apollo Housing (MORH II) #1 1050 7th St Oakland 94607 (510) 835-0620	77	0	11	22	44	0	0	77	Families 1980	HUD: Section 236 Sect 8 - Property Disposition	Sante Fe Associates Inc. 1099 D St., Suite A San Rafael CA 94901 (415) 259-2844

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Apollo Housing (MORH II) #2 725 Market St Oakland 94607 (510) 835-0620	77	0	11	22	44	0	0	77	Families 1980	HUD: Section 236 Sect 8 - Property Disposition	Sante Fe Associates Inc. 1099 D St., Suite A San Rafael CA 94901 (415) 259-2844
Apollo Housing (MORH II) #3 1055 8th St Oakland 94607 (510) 835-0620	77	0	11	22	44	0	0	77	Families 1980	HUD: Section 236 Sect 8 - Property Disposition	Sante Fe Associates Inc. 1099 D St., Suite A San Rafael CA 94901 (415) 259-2844
Aztec Hotel 583-587 8th St Oakland 94612 (510) 208-5117	58	32	0	0	0	0	0	58	Residential Hotel 1993	Redevelopment Agency State: CHRP-R FEMA	Operation Dignity 1504 Franklin St., Suite 102 Oakland CA 94612 (510) 287-8465
Bancroft Senior Homes 5636 Bancroft Ave Oakland 94605 (510) 534-4000	61	0	0	60	0	0	0	60	Seniors 2001	HOME HUD: Section 202/8 City of Oakland	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
Baywood 225 41st St Oakland 94611 (510) 428-2255	77	0	5	72	0	0	0	77	Seniors 1981	Sect 8	Cornerstone Properties 833 W. Main Street Carmel IN 46032 (317) 574-4700
Beth Asher 3649 Dimond Oakland 94602 (510) 530-4091	49	0	34	15	0	0	0	49	Seniors 1971	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
Beth Eden 1100 Market St Oakland 94607 (510) 832-2249	54	0	0	54	0	0	0	54	Seniors 1975	Sect 8 - LMSA	Ecumenical Association 2169 E. Francisco Blvd., Ste B San Rafael CA 94901 (415) 258-1800
Bishop Nichols Senior Housing (Downs) 1027 62nd St Oakland 94608	17	0	0	16	0	0	0	16	Seniors 2003	HOME	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
C.L. Dellums Apts 644 14th St Oakland 94612 (510) 836-1989	73	72	0	0	0	0	0	72	Residential Hotel 1995	City of Oakland Redevelopment Agency Sect 8	Mercy Services 1360 Mission St. Suite 300 San Francisco CA 94103 (415) 355-7100
California Hotel 3501 San Pablo Ave Oakland 94608 (510) 655-7254	150	133	16	0	0	0	0	149	Residential Hotel 1990	Redevelopment Agency HODAG State: SUHRP	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676
Casa Velasco 3430 Foothill Blvd Oakland 94601 (510) 534-6200	20	0	12	7	0	0	0	19	Seniors 2003	Redevelopment Agency	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
Chestnut Court Rental 2240 Chestnut St Oakland 94607 (510) 444-4335	27	0	0	4	20	3	0	26	Families 2003	Redevelopment Agency HUD: HOPE VI	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Coit Apts 1445 Harrison St Oakland 94612 (510) 763-3079	107	105	0	0	2	0	0	107	Residential Hotel 1995	State: CALDAP Sect 8 - Moderate Rehab HUD: Shelter + Care	D & T Investments P.O. Box 750007 Petaluma CA 94975
Coolidge Ct 3800 Coolidge Ave Oakland 94612 (510) 336-9225	19	0	18	0	0	0	0	18	Disabled or HIV/AIDS 1998	HOME HUD: Section 811	Coolidge Court Apartments 3800 Coolidge Oakland CA 94602 (510)482-2244
Courtyards at Acorn 923 Adeline Oakland 94607 (510) 268-4917	87	0	6	7	20	52	2	87	Families 2000	HUD: Other Redevelopment Agency	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
