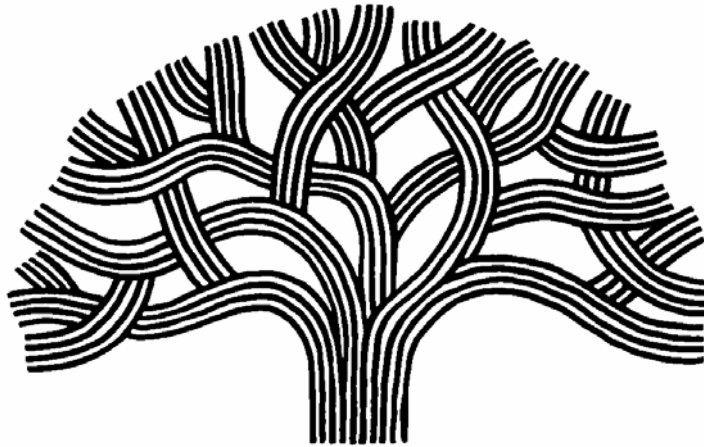


CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

July 1, 2005 - June 30, 2006



DRAFT FOR PUBLIC REVIEW

September 6, 2006
City of Oakland

Community and Economic Development Agency

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EXECUTIVE SUMMARY

Each year, the City of Oakland receives federal grant funds under the Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) Programs. In May 2005, the City submitted to the U.S. Department of Housing and Urban Development (HUD) the required Five Year Consolidated Plan for Housing and Community Development, outlining needs, priorities, strategies and proposed actions for the period of July 1, 2005 through June 30, 2010. In addition, each year, the City prepares the Annual Action Plan prior to the program year, and the Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the program year.

The CAPER provides information on accomplishments in the City of Oakland in meeting goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, supportive services for the homeless and persons with special needs, and non-housing community development. The CAPER also provides information on the City's progress in meeting five-year goals of the 2005-2010 Consolidated Plan. The following executive summary outlines the program changes and accomplishments for Housing and Homeless, Economic Development and Public Services and Infrastructure program areas for July 1, 2005 through June 30, 2006.

Housing and Homelessness

Preservation/Expansion of the Supply of Affordable Housing

Program Changes

- Approximately \$4.4 million of HOME program income (generated by repayments of first-time homebuyer loans) was reallocated from housing rehabilitation to the housing development program for the Notice of Funding Availability (NOFA) to ensure timely commitment of these funds.

Accomplishments

- Eighty units of rental housing for families were completed, all of which are low-income family housing units located in Coliseum Gardens. An additional 613 affordable rental units are currently under construction throughout the City.
- Thirteen units of new ownership housing were completed. The majority of the units (12) are part of the Palm Court development. An additional 88 units of affordable ownership housing are currently under construction.
- Seventeen existing affordable units were preserved and renovated. An additional 61 units are currently in the process of being preserved.
- Thirty-five units of public housing were rebuilt as part of Phase I of the Coliseum Gardens HOPE VI development. Rebuilding of an additional 110 public housing units is under construction.

Assistance to First-Time Homebuyers

Program Changes

- The maximum loan amount for the Mortgage Assistance Program (MAP) was increased from \$50,000 to \$75,000 and the maximum purchase price was increased to 95 percent of the median purchase price for homes in Oakland (the current limit is \$456,000). These higher limits expand the pool of homes that can be purchased by eligible borrowers.
- To ensure that the same number of loans was provided as in previous years, approximately \$1 million of the Agency's Low and Moderate Income Housing Fund was reallocated to the First-Time Homebuyer Program from the Housing Development program. Additional funds were also made available by recycling the proceeds of loans that have been repaid.
- The maximum allowable loan to value ratio was increased from 97 percent to 100 percent, which reduces a major barrier to participation at this time.

Accomplishments

- The Mortgage Assistance Program (MAP) received 47 applications, approved 41 loans and closed 40, totaling \$2,597,700. These funds leveraged investment of \$11,183,747 in private bank lending, \$1,114,604 in downpayments from individual homebuyers and \$1,163,888 in other public funding.
- The American Dream Downpayment Initiative (ADDI) program received and approved three applications and closed two loans in the amount of \$135,263.
- No loan applications were received for the Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District (OUSD) Teachers. One OUSD teacher, one pre-school teacher, one school counselor and four teachers from other districts received loans from the Mortgage Assistance Program. The MAP program serves a lower income level and provides a higher loan amount.
- The Homeownership Education Program completed 12 classes with 457 attendees. Approximately 420 participants completed the program and 100 participants attended a homeownership class at the First Time Homebuyer Fair.

Housing Rehabilitation and Neighborhood Improvement

Program Changes

- The Home Maintenance and Improvement Program was modified to become an "umbrella" program to fund housing rehabilitation programs in a more flexible manner. The "umbrella" concept allows staff, with approval from the City Administrator, to reallocate funds among sub-programs to meet changing demand for specific loan/program types
- The Home Maintenance and Improvement Program (HMIP) loan guidelines were modified to reach a broader range of eligible homeowners and has resulted in a higher volume of loans:
 - The interest rate was reduced from 3 percent to 0 percent for borrowers with incomes less than 50 percent of median income (many of whom are seniors or people with disabilities).

- The interest rate was reduced from 6 percent to 3 percent, and payments are now deferred rather than due on a monthly basis, for borrowers with incomes between 51 percent and 80 percent of median income.
- The Emergency Home Repair Loan Program maximum loan amount was increased from \$7,500 to \$15,000. In addition, loans are now available to borrowers who live anywhere in the City if household income is less than 50 percent of median income. Loans to borrowers with incomes between 50 percent and 80 percent of median income remain restricted to properties located in the seven Community Development Districts.

Accomplishments

- The Home Maintenance and Improvement Program (HMIP) originated 56 loan applications and rehabilitated 21 units.
- HMIP leveraged fiscal resources by generating program income from loan repayments. Although program income was budgeted at \$1.8 million, for FY 05-06, housing loan repayments generated a total of \$2.6 million in program income. (As part of the approval of the Consolidated Plan for FY 05-06, the City Council authorized the use of any program income in excess of \$1.8 million for new rehabilitation loans.)
- HMIP contractors indirectly generated general fund income to Building Services from fees paid to acquire permits for the improvements made to the homes. Additionally, the contractors that were working on the homes employed residents of the City of Oakland and purchased materials from Oakland based suppliers. This economic cycle impacts property taxes as well as business licensing fees.
- HMIP benefited the homeowners with remediation of dangerous health and safety issues, including lead paint hazards, as well as housing code violations. The homeowners also benefited from home management counseling, lead hazard risk assessments and consultation, protection from predatory contractors and/or lenders and construction project monitoring provided by staff.
- Client satisfaction surveys reflect owners rating program services good or better for 91% of the surveys returned.
- The Lead Safe Hazard Paint Program (LSHPP) reported completion of 62 homes, resulting in the program significantly exceeding its goals. The high productivity is attributed to full implementation of group bid walks—12-15 properties are bid among 4-5 lead certified contractors at one time every two months.
- The LSHPP benefited clients with exterior improvement of their home, by eliminating health hazards through lead abatement and violations of City codes in their homes.
- The LSHPP leverages fiscal resources by partnering with the Alameda County Lead Poisoning and Prevention Program and receiving reimbursement for lead remediation costs where children under age six reside in the household. For the current year the program has received reimbursements totaling \$125,000.
- The Access Improvement Program (AIP) originated applications for 11 units and completed rehabilitation work on 15 units.
- Minor Home Repair Program (MHRP) repaired 110 housing units. In addition, 20 projects were in process at the end of the year and 25 owners were on the waiting list.
- The Emergency Home Repair Program (EHRP) program originated 16 loan applications and assisted 7 units.

- The EHRP benefits homeowners by providing financial assistance for single-system repairs. Primary repairs performed are roofs, plumbing and sewer system repairs.

Rental Assistance for Persons Displaced by Hurricane Katrina

- Following the devastation caused by Hurricane Katrina, the City Council allocated \$250,000 in HOME funds to be used to assist displacees to rent housing in Oakland. To date, sixteen families have been awarded assistance under the program.

Homeless Services

Program Changes

- \$1 million of CDBG program income was reallocated from the housing rehabilitation programs to the East Oakland Community Project's shelter and transitional housing project.

Accomplishments

- Through the Year-Round and Winter Emergency Shelter program, more than 3,900 individuals and households received shelter, hotel/motel vouchers, food services, rental assistance and additional supportive services.
- More than 3,468 units of outreach were provided to the homeless and special needs Oakland population through the City's Homeless Mobile Outreach Program, Housing Opportunities for Persons With AIDS program, Emergency Shelter programs, and Winter Shelter programs.
- Through the City's Transitional/Supportive Housing Programs, 180 families received temporary housing services, assisting each family to become more stable and prepared for permanent housing. Out of these families, 76 families moved into permanent housing during the 2005-06 fiscal year.
- Through the Housing Opportunities for Persons with AIDS program, 183 persons with HIV/AIDS and their families received facility based housing assistance and the existing HIV/AIDS housing inventory was increased by more than 17 units. Approximately 247 living units were completed, with 17 dedicated to persons living with HIV/AIDS.
- Through the Hunger Program, more than 19,900 meals were provided through food distributions, hot meals, and the City's Annual Thanksgiving Dinner for the homeless, low-income, and seniors of Oakland.

A table outlining the accomplishments of the Housing and Homeless Services program area is included at the end of the Executive Summary.

Economic Development

Neighborhood Commercial Revitalization (NCR) Program

- Twenty-one (21) commercial properties consisting of forty (40) storefronts were improved under the Commercial Property Façade Improvement Program in FY 2005/06. This represents a total investment of \$904,689, and includes \$366,896 in façade grants

and \$537,803 in private funds. Over 100 façade projects are currently active and in the design, bid or construction phase.

- Approximately \$500,000 is currently committed to façade improvement projects which are expected to be completed in FY 2006/07.
- During FY 2005/06 NCR staff worked with 15 merchant groups and Business Improvement Districts (BID).
- NCR staff attended monthly merchant association meetings to be informed of issues affecting the commercial district and to facilitate the merchants' access to city services and programs.
- Provided assistance to 125 businesses each quarter.
- NCR staff facilitated the establishment and expansion of the Fruitvale Property BID and assisted in the renewal/reauthorization of 5 existing BIDs.

Business Development

- Assisted 521 businesses to remain in Oakland, retained 6,033 jobs in Oakland, attracted 12 new businesses and created 39 jobs, many of which benefited low and moderated income residents and neighborhoods.
- Attracted 16 firms interested in moving to Oakland with total of 137 jobs.
- Successfully sought and received \$385,000 in new funding and re-captured \$300,000 in funding for the Brownfields Cleanup Revolving Loan Fund.
- Completed \$200,000 Industrial Corridor Brownfield grant from the EPA including implementation of environmental assessments at Coliseum & West Oakland BART, creation of a Design Concept Plan for a 500,000 square feet manufacturing facility, and publication of a new Brownfields Resource Guide.

Commercial Lending

- Collected approximately \$436,656 in delinquent and defaulted loans
- Negotiated proposals for the restructuring of five loans
- Received \$917,333 in loan payoffs
- Underwrote 27 new loans to 23 loan clients
- Created opportunities for 29 new jobs to the Oakland economy
- Placed 7 Oakland residents in a new job created from loan proceeds
- Advanced the development of a HUD Section 108 loan repayment strategy
- Evaluated RFP respondent proposals for the re-establishment of a small business incubator program
- Provided seven clients with technical assistance in the development of business/marketing plans
- Negotiated and executed a \$2,100,000 loan assumption and property transfer agreement
- Identified availability of CDBG Program Income funds for the recapitalization of Oakland Business Development Corporation (OBDC) administered CDBG loan programs
- Identified available Coliseum Redevelopment Project Area funding for formation of a redevelopment-based revolving loan program
- Improved coordination of lending services and Neighborhood Commercial Revitalization Façade program

- Development of a HUD Section 108 loan repayment strategy
- Prepared a Request For Proposals for small business incubator support
- Executed \$14,900 contract for business/marketing plan support

Public Services and Infrastructure (Neighborhood Improvements)

Public Services

- Funding for public service activities were carried out through 30 sub recipient agreements with 28 private nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, six (6) City-administered programs were funded. The programs administered by the non-profits and the city are:
 - **Violence Intervention** – Two (2) programs received funding for the provision of legal assistance, crisis counseling and support services to 1,381 individuals.
 - **Hunger Relief** - Two (2) programs received funding for the provision of food purchase and distribution services to 352,500 individuals. This also includes the annual Thanksgiving Dinner.
 - **Senior Services** – Seven (7) programs received funding for the provision of information & referral, needs assessment, support services, in-home support, companion services, legal services, recreation and physical activities, outreach & education, medical care, hot meals and social services to 1,022 individuals.
 - **Miscellaneous Public Services** – Three (3) programs received funding for the provision of computer training, family support and assistance and youth development services to 6,237 individuals.
 - **Substance Abuse Intervention and Prevention** – One (1) program received funding for the provision of residential and day treatment services, support services and referral services to 63 individuals.
 - **Youth Services** – Eighteen (18) programs received funding for the provision of work experience and career preparation, case management, tutoring and instruction, academic assistance, cultural and life enrichment, health care and education, housing search assistance counseling and support services, leadership development, mentor support, life skills training and safety monitoring services to 8,205 individuals and 75 families.
 - **Employment Education and Training** – Three (3) programs received funding for the provision of employment training and counseling, career advancement opportunities and job referral and placement to 31 individuals.
 - **Microenterprise and Business Assistance** – Six (6) programs received funding for the provision of façade improvement, business incubation, microenterprise assistance, training, counseling, organizing and support as well as crime prevention.

Infrastructure (Neighborhood Improvements)

- There were no funds from the FY 05-06 grant allocated for capital improvements to public service facilities.

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Expansion of the Supply of Affordable Rental Housing				
Rental Housing New Construction: Units Built	805 Units Built or Underway	80	80	80
Rental Housing New Construction: Units Underway		599		599
Preservation of the Supply of Affordable Rental Housing				
Rental Housing Preservation: Units Built	400 Units Built or Underway	17	17	17
Rental Housing Preservation: Units Underway		61		61
Public Housing Reconstruction: Units Built		35	35	35
Public Housing Reconstruction: Units Underway		110		110
Expansion of the Supply of Affordable Ownership Housing				
Ownership Housing Construction: Units Built	105 Units Built or Underway	13	6	13
Ownership Housing Construction: Units Underway		88		88
Expansion of Ownership Opportunities for First-Time Homebuyers				
Mortgage and Downpayment Assistance	565 Households	42	110	42
Housing Counseling	Prepare Residents	1,249	175	1,249
Mortgage Credit Certificates	100 Households	3		3
Improvement of Existing Housing Stock				
Owner-Occupied Housing Rehabilitation: Units Completed	1440 Housing Units	246	304	246
Owner-Occupied Housing Rehabilitation: Units Underway		54		54

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

		5-Year (2005-2010)	Current Year (FY 2005-2006)	
		Goal	Actual to Date (2005-2006 only)	Goal
				Actual
Provision of Rental Assistance for Extremely Low and Low Income Families				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	-		-
Provision of Supportive Housing for Seniors and Persons with Special Needs				
	400 Units Built or Underway		99	
Senior Housing Development: Units Built		-		-
Senior Housing Development: Units Underway		687		687
Persons with Special Needs Housing Development: Units Built		-		-
Persons with Special Needs Housing Development: Units Underway		20		20
Access Improvement: Units Completed	40 Housing Units	15	8	15
Access Improvement: Units Underway		6		6
Removal of Impediments to Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	706		706
Referral, Information, and Counseling to Residents	2500 Households	7,227		7,227
Discrimination Education and Investigation	100 Households	182		182
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	671	1,000	671
Health Care for Homeless	500 People		100	
Other Outreach Services	1,225 People	1,976	245	1,976
Information and Referral Services	4,000 People	821	787	821
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	9,000 People	1,909	1,800	1,909
Winter Shelter	6,000 People	1,445	1,200	1,445
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	287	441	287
Transitional Housing				

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Existing Transitional Housing Facilities	750 Families	161	151	161
Transitional Housing Jobs Campus at Oakland Army Base		-	-	-
Supportive Services Program				
Homeless Prevention	1,000			
Rental Assistance	Individuals/Families	13	216	13
	1,000			
Eviction Prevention	Individuals/Families	13	216	13
Legal Assistance	1,200 Cases	3,168	240	3,168
Housing Counseling	1,700 Cases	1,004	355	1,004
Tenant Education Program	550 Cases		115	
Linked HIV/AIDS				
Service-Rich Housing for PLWAa and Families	55 People	17	11	17
Services and Referral	3,000 People	564	600	564
	300 Units of			
Permanent Housing	Housing	35	100	35

INTRODUCTION

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

The City of Oakland completed and submitted its most recent Five Year Consolidated Plan on May 13, 2005. The Consolidated Plan included a needs assessment, housing and market analysis, a strategic plan and an Action Plan for the first year. Annual Action Plans have been published for each subsequent program year.

This Consolidated Annual Performance and Evaluation Report (CAPER), provides information on accomplishments in the City of Oakland, for the program year July 1, 2005 through June 30, 2006, in meeting the goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, housing and supportive services for the homeless and for persons with special needs, and non-housing community development.

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

The narrative sections provide a summary of the City's progress during the reporting period July 1, 2005 through June 30, 2006 to address the City's stated housing and community development goals and objectives. The information corresponds to the housing and community development priorities established in the Consolidated Plan published May 13, 2005.

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

PART I:

NARRATIVE REGARDING ANNUAL PERFORMANCE

Narrative A: Non-Housing Community Development

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

1. Funds Made Available During Program Year

Federal Resources for Non-Housing Community Development Activities

PROGRAM
a. <u>Community Development Block Grant</u> The City received \$9,511,930 in Community Development Block Grant funding, plus program income of \$2,267,214. The total funding received from both sources is \$11,779,144.
b. <u>Community Services Block Grant</u> <i>The City received \$674,641 in CSBG funds to support anti-poverty programs and services.</i>
c. <u>Head Start</u> <i>The City's Office of Health and Human Services received \$14,513,944 to provide child care and tutorial programs.</i>
d. <u>Department of Agriculture/Healthy Start</u> <i>The USDA provided \$375,000 to fund lunch programs for children in the Head Start program.</i>

State Resources for Non-Housing Community Development Activities

PROGRAM
a. Workforce Investment Act (WIA) <i>This Federal grant provides employment and training services to meet the needs of unemployed job seekers, underemployed workers and employers. For the 2006-05 fiscal year, the City received approximately \$7,526,281.</i>

Local Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>General Fund</u></p> <p>The City's general fund provides job placement services to Oakland residents. Job training agencies including those funded under JTPA and CDBG refer their clients to the "Hire Oakland" program for job placement. The Port of Oakland operates a similar program for its Port tenants.</p> <p>The employment component of the City's Contracting and Employment Services placed Oakland residents on City construction contracts.</p> <p>The Port of Oakland's Employment Resources Development Department (ERDP) placed unemployed and underemployed Oakland residents with Port tenants including positions with the International Longshoremen's & Warehousemen's Union.</p>
<p>b. <u>Redevelopment and Private Investment</u></p> <p>The City's primary redevelopment area, the Central District, represents a substantial public investment. Funds will be available to implement redevelopment. The investment will leverage additional associated private investments. Several construction projects have been completed or are underway.</p>

2. Economic Development

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

Activities

(A) Business Development Program

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

(B) Neighborhood Commercial Revitalization

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

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

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

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

(C) Commercial Lending

The City of Oakland and Oakland Redevelopment Agency established and maintains its Commercial Lending Unit for the purpose of providing small business technical assistance and lending services to Oakland's business community. The Commercial Lending Unit no longer acts as a direct service provider, but instead maintains multiple professional services contracts with qualified service providers capable of delivering services targeted towards: technical support, strategic planning, training, employee recruitment and commercial lending. The commercial lending revolving loan funds previously established by the City and the Agency continue to be available to Oakland's business community.

In March 2003 City Council approved a restructuring plan for the Commercial Lending Unit that provided mechanisms to improve the overall performance of services offered by former One Stop Capital Shop. The program modifications were necessary to address concerns of both loan fund suppliers and performance standards established by the City Council and Agency. Since that time, staff has worked diligently to implement recommendations presented to Council and the execution of a Inter-Agency agreement between the City/Agency and the Oakland Business Development Corporation (OBDC) for loans greater than \$99,000 and less than \$249,500, all recommendation have been implemented. The Inter-Agency agreement provides the instruments used in evaluation of loan clients and the construction and execution of loan documents. The Agreement also establishes the linkage between the City/Agency, the OBDC and the borrower, which becomes critical in situations where the City/Agency are forced to undertake collection activities.