CURA-North 531 24th Street Oakland 94612 (510) 839-2525	8	8	0	0	0	0	0	8	Disabled or HIV/AIDS 2001	Redevelopment Agency	CURA 531 24th St. Oakland CA 94612 (510)713-3202

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Doh On Yuen 211 8th St Oakland 94602 (510) 251-2211	48	0	36	10	0	0	0	46	Seniors	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
Drachma scattered sites in W Oakland Oakland	19	0	2	2	9	5	1	19	Families 2003	Redevelopment Agency City of Oakland	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Drasnin Manor 2530 International Blvd Oakland 94606 (510) 261-9464	26	0	0	3	5	18	0	26	Families 1993	Redevelopment Agency State: RHCP HUD: Shelter + Care	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676
E.C. Reems Gardens 2700-2785 Alvingroom Court Oakland 94605 (510) 632-9425	126	0	0	17	71	36	0	124	Families 1999	HOME CDBG	Lynx Realty and Management 15490 Ventura Blvd., Suite 210 Sherman Oaks CA 91403 (818)905-2430
E.E. Cleveland Manor 2611 Alvingroom Ct Oakland 94605 (510) 638-4543	54	0	13	40	0	0	0	53	Seniors 1990	HUD: Section 202/8 Redevelopment Agency	American Baptist Homes of the West 6120 Stoneridge Mall, 3rd Floor Pleasanton CA 94688 (925)924-7100
Eastmont Court 6850 Foothill Blvd Oakland 94605 (510) 568-9259	19	0	0	9	9	0	0	18	Disabled or HIV/AIDS 2005	HUD: Section 811 HOME	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Effie's House 829 E 19th St Oakland 94606 (510) 208-5056	21	0	11	9	0	0	0	20	Families 1999	HOME Redevelopment Agency	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Eldridge Gonaway Commons 1165 3rd Ave Oakland 94606 (510) 893-0913	40	0	0	10	14	13	2	39	Families 1984	CalHFA Sect 8 Redevelopment Agency	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Foothill Plaza 2701 64th Avenue Oakland 94605 (510) 562-8600	54	0	0	6	5	0	0	11	Families 1988	HODAG	Foothill Plaza Partnership 5942 MacArthur Blvd., Suite B Oakland CA 94605 (510) 562-8600
Frank G. Mar 1220 Harrison St Oakland 94612 (510) 287-5348	119	0	0	51	35	27	6	119	Families 1990	HODAG Redevelopment Agency	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Fruitvale Transit Village 3301 and 3411 E 12th St Oakland 94601 (510) 534-5841	47	0	0	4	6	0	0	10	Families 2004	HOME	Boardwalk 317 Lennon Lane, Ste 200 Walnut Creek CA 94598 (925) 937-4378
Glen Brook Terrace 4030 Panama Ct Oakland 94611 (510) 654-1882	66	0	57	9	0	0	0	66	Seniors	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
Hale Laulima House 369 Fairmount Ave Oakland 94611 (510) 649-1930	1	0	0	0	0	0	1	1	Transitional Housing 1995	City of Oakland HOPWA	B.O.S.S. 2065 Kittredge St. Suite E Berkeley CA 94704 (510) 649-1930
Hamilton Hotel 2101 Telegraph Ave Oakland 94612 (510) 433-1847	92	92	0	0	0	0	0	92	Residential Hotel 1997	Redevelopment Agency Sect 8 - Moderate Rehab	Mercy Services 1360 Mission St. Suite 300 San Francisco CA 94103 (415) 355-7100
Harrison Hotel 1415 Harrison Street Oakland 94612 (510) 444-2080	81	59	0	0	0	0	0	59	Residential Hotel 1996	City of Oakland HUD: Shelter + Care HOPWA HOME	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Henry Robinson Multi-Service Ctr 559 16th St Oakland 94612 (510) 419-1010	63	32	0	0	24	5	0	62	Transitional Housing 1993	City of Oakland Redevelopment Agency FEMA	Operation Dignity 1504 Franklin St., Suite 102 Oakland CA 94612 (510) 287-8465

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Hismen Hin-nu Terrace 2555 International Blvd Oakland 94606 (510) 261-3626	92	0	0	18	34	30	10	92	Families 1995	Redevelopment Agency State: RHCP	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Homes Now in the Community 1800 Linden St Oakland 94607 (510) 465-1800	10	0	0	6	4	0	0	10	Disabled or HIV/AIDS 1983	Redevelopment Agency State: RHCP HUD: Section 202/8	Sante Fe Associates Inc. 1099 D St., Suite A San Rafael CA 94901 (415) 259-2844
Hotel Oakland 270 13th St Oakland 94612 (510) 835-3749	315	0	77	236	0	0	0	313	Seniors 1981	Sect 8 - Substantial Rehab State: CALDAP	A.F. Evans 1000 Broadway, Suite 450 Oakland CA 94607 (510) 891-9400
Howie Harp Plaza 430 28th St Oakland 94612 (510) 465-5907	20	0	0	0	7	12	0	19	Families 1995	Redevelopment Agency Sect 8	Alton Management 2934 Telegraph Ave, 2nd Flr Oakland CA 94609 (510) 663-0177
Hugh Taylor House 1935 Seminary Ave Oakland 94621 (510) 562-2464	42	20	0	5	0	0	0	25	Residential Hotel 1994	Redevelopment Agency Sect 8 - Moderate Rehab State: CHRP-R	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Humphrey/Lane Homes 2787 79th Ave Oakland 94621 (510) 272-4790	12	12	0	0	0	0	0	12	Disabled or HIV/AIDS 1984	HUD: Section 202/8	Bay Area Community Services P.O. Box 2269 Oakland CA 94621 (510) 613-0330
International Blvd Family Housing 6600 International Blvd Oakland 94621 (510) 385-4508	30	0	0	7	9	11	2	29	Families 2002	HOME CDBG	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Irene Cooper Terrace 1218 2nd Ave Oakland 94606 (510) 832-3200	40	0	0	39	0	0	0	39	Seniors 2000	HUD: Section 202/8 Redevelopment Agency HOME	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
J.L. Richards Terrace 250 E 12th St Oakland 94606 (510) 465-9646	80	0	20	60	0	0	0	80	Seniors 1988	HUD: Section 202/8 Redevelopment Agency CDBG	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
James Lee Court 690 15th St Oakland 94612 (510) 893-7601	26	0	0	4	7	10	4	25	Families 1992	Sect 8 HUD: Shelter + Care Redevelopment Agency State: RHCP	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676
Jubilee West Phase I Scattered in West Oakland Oakland 94607 (510) 839-6776	6	0	0	0	1	4	1	6	Families 1994	Redevelopment Agency FEMA	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Jubilee West Phase II Scattered sites in West Oakland Oakland 94607 (510) 839-6776	8	0	0	0	0	8	0	8	Families 1998	Redevelopment Agency	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Keller Plaza 5321 Telegraph Ave Oakland 94609 (510) 652-4043	201	0	40	120	41	0	0	201	Families 1973	HUD: Section 236 Sect 8 - LMSA	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
Kenneth Henry Ct 6455 Foothill Blvd Oakland 94605 (510) 638-4383	51	0	0	8	29	12	2	51	Families 1992	Redevelopment Agency CDBG State: RHCP	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676
Lake Merritt Apartments 1417 1st Ave Oakland 94606 (510) 763-1417	55	0	0	54	0	0	0	54	Seniors 1977	HUD: Section 221(d) (4) Sect 8 - New Construction	G & K Management Co 5150 Overland Avenue Culver City CA 90230 (310)204-2050