Commercial Lending administers several CDBG and HUD Section 108-funded loan programs and works in cooperation with the U.S. Small Business Administration, private lenders and technical assistance service providers to deliver its services.

Economic Development Activities and Accomplishments

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Business Development -All sectors:	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	Assist 100 businesses to remain in Oakland; retain or attract 1,000 jobs; attract 13 new businesses to Oakland.	Assisted 521 businesses to remain in Oakland, retained 6,033 jobs in Oakland, attracted 16 new businesses and created 137 jobs.
Industrial	Provide information, location advise and research, for new industrial firms seeking space in Oakland, work to retain and increase the local job base within existing firms, and retain industrial businesses in Oakland.	Attract new industrial companies, and retain firms to keep jobs within Oakland, approve 3 new Brownfields loans. And two new grants for environmental site assessment of Brownfield sites.	Attracted 12 firms interested in moving to Oakland with total of 39 jobs. Managed over \$750,000 in Brownfield existing loans and received two (2) new loan applications.
Retail	Provides information and referrals to startup, existing and new-to-Oakland retailers, restaurateurs, and arts and entertainment businesses citywide	Increase City's sales tax base Increase shopping options for Oaklanders and visitors to Oakland Increase commercial district vitality	Launched comprehensive Citywide Retail Recruitment Strategy and Implementation Plan with a comprehensive targeted focus on 18 commercial corridors in Oakland. Developed guidelines for Retail Space in Mixed-Use Developments.
Office and Commercial	Financing, location assistance, and coordination with other city departments for clients seeking office and general commercial space , including research & development, biotech and other educational and scientific research, and technology companies.	Attract and assist the location with of Oakland firms representing the commercial sector, including telecommunication, biotechnology, research & development firms.	Provided technical assistance in the Downtown Vacant Office Project by inventorying and surveying Downtown Office Buildings with 40%+ vacancy rates. Assisted five (5) building owners with redevelopment issues related to their buildings. Partnering with City Internal Technology Unit to develop and facilitate public/private partnerships for a city-wide wireless internet network.

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Neighborhood Commercial Revitalization</p> <p>Specific NCR Target Areas</p>	<p>NCR staff works with businesses, property owners, community groups in 15 NCR areas to improve the physical and economic condition of the commercial district. This is accomplished through the collection and analysis of baseline economic data; organizing and assisting merchant associations; implementing the Commercial Property Façade Improvement Program; designing and constructing streetscape improvement projects; assisting with the establishment of Business Improvement Districts (BIDs); developing business directories and other materials to promote shopping and to market NCR areas as locations for new businesses and investors.</p>	<p>Complete 40 façade improvement projects; provide assistance to 15 neighborhood merchant associations; assist in the establishment of 1 new BID; assist in the renewal and reauthorization of the 4 existing BIDs; monitor the implementation of 4 streetscape improvement projects and maintain baseline economic data for 10 NCR areas.</p>	<p>Completed façade improvements on 21 buildings including 40 storefronts; Provided assistance to 15 merchant associations, Provided information to approximately 125 small businesses a quarter; Assisted in the establishment of the Fruitvale BID of 2006 and facilitated the reauthorization of 5 existing BIDs in Temescal, Rockridge, Montclair, Lakeshore/Lake Park and Laurel ; Monitored implementation of streetscape improvement projects in East Oakland on International and Mac Arthur Boulevards; completed streetscape design concept plan for Foothill/Seminary and applied for MTC TLC capital grants for Foothill/Seminary and Foothill/Fruitvale streetscape projects; and updated 3 NCR district profiles. All program goals were not met due to two positions being vacant due to retirements. Once retirement occurred in December 2005 and the other in April 2006.</p>

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Business Loan Program (Program Delivery Costs) <i>Citywide</i>	<p>Oakland Business Development Corporation will serve Commercial Loan Program clients requesting loans of less than \$249,500. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans.</p> <p>OBDC operates a micro-loan program (max. \$20,000) on behalf of the City. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.</p>	<p>Ten NEDF loans, five Micro loans and 6 EEC Section 108 and Broadway Corridor loans. Technical and referral assistance to eligible clients.</p> <p>Five micro loans. Technical and referral assistance to eligible clients</p>	<p>The City and OBDC amended their agreement allowing for OBDC to underwrite loans up to \$249,500 and will execute an Agency Agreement on August 11, 2005. OBDC was successful in marketing City loan programs and underwrote two EEC loan, two ORA loans, four NEDF and three Micro loans.</p>

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Commercial Lending Services targeting is Citywide	CLP provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The CLP also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs.	Intake assessment and technical assistance to approximately 1,400 clients; workshop classes to over 500 individuals; fund approximately \$635,000 of loans; increase employment opportunities and newly create approximately 20 jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation, Ultimate Staffing Services, Williams and Associates, and National Development Council.	The Commercial Lending office continues to offer the Oakland Small Business community core services through contract services with area non-profits. The Commercial Lending office has been successful in collecting on four defaulted loans totaling \$1.2M. Additionally, the Commercial Lending Unit expanded its scope of services with the Oakland Business Development Corporation authorizing that organization to underwrite commercial loans up to \$249,500.
National Development Council Citywide	The National Development Council (NDC) is a national consulting firm that provides technical assistance to eligible neighborhood and small business clients of the Community and Economic Agency. NDC is an integral advisory resource to CEDA's CL when considering complex financing structures for HUD-108 financed projects. NDC will be an important advisor to CL when developing financing structures for projects involving multiple lenders assuming various security positions.	Assist CL and Redevelopment staff with approximately 6 to 8 projects when reviewing complex pro forma analyses and considering complex financing structures.	NDC has assisted staff as an integral advisory resource with review and development of complex financing structures for approximately 8 or more projects.

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

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACCOMPLISHMENTS
MVP Sports and Recreation	EEC Funded	To assist applicant to expand business operations.	Purchase Inventory/supplies & equipment
Serendipity Chocolates, Inc	EEC Funded	To assist applicant to expand business operations.	Purchase Inventory/supplies & equipment

3. Public Services and Infrastructure(Neighborhood Improvements)

(A) Public Services

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland allocated FY 05-06 funding for public service activities to be carried out through 30 subrecipient agreements with 28 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2005 to June 30, 2010. The number of programs by category are as follows:

Violence Intervention	2
Hunger Relief	2
Senior Services	7
Miscellaneous Public Services	3
Substance Abuse Intervention and Prevention	1
Youth Services	18
Employment Education and Training	3
Microenterprise and Business Assistance	6

(B) Infrastructure (Neighborhood Improvements)

There were no funds from the FY 05-06 grant allocated for capital improvements to public service facilities.

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

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Anti-Crime</u> Health & Human Services/ Violence Prevention Task Force Family Violence Law Center/Domestic Violence Prevention Project	Domestic violence prevention education Legal services Peer support Crisis counseling Community organizing and liaison	964 individuals	1381 individuals
<u>Employment Education and Job Training</u> Allen Temple Housing & Economic Development/Dr. J. Alfred Smith, Sr. Training Academy International Institute of the East the East Bay/The New Immigrants Employment Project Volunteers of America/Day Labor Program	Employment training and counseling Career advancement opportunities Job referral and placement	62 individuals	31 individuals
<u>Hunger Relief</u> Alameda County Community Food Bank/Food Security Scholarships Health & Human Services/ Supplemental Hunger Program	Food purchase & distribution	20,550 individuals	352,500 individuals
<u>Seniors</u> Alzheimer's Services of the East Bay/Dementia-Specific Adult Day Health Services Bay Area Community Services/Meals on Wheels Grandparents & Relatives as Second Parents/Getting a Grip on Parenting, Again Health & Human Services/Oakland Senior Companion Assessment and Referral Network Legal Assistance for Seniors/Legal Services and Community Education Life Long Medical Care/Over 60 Health Center-East Oakland St. Mary's Center/Senior Homeless Case Management	In-home support Companion services Legal services Day care Medical care Social services Hot meals Support groups for caregivers Educational workshops Information and referral	1,044 individuals	1,022 individuals
<u>Miscellaneous Public Services</u> Ethiopian Community and Cultural Center Library Services/Golden Gate Library Computer Lab OCCUR/Eastmont Computing Center	Family support and assistance Youth development Case management Information and referral Computer training	6,576 individuals	6,237 individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Substance Abuse</u> Healthy Babies Project/Health Families Project	Residential and day treatment Support services Referrals	60 individuals	63 individuals
<u>Youth</u> Alameda County Health Care Services/Project Yes! Bananas, Inc./ Connections for Children With Special Needs Boys and Girls Clubs/SMART Moves Program Camp Fire Boys & Girls/Kids With Dreams Eastside Arts Alliance/Youth Performance Workshop Girls, Inc. of Alameda County/Concordia Park Prog. Health & Human Services/Safe Walk to School Marcus A. Foster Educational Inst/Prescott Circus Theatre Oakland Asian Students Educational Services/Youth and Families Program OCCUR/East Bay Conservation Corps-Community Garden Oakland Unified School District/Alice St. Learning Ctr Oakland Youth Chorus/Music in the Schools Parks & Recreation/Enhanced Middle School Sports Program Precision Drill Ministries/ Mentoring Program Project Re-Connect Project SEED/A Mathematical Pathway to Success Spanish Speaking Citizen's Foundation/Academic Coaching The First Place Fund for Youth/ Emancipation Training Center	Work experience and career preparation Case management Outreach Tutoring and instruction Homework assistance Academic support Cultural and life enrichment Computer instruction Health care and education Fitness and nutrition education Recreational activities Counseling and support services Leadership development Entrepreneurial opportunities Mentor support Life skills training Community service and organizing Cultural diversity education Multilingual services Safety monitoring Child care Technical assistance and training for child care providers Support and training for parents and guardians	62 families 5,328 individuals	75 families 8,205 individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Microenterprise and Business Assistance</u> A New America Community Corporation/Assets for New Americans East Bay Asian Local Development Corporation/23 rd Avenue Safety & Beautification Improvements East Bay Asian Local Development/Eastlake Strong Business, Strong Neighborhood Oakland Citizens' Committee for Urban Renewal/Façade Improvement Coordination-Main Street Spanish Speaking Unity Council/Fruitvale Safety, Beautification and Economic Development Project Southeast Asian Community Center/Microenterprise Assistance	Neighborhood improvement and beautification Façade improvement Business incubation Microenterprise assistance Technical assistance and training Counseling Merchant and business association organizing and support Crime prevention Monitoring blight	70 businesses 37,160 individuals	151 businesses 625 individuals

Narrative B: Fair Housing

Summary of the Analysis of Impediments to Fair Housing

The City of Oakland's Community and Economic Development Agency completed an Analysis of Impediments to Fair Housing (AI) in June 2005. The following narrative is a summary of the 2005 analysis.

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

Information provided by fair housing organizations provides additional evidence of discrimination, as revealed by data related to complaints.

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

Adding to the difficulty of providing affordable housing is neighborhood opposition to the development of new assisted rental housing. This opposition, while based on fears of safety, traffic congestion, and reduced property values, is often based on misperceptions of the type of housing that is proposed and by stereotyped impressions of the characteristics of the households who will occupy that housing. It should be noted that such opposition is found in minority and non-minority neighborhoods alike.

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

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

The City is committed to the promotion of fair housing choice, and in an effort to affirmatively further fair housing will undertake a number of steps to eliminate barriers to fair housing, as outlined in the conclusion of this report and in the City's Annual Consolidated Plan for Housing and Community Development.

Actions Taken to Overcome Impediments to Fair Housing

The narratives and table on the following pages summarize actions taken in the 2005-2006 program year to overcome impediments to fair housing. The table identifies impediments described in the AI and specific actions taken to remove those impediments.

Actions to Affirmatively Further Fair Housing

1. The City and Redevelopment Agency require that all projects that receive public assistance, whether funded with federal or non-federal funds, comply with the City's Affirmative Fair Marketing guidelines. A copy of these guidelines is included in each year's Consolidated Plan Action Plan.
2. Efforts to increase private lending activity in minority areas through community reinvestment efforts.

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

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

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

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

The following table outlines fair housing activities performed in the City of Oakland from July 1, 2005 through June 30, 2006. It also shows the one year goals and actual accomplishments for each activity.

Fair Housing Activities

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Center for Independent Living <i>Citywide</i>	Provide housing services and housing-rights counseling to persons with physical and mental disabilities	Persons with disabilities and incomes at 30-50% AMI	Provide housing search counseling for 230 individuals and discrimination counseling for 36 individuals Facilitate access to housing for low-income persons with disabilities	Provided housing search and counseling to 706 individuals and discrimination counseling to 831 individuals. Provided 30 van/cab rides.
East Bay Community Law Center <i>Citywide</i>	Provide free legal services and counseling for housing related problems	Residents with incomes < 80% AMI, but primarily < 30% AMI	Provide legal representation for 72 individuals and counseling for 644 Individuals. Provide training and TA to Centro Legal de La Raza	Counseled 1,383 at tenant workshops. Counseled 875 individuals through the Low Income Eviction Project. Provided 123 individuals with legal representation. Provided capacity building through regular meetings, advice, information and support to Centro Legal, who serves primarily monolingual Spanish Speaking low income persons. Served 98 clients with direct representation.
East Bay Housing Organizations <i>Citywide</i>	Affordable housing tours, presentations, public education.	Individuals and families with incomes < 100%	Promote greater awareness of need for and benefits of affordable housing.	The City participated in a number of activities designed to increase public awareness of the need for affordable housing and public acceptance of new housing developments. The City provided assistance to Easy Bay Housing Organizations for its annual Affordable Housing Week, which included tours, presentations and similar activities.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Eden Information and Referral <i>Citywide</i>	Increase access to housing information for Oakland residents; and managing a housing database with emergency, transitional, subsidized, and permanent housing information.	Individuals and families with incomes < 80%	Expand the current housing database by adding 450 new Oakland housing units. Increase the number residents accessing the Community Housing And Information Network (CHAIN) phone line by 250.	Expanded housing database by 2,376 and provided information and referral to 2,529 low income residents.
Housing Rights, Inc. <i>Citywide</i>	Provide systematic fair housing audit and tenant workshops.	Low- and moderate-income families with children	Provide systematic fair housing audit and workshops reaching 1250 people.	Audited 8 media outlets for discriminatory housing advertisements, conducted 30 paired tests for differential treatment and surveyed key informants regarding housing discrimination issues.
Sentinel Fair Housing <i>Citywide</i>	Investigate, mediate and refer in cases of housing discrimination.	Individuals and families with incomes < 80%	Test 10 discrimination cases, conduct 12 workshops, distribute 1,200 information and referrals, investigate 48 fair housing cases, and counsel 160 clients. (A portion of the funding for this organization is supporting eviction prevention activities).	Provided fair housing information and referrals to 2,211 people. Investigated 102 fair housing cases. Held 21 community engagements and 14 law training workshops. Conducted 5 Oakland housing discrimination tests. Distributed 3,927 sets of educational materials.

Narrative C: Affordable Housing

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

Information on actions to address homelessness may be found in Narrative D: Continuum of Care, and in the program-specific narrative for the Emergency Shelter Grant (ESG) program. Additional information on assistance to homeless and non-homeless persons with AIDS may be found in the program-specific narrative for the Housing Opportunities for Persons with AIDS (HOPWA) program.

1. Funds Made Available

The following is a listing of new Federal grant funds that were made available to the City in FY 2005-2006, and how those funds were allocated among uses. Although these funds were allocated during the fiscal year, the commitments and expenditures that were made by the City included funds received and obligated in prior years.

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

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

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

Community Development Block Grant (CDBG)

The City allocated \$5,831,374 in CDBG grant funds and program income for housing activities, including housing rehabilitation programs, homeless programs and a number of housing services.

Rental Rehabilitation Program

A total of \$ 45,358 was received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. These funds were allocated primarily to provide additional funding for the Home Maintenance and Improvement Program (HMIP) to provide loans for rehabilitation of owner-occupied homes.

HOME/ADDI

The City received a total HOME grant of \$4,704,133. An additional \$135,263 was awarded to the City for the American Dream Downpayment Initiative. Funds were allocated to the following uses:

Housing Development	\$4,233,720
Homeownership Assistance	\$135,263
<u>Program Administration/Monitoring</u>	<u>\$470,413</u>
TOTAL	\$4,839,296

The City also received program income in the amount of \$2,709,997 in the form of recapture of loans and a share of appreciation from homes originally assisted with HOME funds. Of this amount, \$250,000 was allocated to a new tenant-based rental assistance program for families displaced by Hurricane Katrina.

The balance of the FY2005 program income was allocated to the Home Maintenance and Improvement Program to provide loans to lower income homeowners to rehabilitate their homes. Because Federal regulations require that program income be expended prior to drawdown of grant funds, on a cash flow basis the program income is applied to the first eligible HOME expenditures that are incurred by the City.

In order to ensure a more timely commitment and disbursement of funds, an additional \$4,433,556 originally derived from program income that was allocated for homeowner rehabilitation was re-allocated to housing development activities.

Emergency Shelter Grant (ESG)

The City received \$364,326 in Emergency Shelter Grant Funds, of which \$18,216 was allocated to cover the City's program administration costs. \$24,388 was used to cover Homeless Management Information System expenses and \$321,722 allocated for emergency shelter and homeless services.

Supportive Housing Program

The City received three Supportive Housing Program grants for the 2005-06 report year, supporting the following City programs: Matilda Cleveland Transitional Housing Program (\$259,432); Families In Transition/Scattered Sites Program (\$245,146), and the Homeless Families Support Network (\$1,825,154).

In addition, a total of \$3,572,818 was awarded through the HUD SuperNOFA process to other homeless assistance programs located in Oakland.

Housing Opportunities for Persons With AIDS (HOPWA)

The City received an award of \$1,879,000 under the HOPWA program. The City is the lead agency for the metropolitan area, and distributed funds to Alameda County and Contra Costa County based on the relative proportion of AIDS cases, as follows:

Alameda County	\$1,375,588
(includes share of Grantee Administration –	\$18,790)
Contra Costa County	\$465,832
Grantee Administration (City)	<u>\$37,580</u>
TOTAL	\$1,879,000

2. Characteristics of Persons Assisted with Housing

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

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

3. Geographic Distribution of Assistance

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

4. Efforts to Meet “Worst-Case Needs”

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

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

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

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

The City also seeks to expand assistance for low income persons with high cost burdens. City-assisted housing developments require that 10 percent of all units have rents equal to 30 percent of the monthly income of households at or below 35% of median income, in order to provide affordability to a broader range of low income persons, particularly those currently experiencing high cost burdens.

The City also uses project-based and tenant-based rental assistance to assist extremely low income households. The City has worked closely with the Oakland Housing Authority (OHA) to expand the use of project-based Section 8. However, federal regulations prohibit the use of project-based Section 8 in census tracts with a poverty rate greater than 20 percent. This effectively excludes the majority of Oakland's rental housing stock. In FY 2005/06, the City's Notice of Funding Availability (NOFA) was also used to solicit applications for project-based section 8 for the first time. [Additional information unavailable for the Draft and will be added to the Final Report.]

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

5. Detailed Status of Housing Activities

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

AFFORDABLE HOUSING ACTIVITIES

Preservation and Expansion of the Supply of Affordable Housing

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
10211 Byron <i>Elmhurst</i>	Site acquisition of a lot for 50 future rental housing units and a church.	Households with incomes < 80% AMI.	Obtain construction financing, repay the Agency loan and start construction.	Loan has been extended until December 2006. The developer is reconfiguring the project due to an inability to assemble abutting parcels.
3701 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for future rental housing.	Households with incomes < 80% AMI.	Remove structure on the site and proceed with predevelopment activities.	Continued predevelopment activities.
Faith Housing Corner of 7 th St. and Campbell St. <i>Western Oakland</i>	Land assembly for 70 affordable housing units.	To be determined Maximum: 80% AMI.	Obtain development funding.	Continued predevelopment activities.
Fox Courts 18 th and 19 th St., Telegraph & San Pablo Avenues <i>Western Oakland (Downtown)</i>	New construction of 80 rental units and ground floor retail, cultural space and day care facilities.	40 households < 35% AMI 39 households < 60% AMI 1 households at market rate	Compete for, and receive, an award of NOFA funding. Compete for, and receive, a MHP award of funding. Continue to work on predevelopment issues. Actual construction not anticipated to start until Sept 2007.	Received award of City NOFA funding (\$4,950,000). Received award of State MHP funding (\$5,804,557).
Madison and 14th 160 14th St. <i>Eastlake/San Antonio/Chinatown</i>	New construction of 79 rental units and ground floor retail space; 20 units reserved for homeless youth.	8 units < 25% AMI; 10 units < 30% AMI; 16 units < 35% AMI; 10 units < 40% AMI; 34 units < 50% AMI. 1 manager's unit	Complete project financing. Close the City and Agency's development loans and start construction.	Received commitment for MHP. closed US Bank construction loan, AHP loan, City and Agency loans and Partnership Agreement. Started construction June, 2006.
Seven Directions (Native American Health Center) 2946 International Blvd <i>Fruitvale/San Antonio</i>	New construction of 36 rental housing units and Native American Health Center.	Households with incomes < 80% AMI.	Complete financing and start construction by fall of 2005.	Financing Completed. Construction anticipated to begin in September 2006. Planned units reduced to 36 from 38.

Preservation of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
14th Street Apartments at Central Station 14 th Street and Wood Street <i>West Oakland</i>	New construction – 99 rental units.	29 units < 30% AMI; 10 units < 35% AMI; 10 units < 40% AMI; 21 units < 45% AMI; 28 units < 50% AMI; 1 manager's unit	Apply for tax exempt bonds and 4% tax credits and AHP funds; close Agency loan.	Received planning approvals. Awarded \$8.3 million in MHP funds.
Coliseum Gardens HOPE VI – Rental, Phase I Corner of 69 th Avenue and Hawley Streets <i>Central East Oakland</i>	New construction – 115 units. Includes replacement of 35 units of public housing and new construction of 80 tax-credit rental units.	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Complete construction.	Completed construction (with the exception of a few small punch list items). Lease up commenced.
Coliseum Gardens HOPE VI – Rental, Phase II Corner of 69 th Avenue and Snell Streets <i>Central East Oakland</i>	New construction— 146 units. Includes replacement of 39 units of public housing and new construction of 107 tax-credit rental units.	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Complete entitlement process. Apply for tax credits and all financing. Complete architectural drawings. Obtain building permit. Begin construction.	Financing in place. Construction (site work) begun.
Coliseum Gardens HOPE VI – Rental, Phase III 66 th Avenue crossing over Leona Creek Drive and Lion Way <i>Central East Oakland</i>	New construction— 106 units. Includes replacement of 41 units of public housing and new construction of 65 tax-credit rental units	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Complete entitlement process. Apply for projected financing. Begin architectural drawings.	Drawings underway. Project financing secured.

Preservation of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Foothill Plaza Apts. 6311 Foothill Blvd. Oakland, CA <i>Central East Oakland</i>	Acquisition and rehabilitation of a 54 unit apartment complex. A regulatory agreement will be recorded against the land and will remain affordable for 55 years.	53 of the units to rents will be kept affordable to HH earning not more than 60% AMI for the term on the regulatory agreement. 18 units <35% AMI 35 units <60% AMI	Acquisition of the property will be completed within this year. New owner is assuming a \$1,0545,053 City HDG loan. Rehabilitation and permanent financing will be awarded this year.	Completed acquisition of this project in early 2006. Project received a \$1,610,000 funding commitment through the City's NOFA process for rehabilitation work and permanent financing. Developer to apply for remaining funds in Fall 2006.
Tassafaronga HOPE VI Rental – Phase I 85 th Avenue between E and G Streets <i>Elmhurst</i>	New construction – 60 units. Includes replacement of 30 public housing units (remaining 57 public housing units are to be replaced in future phases) and 30 new tax credit units.	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Apply for local funds. Begin architectural drawings and environmental review.	Local funds awarded. Architectural and environmental review underway.

Preservation of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Vacant Housing Acquisition & Rehabilitation Program (V-HARP)</p> <p><i>Citywide</i></p>	<p>Assist developers in the acquisition and rehabilitation of 1- to 20-unit vacant and blighted residential properties located throughout the City.</p> <p>Program expanded to include construction of new units on vacant lots.</p> <p>Rehabilitated or newly constructed units may become rentals or homeownership units.</p> <p>Units to remain affordable for 55 years if they become rentals or for 45 years if they become homeownership units.</p>	<p>Rental projects: Households earning not more than 80% AMI.</p> <p>Ownership projects: Households earning not more than 100% AMI, most at 80% AMI or less.</p>	<p>Completed the acquisition/ rehabilitation of 1 rental unit on 9th St. (\$100,000). Acquisition and rehab completed on a 16 unit mixed use rental project at 23rd and International (\$1,130,000). Predevelopment on the acquisition and rehabilitation of a 4 unit homeownership project on Myrtle in W. Oakland (\$400,000 anticipated).</p>	<p>Project on Myrtle Street was terminated by both City and developer and will not be funded.</p> <p>Project on International is still in construction. All 16 affordable units are completed. Some work remains on the 2 market rate units. Expect to complete by 12/31/06.</p> <p>New project: Loan commitment was made for \$800,000 VHARP loan for a 19 unit, mixed income homeownership project (new construction) called MacArthur Homes. Currently negotiating loan documents. Project located on Martin Luther King, Jr. Way at 38th St. 8 of the units will be affordable to HH making not more than 80% AMI. The balance of the units will be sold at market rate.</p>

Expansion of the Supply of Affordable Ownership Housing

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
10900 Edes Ave. <i>Elmhurst</i>	Construction of infrastructure and new construction of 26 homeownership units.	Homebuyers with incomes < 80% AMI.	Obtain final approvals, permits, and tract map. Complete infrastructure construction. Commence construction of first 5 homes.	Project approvals and permits in place, along with tentative tract map. First 6 units are completed.
10800 Edes Ave. (Edes Ave Homes “B” – Phase 2) <i>Elmhurst</i>	Construction of infrastructure and new construction of 25 homeownership units.	20 units for households with incomes < 80% AMI (5 units for households with incomes <100% AMI).	Acquire site; arrange financing; prepare design and construction documents.	Predevelopment activities initiated.
2001 Linden St. <i>Western Oakland</i>	Site acquisition of a lot for new construction of 8 townhomes.	2 households with incomes < 80% AMI, 6 households with income <120% AMI.	Complete construction.	Project under construction and anticipated to be completed in September 2006.
5825 Foothill <i>Central East Oakland</i>	Site acquisition of a vacant bowling alley and 3 lots for 30 future townhouses.	Homebuyers with incomes < 80% AMI	Complete financing.	Project stalled.
Redwood Hill (formerly Calaveras Townhomes) 4862-4868 Calaveras <i>Outside of Community Development Districts</i>	New construction of 28 affordable for-sale townhomes.	Households with incomes <100%	Begin construction of 28 townhomes. Begin marketing the homes. (No change from FY 2004/05 because start was delayed; loan commitment was extended.)	Loan documentation completed and is scheduled to close in August 2006. Permit applications will be submitted in July/August 2006. Construction scheduled to begin Fall 2006.
Tassafaronga Village Homeownership 949 85 th Ave	New construction of 22 ownership units and associated infrastructure. TO be developed within expanded boundaries of Oakland Housing Authority’s Tassafaronga project.	17 units for households with incomes <80% AMI. 5 units for households with incomes < 100% AMI.	Acquire site and complete design documents.	Predevelopment activities initiated.

Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
1532 5th Street <i>West Oakland</i>	Development of 2 for-sale affordable homes as part of a larger density bonus project.	Households with incomes <120% AMI.	Complete entitlement process, rehabilitate units and sell to qualified homebuyers with resale provisions required under state law.	Entitlement process, and rehabilitation of units completed. Resale provisions delineated. Marketing to qualified homebuyers underway.
1574 – 1590 7th St. Western Oakland	Site acquisition for new construction of 5 ownership units (2 assisted, 3 market rate).	2 units < 100% AMI 3 units – market rate (unassisted)	Start construction.	Schedule delayed due to budget increases.
Coliseum Gardens HOPE VI – Ownership Lion Way <i>Central East Oakland</i>	Development of 28 for-sale homes.	Households with incomes < 120% AMI.	Begin entitlement process Apply for some financing Begin Architectural drawings.	Predevelopment activities in process.
Golf Links Infill Project 2824 82nd Ave/8207 Golf Links Rd., 8251-8329, 8379, 8395, 8177 Golf Links Rd. <i>Elmhurst</i>	New construction of 10 homeownership units.	5 are set at 30% of 100% AMI, 5 are 30% of 120%.	Begin construction of first two units by June 2006.	During FY 2005/06, a major restructuring of the project (to market rate) was considered but rejected. Construction of the first 2 to 4 units scheduled to be completed during FY 2006/07.
Horizon Townhouses 9800, 9809-15 MacArthur Blvd. <i>Elmhurst</i>	14 new, affordable 3-bdrm homeownership townhouse units for families.	Households with incomes < 100% AMI.	Start construction.	Predevelopment activities continued but will no longer be an Agency project. Agency loan will be repaid in a few months.
Mandela Gateway Ownership Housing 8 th St. between Mandela Parkway and Center Sts. <i>Western Oakland</i>	New construction of 14 for-sale townhomes and flats.	8 units < 75% AMI; 6 units < 100% AMI	Negotiate loan documents. Begin and substantially complete construction.	Construction start delayed by condo insurance and construction cost increases. Awarded additional Agency funds and submitted for building permit. Construction start estimated Oct. 2006
Palm Court 10 th St. at Union St. <i>Western Oakland</i>	12 for-sale single-family detached housing units	12 households with incomes < 60% AMI	Construction completed on 4 homes. Construction started on 4 more. In predevelopment on the last 4 homes.	Construction completed for all 12 units. Eleven units are currently occupied.

Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Paul Wang Infill Program Various locations	New construction of 13 homeownership units	7 units have prices set per 30% of 70% of AMI. Six are unrestricted.	Begin construction of first four units by July 2005.	Two units, one market rate, one for households at 80% AMI, were completed and sold during FY 2005/06. A third unit (market rate) will be completed during FY 2006/07. Once that unit is completed, 5 out of the 13 units of the project will be completed.
Sausal Creek Townhomes 2464 26 th Avenue <i>Fruitvale/San Antonio</i>	New construction of 17 homeownership units.	17 ownership units for households with incomes below 100%AMI.	Close Agency loan and start construction.	Agency loan closed. Construction anticipated to begin in September 2006.
Toler Heights New Housing Development (Black Phoenix Housing) 2475 and 2515 98 th Ave. 98 th Ave. at Stearns Ave. <i>Elmhurst</i>	New construction of 6 homeownership units	Households with incomes ≤ 120% AMI.	Construction to begin by May 2005. Completion of construction by December 2006.	Project delays throughout the year. Returned to City Council in Spring 2006. The DDA was amended, and all units will now be market rate. The project scheduled to close in July 2006.

Expansion of Ownership Opportunities for First-Time Homebuyers

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
ACORN Housing Corporation <i>Citywide</i>	Assist families obtaining home purchase, refinance, home equity and home improvement loans, correcting mortgage delinquencies and defaults, and overcoming predatory lending problems.	Low and moderate income homebuyers and home owners.	Counsel 100 people or families about buying a home. Conduct 8 series of educational workshops. Counsel 55 homeowners who are victims or potential victims of predatory lending.	Counseled 174 people or families interested in buying a home. Conducted 22 educational workshops and counseled 47 homeowners regarding predatory lending.
American Dream Downpayment Initiative <i>Citywide</i>	Assist low income families to become first-time homebuyers. Funds will be used to supplement funding under the MAP program described below.	Low and moderate income first-time homebuyers.	Provide assistance to 40 low income first-time homebuyers.	3 loan applications were received and approved. 2 loans were closed.
Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$20,000.	Public safety officers and OUSD teachers with incomes \leq 120% of AMI.	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes.	No applications submitted.

Expansion of Ownership Opportunities for First-Time Homebuyers (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
First-Time Homebuyers CalHOME Program <i>Citywide</i>	Operated by State Dept of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$50,000.	First-time homebuyers with incomes \leq 80% of AMI.	Offer financial assistance to 20 first-time homebuyers.	Program will be implemented in Fall 2006.
First-Time Homebuyers Mortgage Assistance Program (MAP) <i>Citywide</i>	Assist first-time homebuyers with deferred loans of up to \$50,000	First-time homebuyers with incomes \leq 80% of AMI	Offer financial assistance to 50 first-time homebuyers.	47 loan applications were received; 41 loan applications were approved; and 40 loans were closed.
Homeownership Education Program <i>Citywide</i>	Assist potential first- time homebuyers by offering certificated homeownership classes, which aid in qualifying for special loan programs offered by program lender partners.	Potential first-time homebuyers.	Continue to offer monthly homebuyer-education classes to 600-800 potential first-time homebuyers.	Completed 12 classes with 457 attendees. 418 participants completed the program. 100 participants attended a homeownership class at the First Time Homebuyers Fair.

Expansion of Ownership Opportunities for First-Time Homebuyers (cont'd)

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Lao Family Community Development Multilingual Homeownership Center <i>Eastlake/San Antonio/Chinatown and Fruitvale</i>	Provide homebuyer and savings counseling for first time homebuyers.	Low and Moderate income limited English speaking homebuyers.	20 residents will open individual development accounts and 10 will receive long term savings goal, workshop participation of 610 residents with 80 receiving on going bilingual counseling, 2,400 residents will receive outreach material.	618 individuals attended financial literacy and/or homebuyer workshops, 146 households received one-on-one housing counseling. Eleven households achieved homeownership and thirteen received post-purchase counseling. 6,423 households received brochures and program flyers.

Improvement of the Existing Housing Stock

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Housing Rehabilitation Programs (Specific Projects Listed Below) <i>Citywide</i>	Variety of rehabilitation financing activities.	See below for specific categories of residents to be assisted.	See below for specific program goals.	See below for specific program accomplishments.
Emergency Home Repair Program <i>7 Community Development Districts</i>	Emergency repair and rehabilitation financing (minimum loan of \$2,500 and maximum of \$7,500).	Homeowners with incomes < 50%.	50 units will be assisted and 50 loan applications will be originated.	7 units assisted and 16 loan applications originated.
Home Maintenance and Improvement Program <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred and amortized loans) of up to \$40,000 for rehabilitation of 1- to 4-unit owner-occupied properties.	Homeowners with incomes < 50% AMI (for deferred loans) and < 80% AMI (for amortized loans).	39 units will be rehabilitated and 50 loan applications will be originated.	23 units were rehabilitated and 56 loan applications were originated.
Lead Safe Housing Program <i>7 Community Development Districts</i>	Exterior house-painting and Lead hazard remediation grants for homeowners.	Homeowners with incomes < 50%	20 single-family detached units will be repainted and/or have lead hazards removed or contained.	62 single-family detached units were repainted and lead hazards were removed or contained.
Minor Home Repair Program <i>Citywide</i>	Grants to seniors or disabled for minor home repairs. Administered by Alameda County.	Senior or disabled homeowners with incomes < 50% AMI.	Repair 160 housing units.	Repaired 110 housing units.
Rebuilding Together Oakland Christmas in April Program <i>Citywide</i>	Renovation of homes and community facilities.	Low income seniors and/or disabled homeowners.	Renovate 35 homes and community facilities.	Renovated 32 homes and 12 community facilities.

Provision of Rental Assistance for Extremely and Very Low Income Families

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Family Unification Section 8 Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Households that are involved with Child Protective Services and have incomes < 80% AMI.	The Oakland Housing Authority has instituted a program with CFPS to “graduate” families who have successfully reunified. This will allow more families to be served by freeing up Family Unification vouchers from the Authority’s allocation.	In FY 2005-06 OHA accepted 14 new referrals in for vacated FUP slots, 8 new families were served because of this policy.
Katrina Disaster Relief Program <i>Citywide</i>	Rental assistance to victims of Hurricane Katrina in Oakland.	Households with incomes < 60% AMI.	Utilize HOME funds to assist Hurricane Katrina displacees with rental housing in Oakland.	The City Council allocated \$250,000 in HOME funds to be used to assist displacees to rent housing in Oakland. Sixteen families have been awarded assistance under the program. Of these, twelve families attended the briefing to receive the voucher, and to date three families have leased-up or are under contract. Three families requested an extension and are searching for a unit. One family moved back to New Orleans and has not extended their OHA voucher.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Project-Based Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals	Households with incomes at 30-50% AMI	Project-based vouchers are funded from the Authority's existing tenant-based allocation. The Authority will continue to work with local nonprofits to explore project-based opportunities in Oakland. The Authority and the City have agreed to utilize the City of Oakland's affordable housing RFP process as the competitive selection process for issuing new project-based vouchers to new development projects sponsored by the City.	<p>The Authority awarded project-based vouchers (PBV) to 5 new developments selected through the City's FY 05-06 affordable housing RFP, the Altemheim Phase 2, Jack London Gateway Phase 2, the Orchards on Foothill, Lion Creek Crossings Phase 3 and the Foothill Plaza Apartments. The Authority will seek enter into initial agreements to Project Base 129 units within these 5 developments projects.</p> <p>In FY 2005-06 PBV initial agreement contracts were executed with the Altemheim Phase 1, the Madison Apartments and Lion Creek Crossings Phase 2 developments.</p> <p>Initial agreement contracts will be executed with the Seven Directions project, and Fox Courts development in FY 2006-07 pending HUD approval.</p>
Section 8 Mainstream Program <i>Citywide</i>	Rental assistance for disabled individuals and families	Disabled renters with incomes at 30-50% AMI	No new funding anticipated	No new funding was received.
Section 8 Rental Assistance Program <i>Citywide</i>	Rental assistance to families and individuals	Renters with incomes at 30-50%	No new funding anticipated.	No new funding was received.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Shelter Plus Care Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals	Formerly homeless renters with disabilities and incomes at 30-50% AMI	The Oakland Housing Authority will work with Alameda County to apply for new vouchers if available for Shelter Plus Care. No new funding is anticipated.	No new funding was received.

Provision of Supportive Housing for Seniors and Persons with Special Needs

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Access Improvement Program <i>7 Community Development Districts</i>	Grants for accessibility modifications to 1-to-4-unit properties where owners or tenants have disabilities.	8 property owners with special needs whose incomes are < 50% AMI	Originate grant applications for 8 units. Complete rehabilitation work on 6 units.	Originated grant applications for 11 units. Completed rehabilitation work on 15 units.
Altenheim Senior Housing – Phase I 1720 MacArthur Blvd. <i>Glenview/Diamond</i>	Conversion of former assisted living facility to 93 low income rental units for seniors, meeting and community space	10 senior households with incomes <25% AMI; 10 senior households < 30% AMI; 19 senior households < 35% AMI; 53 senior households < 60% AMI; 1 manager's unit	Secure remainder of funding, negotiations on City/Agency loan documents executed. If tax credits are secured in first 2005 round, construction underway.	Financing secured, construction underway.
Altenheim Senior Housing – Phase 2 1720 MacArthur Blvd. <i>Glenview/Diamond</i>	New construction of 81 units on historic site of former assisted living facility.	28 senior households < 35% AMI; 20 senior households < 50% AMI; 32 senior households < 60% AMI; 1 manager's unit	Secure partial funding, finalize design issues.	Partial funding secured (City/Agency/MHP/Historic Tax Credits), design issues still outstanding due to National Park Service concerns over one of the new buildings.
Eastmont Court 6850 Foothill Blvd. <i>Central East Oakland</i>	New construction of 19 units of rental housing. 9 – 1BR units 10 – 2BR units	Households with persons with disabilities, with incomes < 20% AMI (projected, HUD limit is actually 50% AMI); 1 manager's unit.	Construction completed spring 2005. Complete cost certification summer 2005.	Completed cost certification summer 2005.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Housing Opportunities for Persons With AIDS (HOPWA) <i>Alameda County & Contra Costa County</i>	Housing and continued services for individuals and families members of individuals living with HIV/AIDS. Acquisitions of housing units New construction of permanent housing for persons with HIV/AIDS	Persons with HIV/AIDS and incomes at 30-50% AMI, and their families	Assist approximately 300 persons with HIV/AIDS and their families with HIV/AIDS housing assistance. Provide information and referral for HIV/AIDS services and housing to at least 600 persons. Maintain capacity of existing housing inventory and support services Continue acquisition, rehabilitation and/or development of additional set-aside of 100 HIV/AIDS living units. Reserve funds for technical assistance and address emerging issues Continue Project Independence (shallow rent subsidy program)	More than 183 persons with HIV/AIDS and their families received facility based housing assistance Provided information and referral for HIV/AIDS services and housing to more than 490 persons. Increased existing HIV/AIDS housing inventory by more than 17 units. Completed more than 247 living units, with 17 dedicated to persons living with HIV/AIDS \$35,000 of the \$50,000 set aside for technical assistance has been used to address emerging issues of Special Needs and HIV/AIDS housing and service Assisted 4 clients with Short Term Rental Assistance through Project Independence
Jack London Gateway Senior Housing 900 Market Street <i>Western Oakland</i>	New construction of 56 units of senior rental housing.	6 units < 30% AMI; 17 units < 35% AMI; 25 units < 50% AMI; 6 units < 60% AMI.	Receive entitlements. Secure remainder of funding.	Submitted for planning approvals; prepared application for tax credits.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Lincoln Court Senior Housing 2400 MacArthur Blvd. <i>Outside CD Districts</i>	New construction of 82 units of one bedroom, low income senior housing.	57 senior households with incomes <60% AMI. 8 senior households <50% AMI. 16 senior households <35% AMI. 1 unit is for resident manager	Construction underway, begin marketing in late 2005. Complete construction spring 2006.	Construction completion delayed by weather and PG&E. Completion anticipated Aug, 2006.
MLK/BART Senior Homes 3829 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for future housing.	Project being completely reworked.		This project is in the process of transitioning from a site acquisition to a development project. It is anticipated to be an affordable 56 unit ownership project. Affordability levels are undetermined.
Orchards on Foothill 2719 Foothill Blvd. <i>5 Fruitvale</i>	New construction of 65 units of senior rental housing.	Seniors – income levels have yet to be determined.	Complete financing.	Performed predevelopment activities. Secured City/Agency funding.
Percy Abram Jr. Senior Apartments (Sister Thea Bowman Manor II) 1070 Alcatraz Ave. <i>North Oakland</i>	New construction of 44 units 44 1-bdrm senior units Adjacent to existing Sister Thea Bowman Manor; includes community space, social services, staff services coordinator and entry plaza between the buildings	Seniors with incomes <50% AMI Most likely residents will have incomes <30% AMI	Construction is underway. Completion expected in fall of 2006.	Construction is 98% completed by June 2006. Occupancy will begin in August 2006.
Saint Andrew's Manor 3250 San Pablo Avenue <i>West Oakland</i>	Rehabilitation of 60 units of senior affordable housing	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	Secure remainder of funding spring 2005, execute loan documents summer 2005, rehab work underway fall 2005	Delayed due to increased scope of work and construction cost increases. Applied for MHP funds to be awarded August, 2006.