Lakeside Apts 136 E 12th St Oakland 94606 (510) 832-2018	66	0	12	54	0	0	0	66	Seniors 1974	HUD: Section 221(d) (4) Sect 8 - New Construction	Lakeside Apartments Ltd. 2295 San Pablo Ave Berkeley CA 94702 (510) 832-2018

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Las Bougainvilleas 1231-7 37th Ave Oakland 94601 (510) 535-6100	67	0	0	66	1	0	0	67	Seniors 1998	Redevelopment Agency HUD: Section 202/8	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
Linda Glen 32 Linda Ave Oakland 94611 (510) 601-1090	42	0	33	9	0	0	0	42	Seniors 1973	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
Linden Court Rental 1089 26th St Oakland 94607 (510) 444-4335	41	0	0	15	20	6	0	40	Families 2003	Redevelopment Agency HUD: HOPE VI	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Lottie Johnson Apts 970 14th St Oakland 94607 (510) 268-1736	27	0	8	12	2	0	0	22	Families 1974	HUD: Section 236 Sect 8 - LMSA	Ecumenical Association 2169 E. Francisco Blvd., Ste B San Rafael CA 94901 (415) 258-1800
Madison Park Apts 100 9th St Oakland 94612 (510) 835-4025	98	0	20	69	9	0	0	98	Families 1995	Redevelopment Agency State: CHRP-R Sect 8 - Moderate Rehab	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Madrone Hotel 477 8th St Oakland 94607 (510) 287-5346	32	31	1	0	0	0	0	32	Residential Hotel 1988	Redevelopment Agency HODAG State: SUHRP	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Mandela Gateway Rental Housing 1350 and 1400 7th Street Oakland 94607 (510) 451-1575	168	0	0	36	61	23	0	120	Families 2004	HOME Redevelopment Agency HUD: HOPE VI	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Marcus Garvey Commons 721 Wood st Oakland 94607 (510) 832-1684	22	0	0	4	7	8	2	21	Families 1992	Redevelopment Agency State: RHCP	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Marin Way Ct 2000 International Blvd Oakland 94606 (510) 261-9464	20	0	0	0	19	0	0	19	Families 1987	Redevelopment Agency HODAG CDBG	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676
Mark Twain Senior Ctr 2426-38 35th Ave Oakland 94601 (510) 261-4760	109	68	32	6	0	0	0	106	Seniors 1996	Redevelopment Agency Sect 8 - Moderate Rehab	Mark Twain Senior Community 3525 Lyon Oakland CA 94601 (510)261-4760
Marlon Riggs Apts 269 Vernon St Oakland 94610 (510) 451-1161	13	0	0	12	0	0	0	12	Disabled or HIV/AIDS 1996	Redevelopment Agency HUD: Section 811	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Matilda Cleveland Hsg 8314 MacArthur Blvd Oakland 94605	14	3	0	2	3	6	0	14	Transitional Housing 1992	HUD: Transitional Hsg Redevelopment Agency	E. Oakland Community Project 5725 East 14th Street Oakland CA 94621 (510) 532-3211
MORH I Housing 741 Filbert Street Oakland 94607 (510) 465-6997	126	0	0	0	0	56	69	125	Families 1972	HUD: Section 236 Sect 8 - LMSA	A.F. Evans 1000 Broadway, Suite 450 Oakland CA 94607 (510) 891-9400
Noble Towers 1515 Lakeside Dr Oakland 94612 (510) 444-5228	195	0	0	195	0	0	0	195	Seniors 1982	CalHFA Sect 8	CAMCO 1201 Northclark, Suite 400 Chicago IL 60610 (312) 335-2650
Northgate Apartments 2301 Northgate Ave Oakland 94612 (510) 873-8202	42	0	0	0	14	23	4	41	Families 2003	HOME Redevelopment Agency	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Northgate Terrace 550 24th St Oakland 94612 (510) 465-9346	201	0	180	20	0	0	0	200	Seniors 1970	HUD: Section 202/8 Sect 8 - LMSA	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Nueva Vista 3700 International Blvd Oakland 94601 (510) 436-7108	30	0	0	8	14	7	0	29	Families 1986	Redevelopment Agency HODAG	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676