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

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Saint Patrick's Terrace 1212 Center Street <i>West Oakland</i>	Rehabilitation of 66 units of senior affordable housing	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	Secure remainder of funding spring 2005, execute loan documents summer 2005, rehab work underway fall 2005	Delayed due to increased scope of work and construction cost increases. Applied for MHP funds to be awarded August, 2006.
Sojourner Truth Manor 5815, 5915 and 6015 Martin Luther King Jr. Way <i>North Oakland</i>	Minor rehabilitation of elevators, entryways and fire safety equipment for 87 units of senior housing in three buildings on three adjacent blocks	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	Execute loan documents, begin and complete rehab by fall 2005.	Review of documents by HUD took longer than anticipated. Executed loan documents Spring 2006.

Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<i>Renters^a</i>	
0 – 30% of MFI	26
31 – 50% of MFI	
51 – 80% of MFI	
TOTAL	26
<i>Owners</i>	
0 – 30% of MFI	37
31 – 50% of MFI	28
51 – 80% of MFI	8
TOTAL	63
<i>Homeless</i>	
Single Individuals	180
Families	
TOTAL	180
<u>Non-Homeless Special Needs</u>	
TOTAL	166
TOTAL Housing	435
Total 215 Housing	435

a. Waiting on Coliseum Phase 1 data from the developer.

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

Racial/Ethnic Breakdown	Non-Hispanic	Hispanic	Total Racial/Ethnic
Single Race			
White	32	2	34
Black/African American	205		205
Asian	1		1
American Indian/Alaskan Native			
Native Hawaiian/Other Pacific Islander	1		1
Multi-Race			
American Indian/Alaskan Native & White	1		1
Asian & White			
Black/African American & White			
American Indian/Alaskan Native & Black/African American			
Other Multi-Racial	194	2	196

Assisted households must meet all 3 of the following conditions:

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

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

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

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

Income Limits

(For Units First Occupied from July 1, 2005 – May 2, 2006)

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

(For Units First Occupied from May 3, 2006 - June 30, 2006)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$17,600	\$20,100	\$22,650	\$25,150	\$27,150	\$29,150	\$31,200	\$33,200
31-50%	\$29,350	\$33,500	\$37,700	\$41,900	\$45,250	\$48,600	\$51,950	\$55,300
51-80%	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450

**Maximum Rents (\$), including tenant-paid utilities (at time of initial occupancy):
(Based on HOME High Rents – the lower of rents for 65% AMI or Fair Market Rents)**

<u>Unit Size</u>	<u>7/1/05</u>	<u>5/3/2006</u>
SRO	\$691	\$649
O BR	\$921	\$865
1 BR	\$989	\$1,001
2 BR	\$1,189	\$1,203
3 BR	\$1,365	\$1,382
4 BR	\$1,504	\$1,521
5 BR	\$1,641	\$1,660

Maximum Sale Price/Appraised Value

Units occupied or rehabilitated from July 1, 2005 – December 31, 2005:

\$399,000

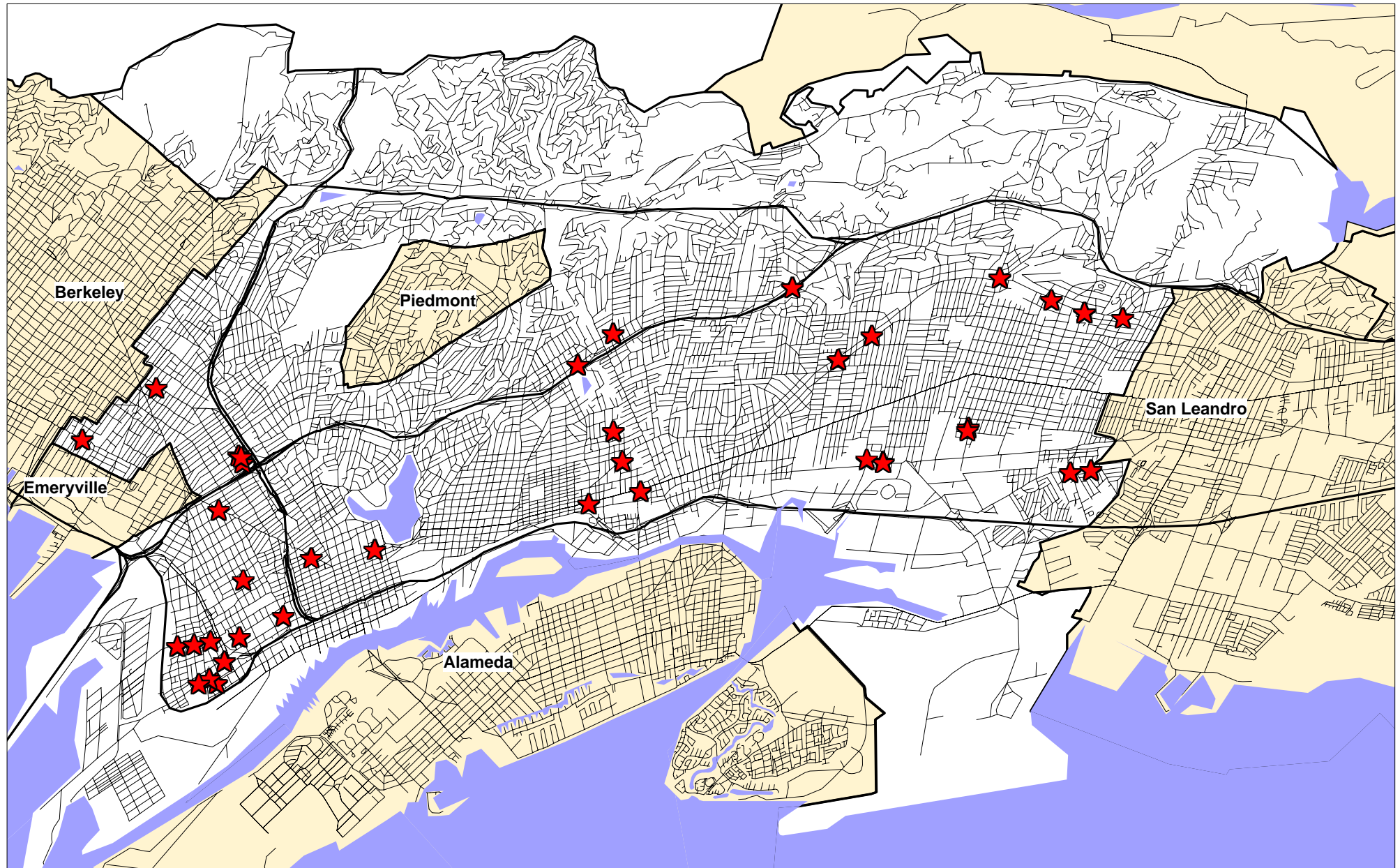
Units occupied or rehabilitated from January 1, 2006 – June 30, 2006:

\$456,000

MAPS:

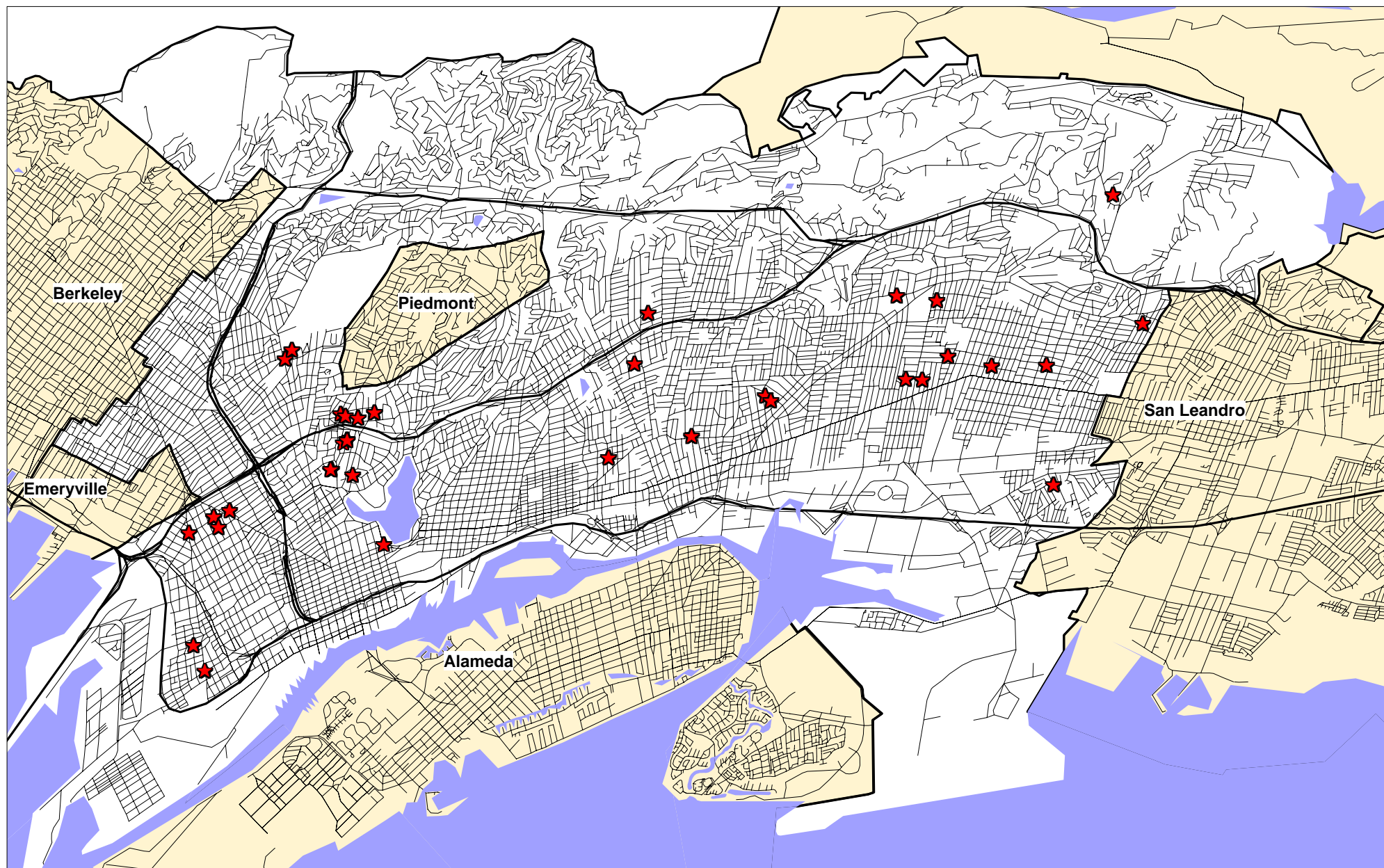
**Housing Development Projects
First-Time Homebuyer Loans
CDBG-Funded Rehabilitation Activities
Emergency Shelter Grant and HOPWA Activities**

Affordable Housing Projects Under Development FY 2005-06

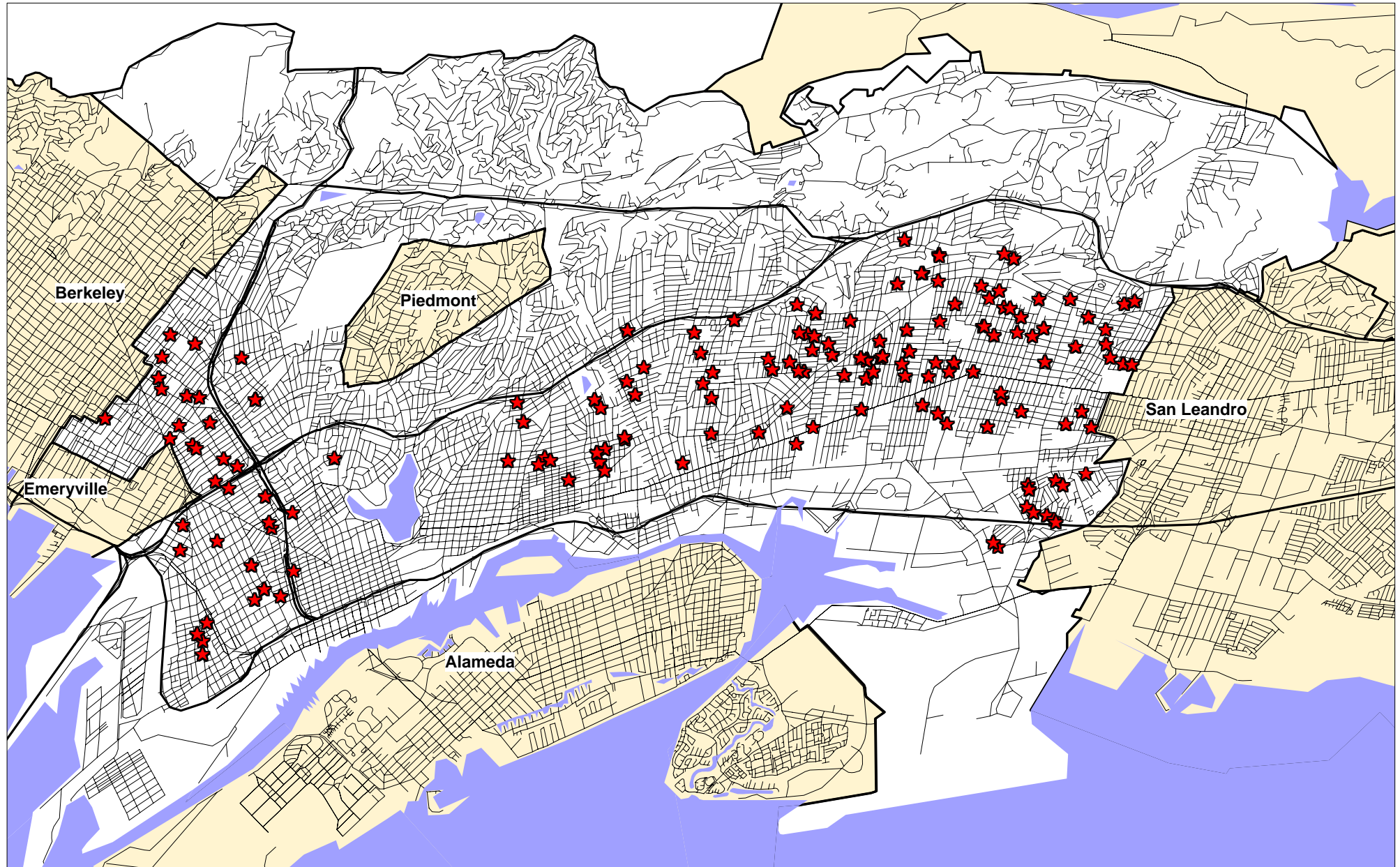


First-Time Homebuyer Loans

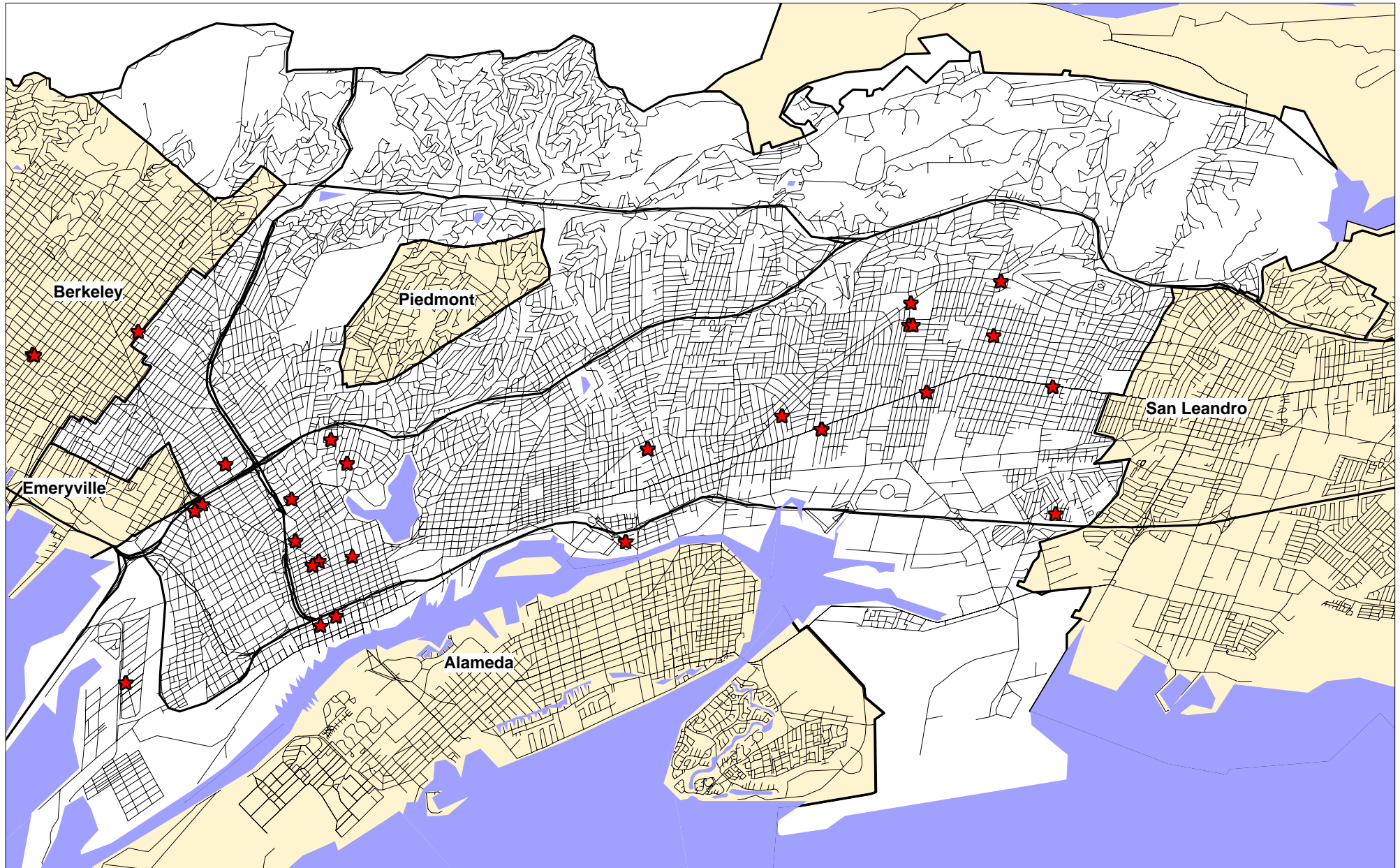
FY 2005-06



Housing Rehabilitation Assistance FY 2005-06



Homeless and AIDS Shelter & Housing Assistance FY 2005-06



Narrative D: Continuum of Care

Consistent with the objective to prevent homelessness, address emergency and transitional housing needs of individuals and families, and increase the percentage of individuals and families transitioning to permanent housing, the City of Oakland participates in the Alameda County Continuum of Care Partnership, which seeks to address homelessness on a regional basis. In response to HUD's 2005 "SuperNOFA" funding process, the Continuum of Care Partnership submitted a coordinated application for activities throughout the county, including activities within the City of Oakland.