Oak Center Homes 850 18th St. Oakland 94607 (510) 465-5138	89	0	0	11	38	33	7	89	Families 1983	Sect 8	Alton Management 2934 Telegraph Ave, 2nd Flr Oakland CA 94609 (510) 663-0177
Oak Center I 1601 Market St, Unit 106 Oakland 94607 (510) 834-2515	79	0	0	33	20	11	12	76	Families 1972	HUD: Section 236 Sect 8 - LMSA	A.F. Evans 1000 Broadway, Suite 450 Oakland CA 94607 (510) 891-9400
Oak Center Towers 1515 Market St Oakland 94607 (510) 465-1166	196	0	173	22	0	0	0	195	Seniors 1974	HUD: Section 236 Sect 8 - LMSA	Episcopal Homes P.O. Box 1027 Lafayette CA 94549 (925) 283-0680
Oak Park Apartments 2618 E. 16th St Oakland 94601 (510) 261-8756	35	0	0	13	3	16	2	34	Families 2004	Redevelopment Agency State: MHP	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Oak Village 780 13th St, #103 Oakland 94612 (510) 835-4846	117	0	0	2	1	0	0	3	Families 1973	HUD: Section 236	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Oakland Point Limited Partnership 1448 10th St. Oakland 94607 (510) 891-0310	31	0	6	1	16	3	5	31	Families 2002	Redevelopment Agency State: MHP	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Oaks Hotel 587 15th St Oakland 94612 (510) 444-1414	85	84	1	0	0	0	0	85	Residential Hotel 1985	Redevelopment Agency CDBG HODAG State: SUHRP	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Otterbein Manor 5375 Manila Ave Oakland 94618 (510) 653-0256	39	0	31	8	0	0	0	39	Seniors 1973	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
Park Blvd Manor 4135 Park Blvd Oakland 94602 (510) 531-3871	42	0	33	6	0	0	0	39	Seniors	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
Park Village 3761 Park Blvd Way Oakland 94610 (510) 531-2510	84	0	0	84	0	0	0	84	Seniors 1978	HUD: Section 221(d) (4) Sect 8 - New Construction	Howard Properties 3761 Park Blvd. Way Oakland CA 94610 (510) 531-2510
Peter Babcock House 2350 Woolsey St Berkeley 94705	5	5	0	0	0	0	0	5	Disabled or HIV/AIDS 1996	CDBG HOPWA HUD: Supp.Serv. Grant	Affordable Housing Associates 1250 Addison Suite G Berkeley CA 94702 (510) 649-8500
Piedmont Apts 215 W MacArthur Blvd Oakland 94611 (510) 658-7170	250	0	33	193	24	0	0	250	Families 1998	Redevelopment Agency City Bond Funds	A.F. Evans 1000 Broadway, Suite 450 Oakland CA 94607 (510) 891-9400
Posada de Colores 2221 Fruitvale Ave Oakland 94601 (510) 534-6200	100	0	0	99	1	0	0	100	Seniors 1979	HUD: Section 202/8	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
Providence House 540 23rd St Oakland 94612 (510) 444-0839	41	0	0	34	6	0	0	40	Disabled or HIV/AIDS 1990	Redevelopment Agency HUD: Section 202/8	Sisters of Providence 540 23rd Street Oakland CA 94612 (510) 444-0839
Rosa Parks House 521 W. Grand Ave Oakland 94612 (510) 663-7313	11	0	2	7	2	0	0	11	Disabled or HIV/AIDS 1999	CDBG HOPWA HUD: Supp.Serv. Grant	B.O.S.S. 2065 Kittredge St. Suite E Berkeley CA 94704 (510) 649-1930

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Rose of Sharon 1600 Lakeshore Ave Oakland 94606 (510) 832-6090	141	0	83	56	0	0	0	139	Seniors 1977	HUD: Section 236 Sect 8 - LMSA	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
San Antonio Terrace 1485 E 22nd St Oakland 94601 (510) 533-7844	23	0	0	0	11	11	0	22	Families 1990	Redevelopment Agency HODAG	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676
San Pablo Hotel 1955 San Pablo Ave Oakland 94612 (510) 238-1500	144	144	0	0	0	0	0	144	Seniors 1995	Redevelopment Agency State: CALDAP	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Santana Apts 2220 10th Ave Oakland 94606 (510) 533-9848	30	0	6	12	6	6	0	30	Families 1992	City of Oakland Redevelopment Agency State: CALDAP	Mercy Services 1360 Mission St. Suite 300 San Francisco CA 94103 (415) 355-7100
Satellite Central 540 21st St Oakland 94612 (510) 451-8636	151	0	115	35	0	0	0	150	Seniors 1970	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
Sister Thea Bowman Manor 6400 San Pablo Ave Oakland 94608 (510) 420-8802	56	0	14	41	0	0	0	55	Seniors 1990	HUD: Section 202/8 Redevelopment Agency	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
Slim Jenkins Ct 700 Willow St Oakland 94607 (510) 451-5042	32	0	0	0	13	0	0	13	Families 1991	Redevelopment Agency HODAG CDBG CalHFA	Oakland Community Housing, Inc. 2030 Franklin St., 6th Floor Oakland CA 94612 (510) 763-7676
Sojourner Truth Manor 6015 Martin Luther King Jr Wy Oakland 94609 (510) 655-4413	88	0	74	13	0	0	0	87	Seniors 1976	HUD: Section 236 Sect 8 - LMSA	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712

Property Name Address	Total Units	Subsidized Units By Bedroom Size						Total Subsidized Units	Population Served Year Built	Primary Subsidy Programs	Management Co Name/Address
		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Southlake Tower 1501 Alice St Oakland 94612 (510) 465-0481	130	0	0	129	0	0	0	129	Seniors 1979	HUD: Section 221(d) (4) Sect 8 - New Construction	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
St. Andrew's Manor 3250 San Pablo Ave Oakland 94608 (510) 601-6144	60	0	51	8	0	0	0	59	Seniors 1973	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
St. Marks Hotel/Victoria Plaza 394 12th St Oakland 94612 (510) 268-0274	101	0	0	100	0	0	0	100	Seniors 1986	HUD: Section 221(d) (4) Sect 8 - Substantial Rehab	Consolidated Property Masters 20001 Van Ness Blvd. Fresno CA 93704 (209) 222-3600
St. Mary's Gardens 801 10th St Oakland 94607 (510) 465-9628	100	0	0	100	0	0	0	100	Seniors 1979	Sect 8	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
St. Patrick's Terrace 1212 Center St Oakland 94607 (510) 532-6326	66	0	57	8	0	0	0	65	Seniors 1973	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
Stanley Avenue Apartments 6006 International Blvd Oakland 94621 (510) 638-5329	24	0	0	5	5	11	2	23	Families 2003	HOME State: MHP HUD: Shelter + Care	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Swans Market Housing 918 Clay St. Oakland 94607 (510) 834-3648	18	0	0	8	10	0	0	18	Families 1999	CalHFA HOPWA	EBALDC 310 8th St., Ste 210 Oakland CA 94607 (510) 287-5353
Sylvester Rutledge Manor (North Oakland Senior) 3255 San Pablo Ave Oakland (510) 595-0293	65	0	0	64	0	0	0	64	Seniors 2003	Redevelopment Agency	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712