From this consolidated application, the United States Department of Housing & Urban Development (HUD) awarded \$21.5 million to support new and existing programs serving homeless people in Alameda County. These grants will sustain forty-four existing programs county-wide, sustain 188 units of transitional housing, thirty rental subsidies and provide additional support services to homeless families and individuals throughout Alameda County.

Out of the \$21.5 million awarded under the SuperNOFA, approximately \$5.9 million benefits 11 Oakland-based agencies or agencies serving people in Oakland.

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

The 2005 SuperNOFA award included three grants directly to the City for over \$2.32 million in multi-year renewal funding to support the City's 2005-06 Homeless Families Support Network (HFSN), Matilda Cleveland Transitional Housing (MCTHP), and the City's Scattered Sites Transitional Housing Program/Families in Transition (THP/FIT).

HFSN, administer by Phoenix Programs, Inc. is a continuum of services intended to assist homeless persons off the street and into shelter and/or other temporary housing, transitional housing and ultimately, permanent housing. For the 2005-06 program year, 161 families were housed through this program. 69 families transitioned from the HFSN program to permanent housing for the 2005-06 program year.

The MCTHP, administered by East Oakland Community Project, operates a 14-unit transitional housing facility for families with children, providing childcare, employment training, psycho-social assessment and health care services. For the 2005-06 program year, 11 families were housed through this program. Seven of the eleven families transitioned from the MCTHP to permanent housing.

The City's THP/FIT also operated by East Oakland Community Project provides transitional housing and support services to low-income families. This scattered-site

housing program houses up to 14 families of up to 50 individuals for not more than a 24-month period. For the 2005-06 program year, 8 families were housed through this program. Various units are under rehabilitation to make the units suitable for the THP/FIT families.

Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
ECHO Home Equity Conversion <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach	Provided information and referral to 136 families/individuals, conducted 38 counseling sessions, and conducted 7 group presentations.
ECHO Rental Assistance Program <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Prescreen 1500 clients, place and do follow-up for 150 households, provide support counseling, information, referrals, and other forms of outreach	Conducted 1,647 prescreens, provided counseling to 910 families/individuals, provided information and referrals to 1,364 families/individuals, made 131 guarantees, and made 61 outreach contacts.
Eden Information and Referral <i>Citywide</i>	Maintain and increase access to permanent, subsidized, transitional and temporary housing for low to moderate income individuals and families	Expand housing database by 450 Oakland listings and provide information and referral to 1,450 low income Oakland residents	Expanded housing database by 2,376 and provided information and referral to 2,529 low income residents
Emergency Shelter Grant Program <i>Citywide</i>	1) Shelter and other forms of temporary housing and support services to be provided to the City's homeless population 2) Homelessness prevention (rental assistance, legal assistance and eviction prevention) 3) Assistance to battered women and their children 4) Housing advocacy for seniors 5) Technical assistance	Assist at least 1,800 persons with temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services to the homeless and near-homeless population. This includes services provided with match funding.	Assisted 3,104 persons with 56,106 bednights of shelter and hotel/motel vouchers, 26 units of rental assistance/eviction prevention services, outreach and other support services. (Additional information unavailable for the Draft and will be added to the Final Report.)

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Matilda Cleveland Transitional Housing Program (MCTHP) 8314 MacArthur Blvd. <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 3 SROs 2 1-bdrm units 3 2-bdrm units 4 3-bdrm units 2 4-bdrm units	Assist 9 families	Assisted 11 families (43 individuals) with transitional housing services. Of the 11 families, 7 moved into permanent housing.
Oakland Homeless Youth Collaborative	24-29 Transitional Housing beds for homeless youth	Assist 60 young adults with housing and services from August 1, 2006 – July 30, 2007	The grant agreement for this program was executed June 30, 2006. Service levels will be reported in the 2006-07 CAPER.
Sentinel Fair Housing <i>Citywide</i>	Landlord-tenant mediation services to prevent evictions	Provide dispute resolution for 360 households (A portion of the funding for this organization is supporting fair housing counseling services)	Addressed 535 landlord tenant cases and provided education and referrals to 2,211 families/individuals
Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN) 1) Phoenix Programs Inc. At HRMSC 559-16 th Street Oakland, CA 94612	Provide a continuum of services, shelter and transitional housing (54 units) to homeless families	Assist 600 families (approximately 950 individuals)	Assisted 161 families (approximately 513 individuals) Of the 161 families, 69 moved into permanent housing.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Transitional Housing Program (THP) 1) 173 Hunter Ave. 2) 1936 84 th Ave. 3) 5239-A 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St.	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 3 1-bdrm units 4 2- bdrm units 2 3-bdrm units	Assist 25 families Rehabilitation work on 4 living units to be completed by June 30, 2007	Assisted 8 families (approximately 33 individuals) All clients remained in the program for the full program year.
Winter Relief Program <i>Citywide</i>	Emergency food and temporary shelter during winter months	Assist between 975 and 1,500 persons	Assisted more than 873 individuals with approximately 20,526 shelter & hotel/motel voucher bednights. (Additional information unavailable for the Draft and will be added to the Final Report.)

Narrative E: Other Actions

The 2005-2006 Consolidated Plan Action Plan identified a number of other actions that the City and other entities would undertake to further the goals and objectives of the Consolidated Plan. This section lists those actions and provides information on actual accomplishments. The original goals and objectives are in normal text; all accomplishments appear in *italicized* text.

1. Obstacles to serving underserved needs

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

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

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

2. Actions to foster and maintain affordable housing

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

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

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

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

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

The Planning and Zoning Department will continue to develop specific rezoning actions consistent with the Land Use and Transportation Element of the General Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs. Until the rezoning is complete, the City will continue to implement the "best fit" guidelines (Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations) to deal with any inconsistencies between current zoning and the General Plan land use designations. In June 2006, the City Council approved a work program to complete the key remaining actions of the Zoning Update Program by June 2007.

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

The City continued to participate in these activities.

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

The City is implementing a comprehensive overhaul of its current permit tracking system and adding an electronic document management system. The initial testing phase is complete, with work continuing during 2007. This new system replaces an outdated system and will result in faster and more efficient processing of zoning and building permit applications. It will also allow staff and the public access to more information about specific parcels, zoning and general plan information, building permit information, code enforcement actions and development applications.

4. Institutional Structure for Providing Affordable Housing

a. Increasing Available Resources

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

The City has continued to advocate for new sources of funding, in particular by supporting legislation for creation of a National Affordable Housing Trust Fund. Recent data released by the California Department of Housing and Community Development shows that Oakland ranked third among all California cities in the amount of Proposition 46 (2002 bond funds) received..

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

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

b. Coordinating Resources

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

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

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

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

considering possible ways of reorganizing service delivery within the Housing and Community Development Division.

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

During FY 2005-06, the City and the Oakland Housing Authority began linking the award of project based Section 8 vouchers to the City’s competitive Notice of Funding Availability for housing development funds. This year the Authority committed an allocation of 20 project based Vouchers to the City’s Uptown affordable housing development and participated in the NOFA selection process. The Authority is currently negotiating project based voucher awards to 3 additional developments that were selected for City affordable housing funding.

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

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

c. Capacity and Character of Non-profit Housing Organizations

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

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

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

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

- Encourage developers to increase the representation of low and moderate income persons in their decision making processes and thereby to become eligible for receipt of HOME funds targeted to CHDO organizations.

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

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

The City's Hunger & Homeless Programs offers training and technical assistance to contracted Oakland homeless service and shelter providers upon request and through agency-specific recommendations given to each provider following the City's on-site monitoring visits. Several units of technical assistance occurred throughout the year with respect to the required reporting, data collection, file maintenance, and the City's contract reimbursement process.

d. Participation of For-Profit Organizations

- Develop programs which expand private sector investment in the general provision of affordable housing. The Oakland Homeownership Assistance Alliance (OHAA) is a collaborative effort of public agencies, lenders, non-profit organizations and other key players in the housing development community, whose objective is to revitalize Oakland neighborhoods by increasing homeownership opportunities for low and moderate-income households.

The OHAA was a 5-year Initiative (1999-2004). It is no longer active due to the closure and relocation of three of the main key participants and changes in organizations. The East Bay Faith Based Homeownership (EBFBHA) was one of four 2005 initiative, developed during 2005. It is an alliance of three faith-based groups to increase homeownership through churches and community. They continue to conduct workshops and counsel prospective clients. Twelve (12) clients have become homeowners.

The Lao Family Multilingual Homeownership Initiative (MHC) was created to serve borrowers in Alameda and Contra Costa counties. The MHC provided 508 households with housing counseling and 490 households with homebuyer and homeowner education from March 1, 2004 through March 1, 2006. Thirteen homes were purchased in Oakland during October 1, 2004 – June 30, 2005.

As part of National Homeownership Month, the City partnered with a team of lenders, realtors, title companies, insurance companies, housing service providers, and non-profit counseling agencies and hosted the 6th Annual Homebuyers Fair. Fifty vendors participated; approximately 500 attended. The Fair was free to the public and included informational homebuyer workshops, booths, music, and raffle prizes. Fifty brokers and developers attended a

luncheon the day prior to the Fair to provide a dialog on upcoming projects. The Day of the Fair started with a breakfast for realtors to provide information from cities and agencies on downpayment assistance programs that could assist first-time homebuyers to extend their buying power. One hundred mortgage brokers, non-profit agencies, lenders, lenders and realtors attended. Two buses toured five projects in various stages of development.

- Attempt to overcome housing discrimination by encouraging financial institution participation in mortgage lending to low and moderate income individuals and in low and moderate income communities, largely through joint City, Freddie Mac and Fannie Mae efforts to promote existing lending programs and create new programs.

No new initiatives were introduced during the last fiscal year. The East Bay Faith Based Homeownership Alliance initiated through efforts by Freddie Mac continues to provide "How-to-do-It" workshops and homebuyer education classes. 12 clients became homebuyers. Freddie Mac no longer has a local representative in the Bay Area.

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

The anti-predatory lending coalition includes a homeownership center and non-profit counseling agencies that provide resources and information to residents. The coalition worked with title companies to explore other sources of information and workshops were provided to seniors,

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

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

5. Public Housing Improvements

a. Management Improvements for Public Housing

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

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

The Authority has been able to count on both the Unity Council and the Asian Resource Center as well as twenty two other valuable community partners. All of them served as application distribution sites or information sites during the Authority's Section 8 waitlist opening January of 2006. Additionally, stronger lines of communication have been established throughout the City by the Authority actively working with the NCPC's and the SDS team

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

This is an ongoing effort. The Responsible Person's scope of work has been modified and curb appeal enhancement activity continues throughout the Authority's public housing sites. In addition to the responsible person the Authority has established a Graffiti Abatement Team. The team was establish to respond as an ongoing effort at to maintain curb appeal in the Authority's public housing sites. The Authority also created a painting and landscaping program. As of June 30, 2005 the Authority had painted and landscaped 15 sites. Much work has been completed over this past reporting period, but there is still room for improvement in this area

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

The Authority has established a customer service line. The customer service line provides instant information regarding any of the Authority run programs. It also serves as a complaint line for the public at large. Complaints are documented and referred to

appropriate staff for action. The customer service line serves as a centralized tracking system for all complaints and it documents all actions taken by Authority staff.

The Authority has provided customer service training to staff responsible for the customer services line. Front desk protocol has been modified to ensure a higher quality of service for walk in clientele. A customer service survey form has been created and is available at all five offices for clients to assess the level of customer service they received.

b. Improvement of the Living Environment

Public Housing Capital Fund Activities

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

Among the most significant of the renovation activities that will be completed or started within the next fiscal year:

- Comprehensive modernization of the 3rd phase of Lockwood Gardens (the final 142 of the 372 total units) should be completed by July 2005.
- 1424 50th Ave – 4 units
- 1445 50th Ave – 6 units
- 2011 7th Ave - 6 units
- 2919 E. 16th St – 12 units
- 2170 E. 28th St – 11 units
- 2056 35th Ave – 9 units
- 1236 E. 17th St – 10 units

The Housing Authority's Capital Fund Annual Plan for FY 05/06 will be finalized as soon as we are notified by HUD of the exact amount of funding to be received. OHA anticipates a grant of approximately \$8.2 million for the fiscal year.

The final phase of Lockwood Gardens' Modernization project was completed in August of 2005. The 142 unit final phase was completely occupied in October of 2005. Construction is scheduled to take place between September 2006 and March 2007 at 2011 7th Ave and 1424 50th Street. The other properties are 63% vacated. Architectural plans and design contracts were awarded in June of 2006.

HOPE VI Development Activities

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

Lockwood Gardens and Lower Fruitvale

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

The final phase of Lockwood Gardens' Modernization project was completed in August of 2005. The 142 unit final phase was completely occupied in October of 2005.

Westwood Gardens (Mandela Gateway)

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

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

14 for-sale units will be built on a portion of the original site for first-time homebuyers. These units will be under construction during the summer of 2005 and completed and sold by fall 2006.

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

Construction on 14-for sale units for first-time homebuyers are expected to be under started summer of 2006. The expected completion date is December of 2007.

Coliseum Gardens

In 2000, the Authority received \$34.5 million to revitalize its 178 unit public housing project known as Coliseum Gardens. All 178 existing units were demolished and will be replaced on a one-for-one basis. Because of the concentration of public housing units in the Coliseum area, 21 of the 178 public housing units will be replaced in a privately-owned development located at another site.

The original or “primary site” will be developed as a mix of housing types by the Authority and a developer partnership consisting of EBALDC, the Related Companies and Chambers General Construction, and will include 157 public housing units, 261 additional tax credit units, 28 affordable for-sale units. Because of the size of the development, the rental component will be divided into four rental phases, and the ownership component will be timed to coincide with the second or third rental phase. Phase I is under constructions and will consist of 115 rental units, including 45 public housing units.

In August of 2005, the Authority acquired Foothill Family Apartments a 65 Tax-Credit Complex. The Authority located 21 public housing units to reduce density in the primary site.

The Authority completed construction of Phase I in April of 2006. Phase I included 115 rental units and 45 public housing units. The project’s name has officially be changed to Lion Creek Crossings. Construction of Phase II began in June of 2006.

HOPE VI Social Services for Public Housing Residents

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

Public Housing Drug Elimination

The Oakland Housing Authority officially closed its final Public Housing Drug Elimination Program (PHDEP) grant in December 2002. While the loss of this funding resulted in reduced staffing for the Oakland Housing Authority’s Police Department and Resident and Community Services Department, the Authority will continue to offer drug prevention education activities. The activities include an annual resident survey, on-site education activities, access to community involvement activities, and support of the National Night Out. The Authority continues to partner with other community-based organization, Neighborhood Crime Prevention Councils, the City of Oakland Weed and Seed Committee and various other groups to provide services to residents in public housing.

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

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

6. Public Housing Resident Initiatives

The Oakland Housing Authority continues to provide opportunities for homeownership for residents of the Authority and continues to collaborate with the City of Oakland, non-profit agencies and others to encourage residents to become homeowners. 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 will encourage residents to participate in Individual Development Account (IDA) Program, which will match family savings on a 2:1 basis

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.

Through the HOPE VI program, the Authority is developing 14-for sale units as part of the Mandela Gateway Project. Construction began on these units in summer of 2006. The project is geared for first-time homeowners.

Section 8 Homeownership Program:

The Authority operates Section 8 Homeownership Program which aids clients by subsidizing a portion of their monthly mortgage payments. The Section 8 Homeownership Program has 5 successful graduates and over 250 participants who are preparing for homeownership. This year we anticipate that 4 new graduates of the Homeownership Program. 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.”

The Authority operates a Section 8 Homeownership Program that aids clients by subsidizing a portion of their monthly mortgage payments. The Authority developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. To date, the Section 8 Homeownership Program has assisted a total of 11 families to become homeowners since March 2004, with 7 new families purchasing homes during FY 2005-06. The Authority will continue to explore homeownership opportunities for Section 8 participants and will continue to collaborate with the City of Oakland, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners.

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.

The Authority marketed the ROSS Homeownership program to 466 Public Housing families earning 31%-80% of AMI. Forty-Two public housing residents attended the Homeownership orientation kick-off for National Affordable Housing Week. Fifty-nine public housing residents completed the Homebuyers orientation workshop, a four part series of the financial literacy workshops. Three residents completed the homebuyers education counseling series and development plan.

7. Lead Based Paint Hazard Reduction

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

The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours

training in identification, testing and available remediation methodologies for lead paint hazards. Since 1992, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices.

In compliance with Federal regulatory changes implemented in 2000, all Home Maintenance Improvement Program properties must be referred for a lead hazard risk assessment and rehabilitation work must include full abatement resulting in passing lead hazard clearance testing. During FY2006, without the required risk assessment consultants, all properties were presumed to have lead and obtained the necessary clearance testing upon completion of rehabilitation work.

For the period July 1, 2003 through July 31, 2005, there was a partnership agreement with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for funding assistance with lead hazard reduction and abatement. Residential Lending and Rehabilitation staff identify properties where there are children under age six (6) or expectant mothers. Properties are referred for lead hazard risk assessment to Alameda County staff. Work descriptions prepared by the City's Rehabilitation Advisors include detailed specifications for lead hazard reduction and upon completion of all rehabilitation work including lead abatement, costs were billed to ACLPPP for reimbursement at an average of \$7,500 per property.

Most of the City's residential rehabilitation loans average \$60,000-\$75,000, with up to \$10,000 in painting materials and labor costs. Because most of these homes were built prior to 1978, it can be concluded that lead paint hazards will exist and require abatement. The cost of abatement often averages \$8,000 per unit. Utilizing current funding allocations, the number of units impacted would be reduced by almost 25%. These reductions would counteract the City's current goals for providing safe and healthy environments for the citizens of Oakland. With a similar ACLPPP partnership agreement during FY2001-2003, the City's rehabilitation program received reimbursements in excess of \$124,000 to reduce the impact of the reduced funding allocations and assist with future lead hazard abatement projects.

Table 1
Lead-based Paint Hazard Reduction Goals

Action	Goal	
Distribution of Lead Safe Painting Prep Kits to homeowners	330	348
Distribution of additional lead hazard literature to homeowners where children aged 6 or younger spend a significant amount of time in the home and encourage rehab loan applicants to have children tested for "elevated blood" condition	3,300	2,049
Provide risk assessment referrals to the County program where hazards appear significant	284	108
Coordination of homeowner awareness events	49	74
Coordination of lead-safe painting instruction and home renovation classes	9	8
Provide information and referral services to information line callers	660	579
Provide information and referral services to Website visitors	12,000	17,534
Provide training and certification referrals to Alameda County Lead Poisoning and Prevention Program for local contractors and their employees	10	5
Provide Rapid Response consultations to homeowners	0	0

8. Coordination

The 2005-2006 Action Plan described a variety of actions to be pursued to facilitate greater coordination among:

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

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

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

During FY 2005-06, the City and the Oakland Housing Authority began linking the award of project based Section 8 vouchers to the City's competitive Notice of Funding Availability for housing development funds. This year the Authority committed an allocation of 20 project based Vouchers to the City's Uptown affordable housing development and participated in the NOFA selection process. The Authority is currently negotiating project based voucher awards to 3 additional developments that were selected for City affordable housing funding.

Also in FY 2005-06, the Authority completed the lease-up of 30 new project based units at the Mandela Gateway HOPE VI development.

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

The City continues to work with East Bay Housing Organizations and other similar groups.

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

resulted in a final Standardized Intake form adopted by the City, requiring each agency contracted with the City under its Hunger and Homeless Programs Unit to participate in the collection of data through the use of the Standardized Intake Form. The City, along with various of its' contracted agencies, as part of the COCPC is participating in the further development of the HMIS and has established a system of training and certifying all potential users and/or handlers of the HMIS system called "InHouse". The HMIS planning committee is committed to developing an HMIS that fully supports coordinated case management and tracking of services. InHouse enhances the Continuum of Care by helping clients receive more integrated services while protecting clients' confidentiality. In addition to improving the flow and efficiency of client services, it is also a goal that the HMIS will provide non-identifiable aggregate data that will be utilized to identify trends and inform homelessness resources and policy directions. It is the intent to build the InHouse system to share assessment data and case plans once the appropriate policies and procedures are implemented, and to the extent that clients' confidentiality and needs are the center of the decision to share information.

The City has continues to work closely with the Alameda County-wide Continuum of Care Planning Committee in the further deployment of its automated Homeless Management Information Systems (HMIS) known as InHOUSE. InHOUSE has been instrumental in streamlining data collection and creating consistency in data elements, particularly at intake, among twenty-four homeless housing and service providers throughout Alameda County, most of which receive HUD funding. Numerous other agencies or stand-alone programs have begun utilizing the trainings and standardized forms in preparation for their transition to the InHOUSE system. The successful implementation of the Standardized Intake form was adopted by the City, requiring each agency contracted with the City under its Hunger and Homeless Programs Unit to participate in the collection of data through the use of the Standardized Intake Form. One universal feature of InHOUSE is the required training and certification for all potential users and/or handlers of the client data intended for, or generated by InHOUSE. This mandatory Privacy and Security Certification helps to insure the protection and confidentiality of client information by the individual handler of data as well as by each agency. At year's end, over 550 staff of contracted and participating InHOUSE agencies were certified in Privacy and Security Standards. In addition, 159 of these individuals went on to receive additional training specifically in the InHOUSE software that allowed them to receive a software license, resulting in 174 licensed InHOUSE data entry users by year end. The primary outcome of the full implementation of InHOUSE over the course of the past year is that 4,798 unduplicated unique clients were entered into InHOUSE, resulting in 5,200 unduplicated unique clients at year end.

InHOUSE enhances the Continuum of Care by helping clients receive more integrated services while protecting clients' confidentiality and allowing agencies to accurately report on activities using technological simplicities. In addition to improving the flow and efficiency of client services, InHOUSE will also begin to

provide non-identifiable aggregate data that will be utilized to identify trends and inform homelessness resources and policy directions. The HMIS planning committee remains committed to developing InHOUSE to fully support coordinated case management and tracking of outcome information, and will be adding new case management and shelter bed management functionalities throughout FY07 while increasing the number of agencies entering data into InHOUSE.

- The Oakland Housing Authority will continue to collaborate with the Alameda County Department of Social Services/Children and Family Services to implement the Family Unification Program (FUP).

In FY 2005-06 OHA accepted 14 new referrals in for vacated FUP slots. Eight new families were served because of this policy.

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

Recently, concentration has shifted from the AIDS-specific multi-year Housing Plan to the Alameda County-wide Homeless & Special Needs Housing Plan (Multi-Plan), combining the planning process for HIV/AIDS Housing and Services with that of the Homeless and Mental Health services. Additional details below.

- Alameda County Housing & Community Development Department, the City Berkeley, and the City of Oakland will ensure the continued implementation and update of the Alameda County-Wide Continuum of Care Plan, through the development of an Alameda County-wide Homeless & Special Needs Housing Plan (Multi-Plan). The mission of the Multi-plan is to coordinate homeless and special-needs planning efforts throughout Alameda County to better develop a more comprehensive and coordinated homeless service delivery system, addressing the changing needs of the target special-needs and homeless populations. The Multi-Plan will address the housing and related support service needs of homeless individuals and families, people with serious mental illness, and people living with HIV/AIDS in Alameda County. The Multi-Plan will be organized and developed through the Sponsoring Agencies, consisting of the City of Oakland Department of Human Services, City of Oakland Community & Economic Development Agency, Alameda County-wide Homeless Continuum of Care Council, Alameda County Public Health Department-Office of AIDS Administration, Alameda County Housing & Community Development Department, and Alameda County Behavioral Health Care

Services. The Sponsoring agencies will be responsible for bringing together government and provider agencies, consumers, advocates and other interested community members to develop and implement the Multi-Plan.

Results from a 2003 county-wide effort to count and survey recipients of homeless services and housing in Alameda County has been analyzed in a comprehensive collection of data about homelessness in Alameda County, identifying (per the consumer) the needed and most frequently used services and types of housing, and which services are being accessed and which needs are getting met or not. The homeless count and survey was the first phase of a three-phase process in developing a revised plan. Following phase-one is the community process (phase two), and ultimately, the drafting of a Multi-Plan. This plan, to be completed in mid-2005, will be more data driven, with expectations of meeting the greatest needs of our homeless population in Oakland and the surrounding cities of Alameda County.

Oakland City Council has authorized the adoption of the Alameda County-wide Homeless & Special Needs Housing Plan (Multi-Plan) as well as the development of a companion Oakland Strategy to end homelessness in the next 10 years. Said plans potentially shift resources and services in Oakland and surrounding cities relative to the delivery of services to the homeless. The Multi-Plan, combining HIV/AIDS, homeless, and mental health service systems is the first such strategy in the nation. The Multi-Plan establishes five broad goals: 1) Prevent homelessness and other housing crisis; 2) Increase housing opportunities for the target populations; 3) Deliver flexible services to support stability and independence; 4) Measure success and report out comes; and 5) Develop long-term leadership and build political will. An action plan has been established for 2006-07 as part of the Multi-Plan, focusing on The City along with it the Multi-Plan's other sponsoring and participating agencies

- The City will work with the Alameda County Continuum of Care Council to develop Alameda County-Wide Homeless and Special Needs Housing Plan through the Sponsoring Agencies group. The Sponsoring Agencies, consisting of Alameda County, City of Berkeley, and City of Oakland agencies.

The City continues to work as a sponsoring agency, with the Alameda County-wide Homeless & Special Needs Housing Plan (Multi-Plan) as it is in its implementation phase.

- The Department of Human Services – Community Housing Services Division will continue to provide information in support of the Community & Economic Development Agency's maintenance of directories for assisted housing developments, emergency and transitional housing facilities, housing finance programs, and nonprofit housing development and homeless assistance organizations.

A list of over 80 Oakland-based homeless service and shelter providers, transitional and supportive housing providers, and drug rehabilitation programs is currently maintained by the Hunger & Homeless Programs staff. A list of agencies contracted with the City of Oakland for homeless assistance is provided annually and posted on the City's Department of Human Services' website.

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

Eden I & R continue to produce updated versions of the annual distribution of "The Big Blue Book", a directory of human services for Alameda County. The 2006 edition includes valuable referral listings of over 1,250 human service agencies and programs in Alameda County.

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

In a joint venture, the City, Alameda County and the City of Berkeley funded the operation of the 2005-06 Oakland Army Base Temporary Winter Shelter (OABTWS). A total of \$305,933 was budgeted to this project through the fund allocations of these three agencies. Approximately 572 hard-to-serve homeless individuals received more than 16,236 bednights of shelter and 28,999 units of food services during the fiscal year. Phoenix Programs, Inc. operated the OABTWS for fiscal year 2005-06.

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

A partnership agreement was executed for the period of March 15, 2006 to December 31, 2008 for financial assistance from ACLPPP under their "HUD 13" grant for lead hazard control. In addition to the requisite risk assessment report provided by ACLPP, owner/applicants with children under the age of six (6) are provided an in-home health education consultation, and the City is reimbursed for up to \$7,500 per unit where hazards are abated.

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

This program will be implemented starting in Fall 2006.

- The City works with a number of organizations to expand the supply of financing for all types of housing. The City is a member of the Community Reinvestment Coalition (CRC) that works with lenders, housing advocates and others to create additional sources of capital for affordable housing.

The CRC has worked with Wells Fargo to create Essential Bank Accounts for the non-banked and on the merger of Wachovia Corporation and Golden West Financial, the parent company of World Savings Bank, to ensure that California's needs are represented. Wachovia has agreed to name Oakland as the Western Regional headquarters of the General Bank Group.

- The City received funding for the American Dream Downpayment Initiative (ADDI). For FY 2005-2006, the City anticipates received \$135,263 in funding for the program. In many respects, these funds are covered by the same regulations as the HOME Program, with some exceptions.

The City anticipates using all the funds to provide downpayment assistance to eligible first-time homebuyers. The City currently operates a locally-funded first-time homebuyer assistance program that provides up to \$50,000 for acquisition and closing costs to households with incomes up to 80 percent of median income. The City expects to use ADDI funds to supplement this program by providing the greater of \$10,000 or 6% of the acquisition cost. The City will make efforts to target funds to households earning less than 60 percent of median income in order to make homeownership opportunities available to a wider range of economic levels, but may also assist households with incomes up to 80 percent of median income.

The City will provide program information to the Oakland Housing Authority to be used to conduct outreach and encourage residents and tenants of public housing, and households assisted through the Section 8 program, to make use of the program. The City will consider the use of ADDI funds in conjunction with any Section 8 homebuyer assistance provided by the Oakland Housing Authority.

To ensure that participating households are suitable to undertake and maintain homeownership, participants will be required to participate in homebuyer education classes offered by the City, private lenders and nonprofit agencies. Evidence of completion of these classes will be required as a condition of the homebuyer assistance program. The City will also encourage homebuyers (particularly those

who are receiving CDBG funds or other City financial assistance) to take advantage of housing counseling programs offered by nonprofit organizations.

Three applications were received and approved. Several potential loans are in process. A new Section 8 Homeownership Coordinator was hired in May. One lender currently works with the program. The coordinator hopes to add additional lenders to work with clients.

EEC Program

- The City of Oakland was designated in 1994 as a federally funded Enterprise Community through the Federal Empowerment Zone/Enterprise Community Program. As part of the Enhanced Enterprise Community (EEC) program, the City received funds to support economic development and community revitalization in three EEC areas: West Oakland, Fruitvale/San Antonio, and East Oakland. The funds were disbursed in the form of loans and other support to enterprises and projects in those areas that met EEC goals.
- Funding for the EEC Program was provided through a \$3 million grant from the U.S. Department of Health and Human Service's Social Service Block Grant funds (Title XX funds). In addition, \$22 million in Housing and Urban Development (HUD) Economic Development Initiative funds (EDI) and \$22 million in HUD Section 108 loan authority were granted.
- One of the other significant EEC program activities revolved around the "sustainable economic development" strategy. The resources for this strategy included \$22 million in EDI grant funds, and \$22 million of EEC HUD Section 108-loan authority. Half of these funds have been appropriated to economic development projects (flagship projects) to promote economic growth and provide jobs in the targeted EEC areas. The remainder of funds is provided to EEC area businesses through a revolving loan fund. These programs, as well as entrepreneurial training programs, workshops, and business information and referrals continued to be expanded and implemented through the Commercial Lending Program (CLP) of CEDA. The CLP staff continues to make semi-annual status reports to the City Council regarding the overall EEC Revolving Loan Fund portfolio.
- It is predicted that the country's and region's economic growth will not increase dramatically for several quarters to follow. The CLP staff intend to meet lending goals through outreach efforts focused on specific Oakland businesses that fit into the City's targeted industries, businesses that have the capacity to create jobs for low-moderate income residents of Oakland's EEC areas, and those businesses that are poised for future growth.

Use of Resources

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

9. Anti-Poverty Strategies

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

- Local Hiring Goals on City-funded Projects.

Local Employment Program

On February 25, 1993, the City of Oakland established a revised Local Employment Program (LEP) for the City of Oakland and Redevelopment Agency construction projects. The LEP (revised March 2004) establishes an employment goal of 50% of the total project workforce hours on a craft-by-craft basis be performed by Oakland residents and 50% of all new hires to be performed by Oakland residents on a craft-by-craft basis. The first new hire must be an Oakland resident and every other new hire thereafter. To implement the goals for the LEP, the City created the Local Construction Employment Referral Program (LCERP).

The LCERP partners with 36 Community Based Organizations, (CBO) that serve a variety of qualified individuals of all races, languages, skill levels and physical abilities and refer a continuous pool of construction workers to the City. This pool of workers is maintained in a referral data bank. Within 3-days of notice, workers are referred in response to a request by an employer request or a waiver is issued.

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

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

LCERP maintains a data bank of 5,000 workers and has placed more than 3,000 workers on Construction projects since July 1993. From July 1, 2005 through June 30, 2006, forty-four (44) placements were made through the LCERP.

- 15% Apprenticeship Program

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

Since the inception of this program, over 35% of the apprentices utilized on City monitored projects have been Oakland residents. Many of the referrals are made through community –based programs such as the Cypress Mandela/WIST pre-apprenticeship training program and the Youth Employment Partnership (YEP) Youth Build Program.

- Living Wage Ordinance

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” (effective July 1, 2006, \$10.07 per hour with health benefits or \$11.58 per hour without benefits) to employees of business under a City contract or receive financial assistance from the City. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

Since the inception of this program, over five hundred-fifty (550) employees of service contractors have realized the benefits of the City’s Living Wage Ordinance.

- Provision of Supportive Services in Assisted Housing for the Homeless

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

Various City sponsored shelters and homeless service agencies provided some form of employment/job search assistance to its homeless clients. Goodwill Industries, Inc. joined this network of homeless service agencies this year, providing Workforce Development Training to approximately 201 homeless clients.

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

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

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

On May 19, 2005, a public celebration was held at one construction project completed by the Laney College students. A second affordable home is currently under construction next door and should be completed by February 2007.

- Business Opportunities for Public Housing Residents

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

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

- Job Training and Employment Programs in Public Housing

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

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

- Section 8 Family Self-Sufficiency Program

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

The Authority's Family Self-Sufficiency Program (FSS) assists residents in becoming self-sufficient and saving for the future. There are 290 Section 8 households participating in the program and the Authority will continue outreach to enroll additional families. Residents graduating from the program may use their saving accounts for educational expenses or can participate in a first-time homebuyers program. Currently 152 (52%) FSS participants have established escrow savings accounts and 68 (23%) FSS participants are enrolled in the Section 8 Homeownership Program.

- Youthbuild (Training and Employment)

No Youthbuild applications were submitted during the program year.

- Workforce Development Program

Oakland's Workforce Development Unit continued to align its efforts with City's Economic and Business Development initiatives, including working closely with Business Development and Redevelopment to support local business development and expansion. Specific to its FY 2005-06 budget, the Workforce Development Unit accomplished the following goals: 1) improved the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promoted business development and growth through excellent staffing, worker training and hiring tax credit services for more than 100 businesses; 3) saved Oakland businesses millions of dollars by doubling the number of tax credit vouchers administered in Oakland from 2,500 to 5,000; 4) expanded and improved job training services for hundreds of youth offenders and parolees; and 5) redesigned Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board.

- Department of Human Services Programs

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

Some Annual accomplishments are noted in the table below.

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

1. Leveraging

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

- The Oakland Redevelopment Agency allocated (budget appropriations) \$81,057,859 in funds from the Low and Moderate Income Housing Fund, including issuance of \$55 million in new tax increment bonds. Funds were allocated as follows:

Housing Development	\$66,122,081
First-time Homebuyers	\$5,258,833
Debt Service on Bonds for Housing Activities	\$4,375,270
Debt Service for Henry J Robinson Center	350,000
<u>Staff and Overhead</u>	<u>\$4,951,405</u>
TOTAL	\$81,057,589

- The City's first time homebuyer program leveraged \$8,814,772 from private bank lending, \$1,114,033 from State housing programs, \$49,855 from Federal Home Loan Bank grants and \$1,114,604 in equity investment (downpayments) from individual homebuyers.
- Other financing awards for housing development include assistance for the following projects:
 - Altenheim Senior Housing Phase 1 received a construction loan from Union Bank of California in the amount of \$18,859,857.
 - Altenheim Senior Housing Phase II received \$6,085,773 from the State of California's Multifamily Housing Program.
 - Fox Courts Apartments received \$5,804,557 from the State of California's Multifamily Housing Program and \$2,963,600 in permanent loan funds from Union Bank.
 - MacArthur Homes received a construction loan from Union Bank in the amount of \$5,600,000.
 - Percy Abram Jr. Senior Apartments received an additional \$100,000 in Federal Home Loan Bank Affordable Housing Program (AHP) funds.
 - Redwood Hill received a construction loan from Wells Fargo in the amount of \$7,989,109.
 - Tassafaronga Phase I Rental received \$8,266,610 from the State of California's Multifamily Housing Program, \$4,309,083 in historic tax credits and \$651,000 in Federal Home Loan Bank AHP funds.
 - Madison and 14th St. Apartments received \$11,620,653 in tax credit equity and secured \$19,165,000 in construction and permanent loan funds from the US Bank.

- The Community Housing Services Unit received the following awards:
 - The Oakland Army Base received \$125,000 from the Alameda County Social Services Agency and \$56,000 from the City of Berkeley.
 - The Henry Robinson Multi-Service Center received \$250,000 from the Alameda County Social Services Agency.
 - The Matilda Cleveland Transitional Housing Program received \$259,432 from the Supportive Housing Program.
 - The Emergency Shelter Program received \$364,326 from the Emergency Shelter Grant.

2. Commitments and expenditures

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

The table on the following page represents all housing funding approved for specific programs and projects by the City Council and the Redevelopment Agency (ORA) during the program year, including both Federal and non-Federal funds.

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

3. Matching funds

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

Emergency Shelter Grant

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

GRANT AMOUNT	PURPOSE	MATCH AMOUNT
\$364,326	Emergency Housing Program	\$115,000
	Oakland Army Base Temporary Winter Shelter	\$100,000
	Homeless Mobile Outreach Program	179,310
	Lease Value-Oakland Army Base Temporary Winter Shelter	\$61,225
	TOTAL MATCH	\$455,535

Families In Transition/Scattered Sites Transitional Housing Program

For the 2005/06 program year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received a grant renewal in the amount of \$245,146. The total match requirement of \$50,735 (\$38,163 for Support Services and \$20,203 for Operations) for this program was exceeded with the budget fund sources below:

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

Homeless Families Support Network/Supportive Housing Program

The City administered the ninth year (2005/06) of this program with Phoenix Programs, Inc. as lead agency. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City accepted a HUD award of \$1,825,154 for the 2005-06 HFSN. The total match requirement for this grant was \$351,579 (\$220,329-Support Services and \$131,250 Operations). Match requirements were met and exceeded with the following budgeted fund sources:

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

Matilda Cleveland Transitional Housing Program

For the 2005/06 fiscal year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received an award of \$259,432. Match requirements (total of \$53,642.90) were met and exceeded through the following budgeted fund sources:

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

FY 2005-2006 Awards of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA Low/Mod	ORA Bonds	RRP
Access Improvement Grants	Owner Rehab	01-Jul-05	\$207,675	\$0	\$0	\$0	\$0
Christmas In April	Owner Rehab	01-Jul-05	\$48,185	\$0	\$0	\$0	\$0
East Oakland Community Project Shelter Rent	Homeless	01-Jul-05	\$247,174	\$0	\$0	\$0	\$0
Emergency Home Repair	Owner Rehab	01-Jul-05	\$382,619	\$0	\$0	\$0	\$0
Fair Housing, Tenant Counseling & Info	Housing Service	01-Jul-05	\$448,000	\$0	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	01-Jul-05	\$0	\$0	\$2,500,000	\$0	\$0
Home Equity Conversion Program	Housing Service	01-Jul-05	\$21,000	\$0	\$0	\$0	\$0
Homeless Winter Relief Program	Homeless	01-Jul-05	\$225,000	\$0	\$0	\$0	\$0
Homeownership Counseling	Homebuyers/Owners	01-Jul-05	\$38,000	\$0	\$0	\$0	\$0
Housing Rehabilitation Loan Programs	Owner Rehab	01-Jul-05	\$2,621,120	\$0	\$0	\$0	\$300,000
Lead-Safe Housing Paint Program	Owner Rehab	01-Jul-05	\$215,287	\$0	\$0	\$0	\$0
Minor Home Repair	Owner Rehab	01-Jul-05	\$242,932	\$0	\$0	\$0	\$0
Rental Assistance Program (1 st and last months rent)	Housing Service	01-Jul-05	\$93,000	\$0	\$0	\$0	\$0
American Dream Downpayment Initiative	Homebuyer	01-Jul-05		\$135,263	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	01-Oct-05		\$0	\$1,000,000	\$0	\$0
Katrina Tenant Based Rental Assistance	TBRA	18-Oct-05		\$250,000	\$0	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	18-Oct-05		(\$250,000)	\$0	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	24-Oct-05		\$0	\$547,249	\$0	\$0
First Time Homebuyer Program	Homebuyer	05-Dec-05		\$0	\$743,144	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	05-Dec-05		\$1,175,880	\$0	\$0	\$0
14th St Apartments at Central Station	Rental	07-Mar-06		\$0	\$0	\$8,379,000	\$0
Jack London Gateway Senior Housing	Senior	07-Mar-06		\$0	\$0	\$4,900,000	\$0
Foothill Plaza Preservation	Rental	07-Mar-06		\$0	\$0	\$1,610,000	\$0
Altenheim Senior Homes, Phase 2	Senior	07-Mar-06		\$3,585,000	\$1,753,000	\$0	\$0
Tassafaronga Village Rental	Rental	07-Mar-06		\$0	\$0	\$3,000,000	\$0
Fox Court	Rental	07-Mar-06		\$0	\$4,950,000	\$0	\$0
Mandela Gateway Ownership	Ownership	07-Mar-06		\$0	\$0	\$333,000	\$0