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		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Taylor Methodist 1080 14th St Oakland 94607 (510) 663-0177	12	0	0	0	8	4	0	12	Families	HUD: Section 236	Alton Management 2934 Telegraph Ave, 2nd Flr Oakland CA 94609 (510) 663-0177
Town Center at Acorn 1143-10th St. Oakland 94607 (510) 444-8942	206	0	18	25	63	90	10	206	Families 2000	Redevelopment Agency CDBG HUD: Other	John Stewart Company 1388 Sutter St., 11th Floor San Francisco CA 94109 (415) 345-4400
Transitional Housing - 84th Ave 1936 84th Ave Oakland 94621	1	0	0	0	1	0	0	1	Transitional Housing 1991	HUD: Transitional Hsg City of Oakland	E. Oakland Community Project 5725 East 14th Street Oakland CA 94621 (510) 532-3211
Transitional Housing - Adeline St 3501 Adeline St Oakland 94607	1	0	0	0	1	0	0	1	Transitional Housing 1991	HUD: Transitional Hsg City of Oakland	E. Oakland Community Project 5725 East 14th Street Oakland CA 94621 (510) 532-3211
Transitional Housing - Bancroft Ave 5239-41 Bancroft Ave Oakland 94601	3	0	0	1	1	1	0	3	Transitional Housing 1991	HUD: Transitional Hsg City of Oakland	E. Oakland Community Project 5725 East 14th Street Oakland CA 94621 (510) 532-3211
Transitional Housing - Church/Halliday 2400 Church St & 6850 Halliday Oakland 94605	2	0	0	0	2	0	0	2	Transitional Housing 1992	HUD: Transitional Hsg City of Oakland Redevelopment Agency	E. Oakland Community Project 5725 East 14th Street Oakland CA 94621 (510) 532-3211
Transitional Housing - Hunter Ave 173 Hunter Ave Oakland 94603	1	0	0	0	0	1	0	1	Transitional Housing 1991	HUD: Transitional Hsg City of Oakland	E. Oakland Community Project 5725 East 14th Street Oakland CA 94621 (510) 532-3211
Transitional Housing - Walnut Ave 9905 Walnut St Oakland 94603	4	0	0	0	4	0	0	4	Transitional Housing 1992	HUD: Transitional Hsg Redevelopment Agency City of Oakland	

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		SRO	0 BR	1 BR	2 BR	3 BR	4+ BR				
Transitional Housing - West St 3824 West Street Oakland 94612	1	0	0	0	0	1	0	1	Transitional Housing 1991	HUD: Transitional Hsg City of Oakland	E. Oakland Community Project 5725 East 14th Street Oakland CA 94621 (510) 532-3211
United Together Manor 9410 MacArthur Blvd Oakland 94605 (510) 539-0357	18	0	0	11	6	0	0	17	Families 1992	Redevelopment Agency City of Oakland Sect 8 HUD: Shelter + Care	Diversified Property Services 9424 Golf Links Road Oakland CA 94605 (510) 967-6962
Valdez Plaza 280 28th St Oakland 94611 (510) 268-0153	150	0	0	150	0	0	0	150	Seniors 1981	HUD: Section 236 Sect 8 - LMSA	Satellite Housing 2526 Martin Luther King Jr. Way Berkeley CA 94704 (510) 647-0700
West Street 3927 West St. Oakland 94608	3	0	0	0	1	2	0	3	Families 1999	CDBG	Alton Management 2934 Telegraph Ave, 2nd Flr Oakland CA 94609 (510) 663-0177
Westlake Christian Terrace I 251 28th St Oakland 94611 (510) 893-2998	200	0	158	42	0	0	0	200	Seniors	HUD: Section 202/8 Sect 8 - LMSA	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712
Westlake Christian Terrace II 275 28th St Oakland 94611 (510) 893-2998	200	0	0	200	0	0	0	200	Seniors 1977	HUD: Section 236 Sect 8 - LMSA	Christian Church Homes 303 Hegenberger Rd., Suite 201 Oakland CA 94621 (510) 632-6712

TOTALS: **7,739 900 1,559 3,277 892 577 144 7,374**