Tassafaronga Village	Ownership	07-Mar-06		\$0	\$0	\$1,868,000	\$0
Edes B Homes	Ownership	07-Mar-06		\$0	\$0	\$2,812,000	\$0
Orchards	Senior	07-Mar-06		\$3,475,000	\$232,707	\$792,293	\$0
Lions Creek Crossings (Coliseum Gardens) Phase III	Rental	07-Mar-06		\$1,600,000	\$0	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	07-Mar-06		(\$4,433,556)	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	10-Mar-06		\$0	\$270,335	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	10-Mar-06		\$873,264	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	31-May-06		\$0	\$223,416	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	31-May-06		\$460,666	\$0	\$0	\$0
Homeowner Rehab Loans	Owner Rehab	30-Jun-06		\$200,187	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	30-Jun-06		\$0	\$386,675	\$0	\$0
TOTAL			\$4,789,992	\$1,534,117	12,606,526	\$23,694,293	\$300,000

4. Support for other applications

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

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

Federal Program	Project/Activity	Sponsor
Housing Counseling – National Intermediary	Housing Counseling Program	ACORN Housing
HOPWA	Bridge to Success	East Oakland Community Project
HOPWA	Crossroads	East Oakland Community Project
HOPWA	Fox Courts	Resources for Community Development
Shelter Plus Care	HOPE Housing	Alameda County Housing and Community Development Department
Shelter Plus Care	Supportive Housing and Recovery Program (SHARP)	Alameda County Housing and Community Development Department
Supportive Housing Program	Channing Way Apartments	Bonita Housing, Inc.
Supportive Housing Program	Russell Street Residence	Berkeley Food and Housing Project
Supportive Housing Program	Concord House	Resources for Community Development
Supportive Housing Program	Spirit of Hope 1	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Spirit of Hope 2	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Regent Street House	Resources for Community Development
Supportive Housing Program	Walker House	The Ark of Refuge, Inc.
Supportive Housing Program	Peter Babcock House	Affordable Housing Associates
Supportive Housing Program	Transitional House	Berkeley Food and Housing Project
Supportive Housing Program	Hope Cottage	Lutheran Social Services of Northern California
Supportive Housing Program	FESCO Transitional Co-Housing	County of Alameda/Housing and Community Development Department
Supportive Housing Program	FESCO/Tri-City Bridgeway	County of Alameda/Housing and Community Development Department
Supportive Housing Program	South Alameda County Housing/Jobs Linkages Program	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Turning Point	Fred Finch Youth Center
Supportive Housing Program	McKinley Family Transitional House	Building Opportunities for Self-Sufficiency
Supportive Housing Program	North County's Women's Center	Berkeley Food and Housing Project
Supportive Housing Program	Oakland Homeless Youth Housing Collaborative	City of Oakland-Department of Human Services
Supportive Housing Program	South County Senior Center	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Pacheco Court Transitional Housing	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Bessie Coleman/Alameda Point	County of Alameda/Housing and Community Development Department

Federal Program	Project/Activity	Sponsor
Supportive Housing Program	Matilda Cleveland Transitional Housing Program	City of Oakland-Department of Human Services
Supportive Housing Program	Mariposa	Resources for Community Development
Supportive Housing Program	Rosa Parks Transitional House	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Unity Village	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Housing Stabilization Team	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Families in Transition/Scattered Sites	City of Oakland-Department of Human Services
Supportive Housing Program	Transitions Project	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Ashby House	Resources for Community Development
Supportive Housing Program	Homeless Families Support Network	City of Oakland-Department of Human Services
Supportive Housing Program	Bridget Transitional House	Women's Daytime Drop-In Center
Supportive Housing Program	Harrison House Family Services Program	Building Opportunities for Self-Sufficiency
Supportive Housing Program	InHouse-Alameda County HMIS	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Alameda County Health, Housing and Integrated Services Network	LifeLong Medical Care
Supportive Housing Program	Rubicon Berkeley Services	Rubicon Programs Inc.
Supportive Housing Program	Multi-Service Center	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Homeless Outreach for People Empowerment	City of Fremont
Supportive Housing Program	Reciprocal Integrated Services for Empowerment (RISE)	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Self-Sufficiency Project	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Homeless Services One-Stop Employment Center	Goodwill Industries of the Great East Bay
Supportive Housing Program	Alameda County Shelter Plus Care (TRA)	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Alameda County Shelter Plus Care (SRA)	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Alameda County Shelter Plus Care (TRA-U)	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Shelter Plus Care Program	City of Berkeley
Supportive Housing Program	Pathways Shelter Plus Care Program	City of Berkeley
Supportive Housing Program	Alameda County Shelter Plus Care Program (SRO)	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Alameda County Shelter Plus Care Program (PRA)	County of Alameda/Housing and Community Development Department

Narrative G: Citizen Participation and Public Comments

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

The draft report was published on September 6, 2006. A notice of publication and summary of the report was printed in the Oakland Tribune, a newspaper of general circulation serving Oakland. Copies of the draft report were available at no charge at the offices of the Community and Economic Development Agency, 250 Frank Ogawa Plaza, 3rd and 5th Floors, between the hours of 8:30 a.m. and 5:00 p.m. Copies of the public notice were also mailed to a number of housing, social service and community development organizations. The public comment period ran from September 6, 2006 through September 20, 2006. Notices were also published in the Sing Tao Daily newspaper and the El Mundo newspaper.

A public hearing to review performance and the CAPER will take place before the City Council on September 19, 2006. A public hearing to consider current and future housing and community development needs will be held before the City Council in late Fall, 2006. Notices of the hearing will be distributed in the same manner as described above. The public hearing is one of two required public hearings conducted by the City as part of the process of preparing the next Consolidated Plan (the second hearing is conducted during the public comment period on the draft Action Plan, usually in mid-April of each year).

Information Available in IDIS Reports

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

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

Public Comments

There were no public comments.

Narrative H: Self-Evaluation

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

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

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

Assessment of Housing Activities and Accomplishments

Progress in Meeting Annual and Five-Year Numeric Goals

The table on the following pages shows the five-year and one-year goals for housing and homeless activities established in the City's Consolidated Plan, and the progress toward these goals that was achieved in FY 2005-2006.

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

The City made substantial progress toward meeting many of its housing goals. As can be seen in the table on the following pages, the City met its one-year goal for housing development for rental housing for families, preservation of affordable rental housing and development of new owner-occupied housing. Additionally, a substantial number of units are currently under construction or in predevelopment.

The City's first-time homebuyer program has experienced difficulty because housing costs, even for modest single-family homes, are far above what a low income household can afford. The City has addressed this problem by increasing its maximum subsidy amount from \$50,000 to \$75,000 and leveraging State housing program funds wherever possible. Nonetheless, it has not been possible to meet the annual goal of 110 households assisted.

Although the City did not fully meeting its goal for rehabilitation of owner-occupied housing, recent changes to the program, including increases in the maximum loan amounts, have produced an increase in activity that will yield improved results in the coming years.

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

Barriers to meeting goals and objectives

Lack of adequate funds continues to be a significant barrier given the magnitude of needs and the high cost of providing housing in this market. The age of the housing stock in Oakland also makes rehabilitation programs for rental and ownership housing prohibitively expensive, particularly with the cost of meeting federal standards for abatement of lead-based paint hazards. The widening gap between the price of single-family homes and the income of potential first-time homebuyers continues to pose a serious obstacle to the expansion of homeownership opportunities and an increase in the City's homeownership rate.

Status of Grant Commitments and Disbursements

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

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Expansion of the Supply of Affordable Rental Housing				
Rental Housing New Construction: Units Built	805 Units Built or Underway	80	80	80
Rental Housing New Construction: Units Underway		599		599
Preservation of the Supply of Affordable Rental Housing				
Rental Housing Preservation: Units Built	400 Units Built or Underway	17	17	17
Rental Housing Preservation: Units Underway		61		61
Public Housing Reconstruction: Units Built		35	35	35
Public Housing Reconstruction: Units Underway		110		110
Expansion of the Supply of Affordable Ownership Housing				
Ownership Housing Construction: Units Built	105 Units Built or Underway	13	6	13
Ownership Housing Construction: Units Underway		88		88
Expansion of Ownership Opportunities for First-Time Homebuyers				
Mortgage and Downpayment Assistance	565 Households	42	110	42
Housing Counseling	Prepare Residents	1,249	175	1,249
Mortgage Credit Certificates	100 Households	3		3
Improvement of Existing Housing Stock				
Owner-Occupied Housing Rehabilitation: Units Completed	1440 Housing Units	246	304	246
Owner-Occupied Housing Rehabilitation: Units Underway		54		54
Provision of Rental Assistance for Extremely Low and Low Income Families				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	-		-

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Provision of Supportive Housing for Seniors and Persons with Special Needs	400 Units Built or Underway		99	
Senior Housing Development: Units Built		-		-
Senior Housing Development: Units Underway		687		687
Persons with Special Needs Housing Development: Units Built		-		-
Persons with Special Needs Housing Development: Units Underway		20		20
Access Improvement: Units Completed	40 Housing Units	15	8	15
Access Improvement: Units Underway		6		6
Removal of Impediments to Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	706		706
Referral, Information, and Counseling to Residents	2500 Households	7,227		7,227
Discrimination Education and Investigation	100 Households	182		182
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	671	1,000	671
Health Care for Homeless	500 People		100	
Other Outreach Services	1,225 People	1,976	245	1,976
Information and Referral Services	4,000 People	821	787	821
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	9,000 People	1,909	1,800	1,909
Winter Shelter	6,000 People	1,445	1,200	1,445
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	287	441	287
Transitional Housing				
Existing Transitional Housing Facilities	750 Families	161	151	161
Transitional Housing Jobs Campus at Oakland Army Base		-	-	-
Supportive Services Program				

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Homeless Prevention				
Rental Assistance	1,000 Individuals/Families	13	216	13
Eviction Prevention	1,000 Individuals/Families	13	216	13
Legal Assistance	1,200 Cases	3,168	240	3,168
Housing Counseling	1,700 Cases	1,004	355	1,004
Tenant Education Program	550 Cases		115	
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 People	17	11	17
Services and Referral	3,000 People	564	600	564
Permanent Housing	300 Units of Housing	35	100	35

PART II:

PROGRAM-SPECIFIC NARRATIVES

Program Specific Narrative

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

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

The City received an allocation of \$9,511,930 in CDBG funding. The percentage allocations to various program areas were approved by the City Council in FY 2005-06. Housing Programs received 38% of the CDBG grant allocation, Infrastructure/Neighborhood Improvements and Public Services Programs received 22%, Economic Development Programs received 25%, and 15% was allocated for administration of the grant program. All the CDBG funds have been used to address the City's identified priorities under each of the program areas as stated in the approved Consolidated Plan and are reported in each program section. All activities benefited low- and moderate-income persons.

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

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

During the 2005-06 program year staff continued to implement the restructured citizen participation process for the Community Development Block Grant (CDBG) program and the Consolidated Plan to incorporate a monitoring and evaluation component approved by City Council May 2005.

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

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

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

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

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

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

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

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

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

Economic development and low/mod job creation

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

Limited clientele activities

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

Float loans, program income and loan repayments

The Home Maintenance and Improvement Program (HMIP) is a revolving loan program that provides deferred and amortized loans to low and moderate income homeowners to correct deficiencies and abate health and safety hazards. The Oakland Business Development Corporation, a non-profit benefit corporation, provides technical assistance and loan packaging to small businesses that also result in job creation. This activity also involves a revolving loan fund.

Rehabilitation Activities

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

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

General Monitoring Procedures

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

Construction Requirements

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

Environmental Requirements

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

Projects included in the Consolidated Plan for July 1, 2005 through June 30, 2006 Development were reviewed to determine the projects that required detailed analysis under HUD’s Environmental Review Procedures prior to release of HUD funds. The coded review determinations are on the chart on the following pages. Projects coded “58.34” or “58.35” required no further environmental review before expending HUD funds. Projects coded “REVIEW” required a detailed review under HUD’s Environmental Review Procedures prior to release of HUD funds.

If a project requires a detailed review under HUD’s Environmental Review Procedures prior to release of HUD funds, detailed project information must be provided to CEDA’s

environmental review staff for preparation of an Environmental Assessment, publication of the required notices, and submission to HUD of a Request for Release of Funds.

**FY 2005-06 Consolidated Plan Projects
Environmental Review Requirements**

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
03K – STREET IMPROVEMENTS			
23 rd Avenue Safety & Beautification Improvements	62	\$ 30,000	58.34
Total 03K-STREET IMPROVEMENTS		\$ 30,000	
03T – OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS			
East Oakland Community Project – Shelter Rent	38	\$ 247,174	58.35
Homeless Winter Relief Program	11	\$ 225,000	58.35
Total 03T- OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS		\$ 472,174	
05 - PUBLIC SERVICES (General)			
Day Labor Job Development Program	67	\$ 30,420	58.34
Dr. J. Alfred Smith Sr. Training Academy	68	\$ 25,000	58.34
Ethiopian Case Management Program	72	\$ 35,000	58.34
Golden Gate Library Computer Lab	74	\$ 15,000	58.34
Home Equity Conversion Counseling	52	\$ 21,000	58.34
Homeownership Education, Counseling and Support	50	\$ 38,000	58.34
Multilingual Homeownership Center	56	\$ 37,000	58.34
Shared Maintenance & Delivery Scholarships	5	\$ 121,980	58.34
Succeed! Academic Coaching Project	59	\$ 38,000	58.34
Supplemental Hunger Program	36	\$ 17,900	58.34
Violence Prevention Task Force Pilot Project	61	\$ 30,000	58.34
Total 05 - PUBLIC SERVICES (General)		\$ 409,300	
05A SENIOR SERVICES			
East Oakland Clinic	46	\$ 40,000	58.34
Getting a Grip On Parenting Again	73	\$ 25,000	58.34
Legal Services for Seniors	3	\$ 62,000	58.34
Meals on Wheels	28	\$ 131,900	58.34
Oakland Senior Companion Program	17	\$ 36,093	58.34
Senior Homeless Case Management	57	\$ 30,000	58.34
Specific Adult Day Health Services	58	\$ 20,000	58.34
Total 05A – SENIOR SERVICES		\$ 344,993	
05D – YOUTH SERVICES			
Alice Street Learning Center	63	\$ 53,041	58.34

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
East Oakland Community Connector Project	40	\$ 95,500	58.34
Emancipation Training Center	49	\$ 101,454	58.34
Enhanced Middle School Sports Program	71	\$ 24,840	58.34
High-Risk Youth Counseling	1	\$ 158,000	58.34
Kids with Dreams Project	25	\$ 60,000	58.34
Mathematical Pathway to Success	4	\$ 15,615	58.34
Middle School Program at Concordia	31	\$ 45,000	58.34
Music in the Schools	77	\$ 38,843	58.34
Positive Role Models	22	\$ 83,000	58.34
Prescott Clown Troupe	21	\$ 50,000	58.34
Project YES	48	\$ 30,000	58.34
Smart Moves Program	45	\$ 25,000	58.34
Youth Performance Workshop	20	\$ 25,000	58.34
Youth Programs	32	\$ 34,000	58.34
Total 05D - YOUTH SERVICES		\$ 839,293	
05F – SUBSTANCE ABUSE SERVICES			
Healthy Families Program	29	\$ 60,000	58.34
Total 05F – SUBSTANCE ABUSE SERVICES		\$ 60,000	
05G – BATTERED AND ABUSED SPOUSES			
Domestic Violence Prevention Project	7	\$ 36,411	58.34
Total 05G – BATTERED AND ABUSED SPOUSES		\$ 36,411	
05H – EMPLOYMENT TRAINING			
New Immigrant Employment Project	60	\$ 13,775	58.34
Total 05H - EMPLOYMENT TRAINING		\$ 13,775	
05K - TENANT/LANDLORD COUNSELING			
Housing Advocacy Project	39	\$ 88,000	58.34
Housing Information and Referral	33	\$ 80,000	58.34
Total 05K – TENANT/LANDLORD COUNSELING		\$ 168,000	
05L – CHILD CARE SERVICES			
Safe Walk to School	37	\$ 70,849	58.34
Total 05L – CHILD CARE SERVICES		\$ 70,849	
05Q – SUBSISTENCE PAYMENTS			
Rental Assistance Program for Homeless	18	\$ 93,000	58.34
Total 05Q – SUBSISTENCE PAYMENTS		\$ 93,000	
14A – REHAB; SINGLE- UNIT RESIDENTIAL			
Access Improvement Program	9	\$ 207,675	58.35

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
Christmas In April	34	\$ 48,185	58.35
Emergency Home Repair	47	\$ 382,619	58.35
Home Maintenance & Improvement Program	55	\$ 2,621,120	58.35
Minor Home Repair Program	16	\$ 242,932	58.35
Total 14A – REHAB; SINGLE-UNIT RESIDENTIAL		\$ 3,502,531	
14H – REHABILITATION ADMINISTRATION			
Loan Servicing and Projects Fund Monitoring	76	\$ 214,168	58.34
Total 14I – LEAD-BASED PAINT/LEAS HAZARD		\$ 214,168	
14I – LEAD-BASED PAINT/LEAS HAZARD TESTING/ABATEMENT			
Lead Safe Housing Paint Program	8	\$ 215,287	58.34
Total 14I – LEAD-BASED PAINT/LEAS HAZARD		\$ 215,287	
18B – ECONOMIC DEVELOPMENT TECHNICAL ASSISTANCE			
Business Development Program	51	\$ 261,238	58.34
Business Loan Program	42	\$ 372,750	58.34
Eastlake Strong Business and Neighborhood Program	69	\$ 63,607	58.34
Economic Development Technical Assistance	27	\$ 10,000	58.34
Façade Improvement/East Bay Conservation Corps	41	\$ 166,252	58.34
Fruitvale Safety, Beautification and Economic Development	43	\$ 40,186	58.34
Neighborhood Commercial Revitalization Program	54	\$ 1,635,034	58.35
Oakland Small Business Incubator	13	\$ 119,007	58.34
Project Development	6	\$ 253,287	58.35
Total 18B - ED TECHNICAL ASSISTANCE		\$ 2,802,354	
18C – MICRO-ENTERPRISE ASSISTANCE			
Creating Economic Opportunities for Low Income Women	35	\$ 84,000	58.35
Micro Enterprise Assistance	44	\$ 70,000	58.35
Virtual Business Incubator	64	\$ 40,000	58.35
Total 18C – MICRO-ENTERPRISE ASSISTANCE		\$ 194,000	
21A – GENERAL PROGRAM ADMINISTRATION			
CDBG Program Monitoring/Administration	24	\$ 1,426,788	58.34
Total 21A – GENERAL PROGRAM ADMINISTRATION		\$ 1,426,788	
21D – FAIR HOUSING ACTIVITIES			
Fair Housing and Landlord/Tenant Counseling Program	10	\$ 150,000	58.34
Fair Housing Services	75	\$ 30,000	58.34
Housing Search & Counseling for the Disabled	26	\$ 100,000	58.34
Total 21D – FAIR HOUSING ACTIVITIES		\$ 280,000	

H. Financial Summary Report

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

***Insert Financial Summary Report page 1 here

***Insert Financial Summary Report page 2 here

***Insert Financial Summary Report page 3 here

***Insert Financial Summary Report page 4 here

***Insert Financial Summary Report page 5 here

Program Specific Narrative

HOME INVESTMENT PARTNERSHIPS PROGRAM

A. Allocation of HOME Funds

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

During the program year, HOME funds were allocated as follows (data on commitments and expenditures can be found in the HOME IDIS reports):

Program Administration	\$470,713
Altenheim Senior Housing Phase II (rental housing construction)	\$3,585,000
Orchards Senior Housing (rental housing construction)	\$3,475,000
Lions Creek Crossing, Phase III (rental housing construction)	\$1,600,000
Katrina Rental Assistance (tenant-based rental assistance)	\$250,000
Homebuyer Assistance (ADDI Program)	\$135,263
TOTAL ALLOCATIONS	\$9,515,976

B. Summary of Activities Undertaken with HOME Funds

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

Projects Completed

Lions Creek Crossing, Phase I (formerly Coliseum Gardens HOPE VI)

Corner of 69th Avenue and Hawley Streets

New construction of 115 units. Includes replacement of 35 units of public housing and new construction of 80 tax-credit rental units. Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI

HOME funding: \$1,500,000

Projects Underway

Altenheim Senior Housing Phase I

1720 MacArthur Blvd

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

HOME funding: \$1,901,740

Financing is secured and construction is underway.

Altenheim Senior Housing Phase II

1720 MacArthur Blvd.

New construction of 81 units on historic site of former assisted living facility.

HOME funding: \$3,585,000

Partial funding secured, design issues still outstanding due to National Park Service concerns over one of the new buildings.

Lincoln Court

2400 MacArthur Blvd

New construction of 82 rental units for seniors

HOME funding: \$1,500,000

Construction completion delayed by weather and PCE. Anticipated completion in August 2006.

Lions Creek Crossings (Coliseum Gardens) Phase III

66th Avenue crossing over Leona Creek Drive and Lion Way

HOME funding: \$1,600,000

Drawings underway. Project financing secured.

Madison and Fourteenth

160 14th Street

New construction of 79 rental units, ground floor retail space

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

HOME funding: \$2,472,585

CHDO Project

Received commitment from MHP, closed US Bank construction loan, AHP loan, City and Agency loans and Partnership Agreement. Started construction in June 2006.

Orchards on Foothill

2719 Foothill Blvd.

New construction of 65 units of senior rental housing.

HOME funding: \$3,475,000

Performed predevelopment activities. Project financing secured.

Percy Abram Jr. Senior Apartments

1070 Alcatraz Ave

New construction of 44 rental units for seniors.

HOME funding: \$1,045,800

Construction is 98 percent complete as of June 2006. Occupancy will begin in August 2006.

Saint Andrew's Manor Senior Apartments

3250 San Pablo Ave.

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

HOME Funding: \$748,300

Delay due to increased scope of work and construction cost increases. Applied for MHP funds to be awarded in August 2006.

Saint Patrick's Terrace Senior Apartments

1212 Center St.

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

HOME Funding: \$753,600

Delay due to increased scope of work and construction cost increases. Applied for MHP funds to be awarded in August 2006.

Seven Directions

2496 International Blvd

New construction of 36 rental units for families

HOME funding: \$1,216,600

Financing is completed. Construction is anticipated to begin in September 2006. The number of planned units was reduced to 36 from 38.

Sojourner Truth Manor

5815, 5915 and 6015 MLK Jr. Way

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

HOME Funding: \$162,100

Review of HUD documents took longer than anticipated. Executed loan document in Spring 2006.

American Dream Downpayment Initiative

Citywide

Assist low income families to become first-time homebuyers. Funds used to supplement funding under the City's First Time Homebuyer Mortgage Assistance Program.

City of Oakland First Time Homebuyer Mortgage Assistance Program

Citywide

Assist first-time homebuyers First-time homebuyers with incomes \leq 80% of AMI with deferred loans of up to \$50,000.

Katrina Rental Assistance

Citywide

Utilize HOME funds to provide rental assistance to victims of Hurricane Katrina displacees in Oakland (Households must have incomes less than 60 percent AMI).

Rehabilitation Assistance for Existing Owner-Occupied Homes

Community Development Districts

Deferred and amortizing loans for low and moderate income homeowners.

C. Relation to Consolidated Plan Goals

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

Program income derived from repayment of first-time homebuyer loans made in earlier years with HOME funds is generally allocated for rehabilitation of owner occupied homes in order to meet the City's need for maintenance and improvement of its aging housing stock. During the FY 05-06 program year, to ensure timely commitment and expenditure of HOME funds, and to further the goals in the Consolidated Plan, \$4,433,556 was reallocated to housing development activities. An additional \$250,000 was allocated to a new tenant-based rental assistance program for families displaced by Hurricane Katrina. Both of these actions were undertaken as amendments to the City's Consolidated Plan.

D. Community Housing Development Organizations (CHDOs)

The City has six active CHDOs -- Oakland Community Housing, Inc. (OCHI), Resources for Community Development (RCD), Community Development Corporation of Oakland (CDCO), East Oakland CDC (EOCDC), Affordable Housing Associates (AHA), and the East Bay Asian Local Development Corporation (EBALDC).

HOME commitments to CHDOs have far exceeded the minimum program requirement of 15% of each year's allocation. As of June 30, 2005, the City had allocated more than 35% of its HOME funds to CHDOs since the inception of the program in 1992.

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

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

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

E. Minority Outreach

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

During the program year, construction was completed on Lion's Creek Crossing, Phase I (part of the Coliseum Gardens HOPE VI project).

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

F. Matching Funds

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

A HOME Match Report, covering the FY 2005-2006 program year, is included at the end of this section.

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

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

G. Monitoring of Completed Rental Projects

The following HOME-assisted rental projects were monitored during the FY 2005-06 program year:

- Adeline Lofts
- Allen Temple IV
- Bancroft Senior Homes
- Bishop Nichols (Downs) Senior Housing
- Coolidge Court
- E.C.Reems Apartments
- Eastmont Court Apartments
- Effie's House
- Fruitvale Transit Village
- Harrison Hotel Apts.
- International Boulevard Housing (Seminary/Havenscourt)
- Irene Cooper Terrace
- Mandela Gateway Apartments
- Northgate Apartments
- Southlake Tower
- Stanley Avenue Apartments

HUD has provided the City with technical assistance in the form of consulting services provided by ICF Consulting. ICF has reviewed and assessed the City's current monitoring procedures and forms and has nearly completed a detailed procedures manual

and updated forms to ensure that all HOME monitoring requirements are met. ICF will also provide some training for City staff.

G. Displacement and Relocation

There were no displacement or relocation activities in FY 2005-06.

Annual Performance Report HOME Program

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

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

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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

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

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

Part I Participant Identification

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

Part II Program Income

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

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

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

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

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

HOME Match Report

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

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

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy)	2005
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1. Participant No. (assigned by HUD) MC060208	2. Name of the Participating Jurisdiction City of Oakland, CA	3. Name of Contact (person completing this report) Jeffrey Levin
5. Street Address of the Participating Jurisdiction Community & Economic Development Agency, 250 Frank H Ogawa Plaza, Suite 5313		4. Contact's Phone Number (include area code) 510-238-6188
6. City Oakland	7. State CA	8. Zip Code 94612

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$ 6,739,590	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 6,257,033	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 12,996,623
4. Match liability for current Federal fiscal year		\$ 0
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 12,996,623

Part III Match Contribution for the Federal Fiscal Year

[illegible]

IDIS - C04PR07

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

**DATE: 07-06-06
TIME: 12:41
PAGE: 1**

**REPORT FOR ACTIVITY : ALL
PROGRAM : HOME
FUND TYPE : ALL
SOURCE TYPE: MC
RECIP TYPE : ALL
DATE RANGE : 07-01-2005 TO 07-01-2006**

Voucher Number	Line Item	IDIS Activity	Voucher Date	Voucher Status	Date Processed	Grant Number	Fund Type	Amount
1179859	1	1880	8/23/2005	COMPLETE	8/24/2005	M-03-MC-060208	AD	40,570.14
1236874	1	1880	2/1/2006	COMPLETE	3/21/2006	M-03-MC-060208	AD	178,933.88
1293331	1	1880	6/30/2006	COMPLETE	6/30/2006	M-03-MC-060208	AD	75,596.30
1293331	2	2206	6/30/2006	COMPLETE	6/30/2006	M-04-MC-060208	AD	40,152.32
1162093	1	1959	7/1/2005	COMPLETE	7/26/2005	M-00-MC-060208	CO	25,000.00
1162093	2	1960	7/1/2005	COMPLETE	7/26/2005	M-00-MC-060208	CO	25,000.00
1229548	1	1959	1/12/2006	COMPLETE	1/17/2006	M-00-MC-060208	CO	18,648.00
1229548	2	1959	1/12/2006	COMPLETE	1/17/2006	M-01-MC-060208	CO	31,352.00
1229548	3	1960	1/12/2006	COMPLETE	1/17/2006	M-01-MC-060208	CO	25,000.00
1229548	4	1961	1/12/2006	COMPLETE	1/17/2006	M-01-MC-060208	CO	25,000.00
1254649	1	1959	3/21/2006	COMPLETE	3/29/2006	M-01-MC-060208	CO	25,000.00
1162092	1	1842	7/1/2005	COMPLETE	7/25/2005	M-03-MC-060208	PI	17,844.76
1162092	2	1842	7/1/2005	COMPLETE	7/25/2005	M-04-MC-060208	PI	82,155.24
1182614	1	1840	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	17,731.79
1182614	2	1865	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	5,260.00
1182614	3	1878	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	16,931.74
1182614	4	1877	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	15,172.00
1182614	5	1945	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	3,817.00
1182614	6	1955	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	12,392.00
1182614	7	1963	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	16,312.00
1182614	8	2007	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	500.00
1182614	9	2009	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	40,000.00
1182614	10	2010	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	10,400.00
1182614	11	2011	8/31/2005	COMPLETE	9/6/2005	M-04-MC-060208	PI	30,850.00
1198137	1	1840	10/13/2005	COMPLETE	10/20/2005	M-04-MC-060208	PI	1,193.21
1198137	2	1874	10/13/2005	COMPLETE	10/20/2005	M-04-MC-060208	PI	7,855.00

Voucher Number	Line Item	IDIS Activity	Voucher Date	Voucher Status	Date Processed	Grant Number	Fund Type	Amount
1198137	3	1944	10/13/2005	COMPLETE	10/20/2005	M-04-MC-060208	PI	697.00
1198137	4	1945	10/13/2005	COMPLETE	10/20/2005	M-04-MC-060208	PI	530.00
1198137	5	1951	10/13/2005	COMPLETE	10/20/2005	M-04-MC-060208	PI	1,975.00
1198137	6	2010	10/13/2005	COMPLETE	10/20/2005	M-04-MC-060208	PI	29,600.00
1229546	1	2159	1/12/2006	COMPLETE	1/17/2006	M-04-MC-060208	PI	673,016.00
1254647	1	2159	3/21/2006	COMPLETE	3/29/2006	M-04-MC-060208	PI	21,590.02
1254647	2	2159	3/21/2006	COMPLETE	3/29/2006	M-05-MC-060208	PI	825,173.98
1292173	1	2200	6/28/2006	COMPLETE	6/29/2006	M-05-MC-060208	PI	1,000.00
1292173	2	2201	6/28/2006	COMPLETE	6/29/2006	M-05-MC-060208	PI	18,900.00
1292359	1	2202	6/29/2006	COMPLETE	6/29/2006	M-05-MC-060208	PI	10,000.00
1293332	1	1878	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	225.00
1293332	2	1877	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	20,220.00
1293332	3	1832	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	2,885.00
1293332	4	2007	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	39,500.00
1293332	5	2008	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	3,510.00
1293332	6	2075	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	11,517.00
1293332	7	2076	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	16,545.00
1293332	8	2078	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	39,865.00
1293332	9	2079	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	37,828.00
1293332	10	2104	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	31,673.00
1293332	11	2105	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	62,977.00
1293332	12	2106	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	34,993.00
1293332	13	2107	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	46,544.00
1293332	14	2109	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	17,821.00
1293332	15	2110	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	26,148.00
1293332	16	2113	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	500.00
1293332	17	2116	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	6,690.00
1293333	1	2077	6/30/2006	COMPLETE	6/30/2006	M-05-MC-060208	PI	50,870.00

TOTAL \$2,821,460.38

less AD not subject to match (335,252.64)

less CO not subject to match (175,000.00)

less PI not subject to match (2,311,207.74)

Amount Subject to Match 0.00

Times Match Percentage 12.5%

Match Liability 0.00

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

DATE: 07-06-06
TIME: 12:42
PAGE: 1

PJ: OAKLAND, CA

----- COMMITMENTS FROM AUTHORIZED FUNDS -----						
(A)	(B)	(C)	(D)	(I)	(J)	(K)
		AD/CO FUNDS				
FISCAL YEAR	TOTAL AUTHORIZATION	ADMIN/OP RESERVATION	COMMITMENT REQUIREMENT	TOTAL AUTHORIZED COMMITMENTS	% OF REQ T CMTD	% OF AUTH CMTD
1992	4,282,000.00	428,200.00	3,853,800.00	3,853,800.00	100.0	100.0
1993	2,830,000.00	424,500.00	2,405,500.00	2,405,500.00	100.0	100.0
1994	3,455,000.00	518,250.00	2,936,750.00	2,936,749.77	99.9	99.9
1995	3,708,000.00	556,200.00	3,151,800.00	3,151,800.00	100.0	100.0
1996	3,889,000.00	583,350.00	3,305,650.00	3,305,650.00	100.0	100.0
1997	3,804,000.00	570,600.00	3,233,400.00	3,233,400.00	100.0	100.0
1998	4,113,000.00	616,950.00	3,496,050.00	3,496,050.00	100.0	100.0
1999	4,427,000.00	664,050.00	3,762,950.00	3,762,950.00	100.0	100.0
2000	4,435,000.00	665,250.00	3,769,750.00	3,769,750.00	100.0	100.0
2001	4,937,000.00	740,550.00	4,196,450.00	3,493,237.09	83.2	85.7
2002	4,918,000.00	737,700.00	4,180,300.00	2,060,600.00	49.2	56.8
2003	4,883,314.00	732,496.00	4,150,818.00	1,216,600.00	29.3	39.9
2004	5,304,734.00	750,077.20	4,554,656.80	2,472,585.00	54.2	60.7
2005	4,839,396.00	470,413.30	4,368,982.70	0.00	0.0	9.7
TOTAL	59,825,444.00	8,458,586.50	51,366,857.50	39,158,671.86	76.2	79.5

----- COMMITMENTS FROM AUTHORIZED FUNDS CONTINUED -----					
(A)	(E)	(F)	(G)	(H)	(I)
	CR/CC FUNDS	%	SU FUNDS	EN FUNDS	
FISCAL YEAR	AMOUNT RESERVED TO CHDOS + CC	CHDO RSVD	RESERVATIONS TO OTHER ENTITIES	PJ COMMITMENTS TO ACTIVITIES	TOTAL AUTHORIZED COMMITMENTS
1992	3,516,532.00	82.1	0.00	337,268.00	3,853,800.00
1993	583,783.00	20.6	0.00	1,821,717.00	2,405,500.00
1994	726,366.77	21.0	0.00	2,210,383.00	2,936,749.77
1995	910,130.00	24.5	0.00	2,241,670.00	3,151,800.00
1996	583,350.00	15.0	0.00	2,722,300.00	3,305,650.00
1997	570,600.00	15.0	0.00	2,662,800.00	3,233,400.00
1998	2,843,628.00	69.1	0.00	652,422.00	3,496,050.00
1999	1,975,901.00	44.6	0.00	1,787,049.00	3,762,950.00
2000	1,966,401.00	44.3	0.00	1,803,349.00	3,769,750.00
2001	2,208,415.00	44.7	0.00	1,284,822.09	3,493,237.09
2002	2,060,600.00	41.8	0.00	0.00	2,060,600.00

IDIS - C04PR27

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

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

(A)	(E) CR/CC FUNDS	(F) CHDO % RSVD	(G) SU FUNDS RESERVATIONS TO OTHER ENTITIES	(H) EN FUNDS PJ COMMITMENTS TO ACTIVITIES	(I) TOTAL AUTHORIZED COMMITMENTS
FISCAL YEAR	AMOUNT RESERVED TO CHDOS + CC				
2003	1,216,600.00	24.9	0.00	0.00	1,216,600.00
2004	2,472,585.00	46.6	0.00	0.00	2,472,585.00
2005	0.00	0.0	0.00	0.00	0.00
TOTAL	21,634,891.77	36.1	0.00	17,523,780.09	39,158,671.86

----- PROGRAM INCOME (PI) -----

FISCAL YEAR	PROGRAM INCOME RECEIPTS	AMOUNT COMMITTED TO ACTIVITIES	% CMTD	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED	% DISB
2003	3,581,036.00	3,581,036.00	100.0	3,581,036.00	0.00	3,581,036.00	100.0
2004	987,978.00	987,978.00	100.0	987,978.00	0.00	987,978.00	100.0
2005	2,049,144.00	1,305,384.98	63.7	1,305,384.98	0.00	1,305,384.98	63.7
TOTAL	6,618,158.00	5,874,398.98	88.7	5,874,398.98	0.00	5,874,398.98	0.0

----- COMMITMENT SUMMARY -----

TOTAL COMMITMENTS FROM AUTHORIZED FUNDS	39,158,671.86
NET PROGRAM INCOME DISBURSED	+ 5,874,398.98
TOTAL COMMITMENTS	45,033,070.84

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

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DISBURSEMENTS				
(A) FISCAL YEAR	(B) TOTAL AUTHORIZATION	(G) TOTAL DISBURSED	(H) % DISB	(I) GRANT BALANCE
1992	4,282,000.00	4,282,000.00	100.0	0.00
1993	2,830,000.00	2,830,000.00	100.0	0.00
1994	3,455,000.00	3,454,999.77	99.9	0.23
1995	3,708,000.00	3,708,000.00	100.0	0.00
1996	3,889,000.00	3,889,000.00	100.0	0.00
1997	3,804,000.00	3,804,000.00	100.0	0.00
1998	4,113,000.00	4,113,000.00	100.0	0.00
1999	4,427,000.00	4,427,000.00	100.0	0.00
2000	4,435,000.00	4,435,000.00	100.0	0.00
2001	4,937,000.00	2,913,892.83	59.0	2,023,107.17
2002	4,918,000.00	2,551,399.00	51.8	2,366,601.00
2003	4,883,314.00	488,331.00	9.9	4,394,983.00
2004	5,304,734.00	40,152.32	0.7	5,264,581.68
2005	4,839,396.00	0.00	0.0	4,839,396.00
TOTAL	59,825,444.00	40,936,774.92	68.4	18,888,669.08

DISBURSEMENTS CONTINUED					
(A) FISCAL YEAR	(C) DISBURSED	(D) RETURNED	(E) NET DISBURSED	(F) DISBURSED PENDING APPROVAL	(G) TOTAL DISBURSED
1992	4,282,000.00	0.00	4,282,000.00	0.00	4,282,000.00
1993	2,830,000.00	0.00	2,830,000.00	0.00	2,830,000.00
1994	3,462,499.77	7,500.00	3,454,999.77	0.00	3,454,999.77
1995	3,708,000.00	0.00	3,708,000.00	0.00	3,708,000.00
1996	3,889,000.00	0.00	3,889,000.00	0.00	3,889,000.00
1997	3,804,000.00	0.00	3,804,000.00	0.00	3,804,000.00
1998	4,113,000.00	0.00	4,113,000.00	0.00	4,113,000.00
1999	4,427,000.00	0.00	4,427,000.00	0.00	4,427,000.00
2000	4,435,000.00	0.00	4,435,000.00	0.00	4,435,000.00
2001	2,913,892.83	0.00	2,913,892.83	0.00	2,913,892.83
2002	2,551,399.00	0.00	2,551,399.00	0.00	2,551,399.00
2003	488,331.00	0.00	488,331.00	0.00	488,331.00
2004	40,152.32	0.00	40,152.32	0.00	40,152.32
2005	0.00	0.00	0.00	0.00	0.00

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DISBURSEMENTS CONTINUED					
(A)	(C)	(D)	(E)	(F)	(G)
FISCAL			NET	DISBURSED	
YEAR	DISBURSED	RETURNED	DISBURSED	PENDING	TOTAL
				APPROVAL	DISBURSED
TOTAL	40,944,274.92	7,500.00	40,936,774.92	0.00	40,936,774.92

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

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(C) AMOUNT COMMITTED TO ACTIVITIES	(D) % CMTD	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	100.0	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	100.0	2,405,500.00	100.0
1994	2,936,750.00	2,936,749.77	99.9	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	100.0	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	100.0	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	100.0	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	100.0	3,496,050.00	100.0
1999	3,762,950.00	3,762,950.00	100.0	3,762,950.00	100.0
2000	3,769,750.00	3,769,750.00	100.0	3,769,750.00	100.0
2001	4,196,450.00	3,493,237.09	83.2	2,313,840.83	55.1
2002	4,180,300.00	2,060,599.00	49.2	2,059,599.00	49.2
2003	4,150,818.00	1,216,600.00	29.3	0.00	0.0
2004	4,554,656.80	2,472,585.00	54.2	0.00	0.0
2005	4,368,982.70	0.00	0.0	0.00	0.0
TOTAL	51,366,857.50	39,158,670.86	76.2	34,289,089.60	66.7

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

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(E) DISBURSED	(F) RETURNED	(G) NET DISBURSED	(H) % NET DISB	(I) DISBURSED PENDING APPROVAL	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	0.00	3,853,800.00	100.0	0.00	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	0.00	2,405,500.00	100.0	0.00	2,405,500.00	100.0
1994	2,936,750.00	2,944,249.77	7,500.00	2,936,749.77	99.9	0.00	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	0.00	3,151,800.00	100.0	0.00	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	0.00	3,305,650.00	100.0	0.00	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	0.00	3,233,400.00	100.0	0.00	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	0.00	3,496,050.00	100.0	0.00	3,496,050.00	100.0
1999	3,762,950.00	3,762,950.00	0.00	3,762,950.00	100.0	0.00	3,762,950.00	100.0
2000	3,769,750.00	3,769,750.00	0.00	3,769,750.00	100.0	0.00	3,769,750.00	100.0
2001	4,196,450.00	2,313,840.83	0.00	2,313,840.83	55.1	0.00	2,313,840.83	55.1
2002	4,180,300.00	2,059,599.00	0.00	2,059,599.00	49.2	0.00	2,059,599.00	49.2
2003	4,150,818.00	0.00	0.00	0.00	0.0	0.00	0.00	0.0
2004	4,554,656.80	0.00	0.00	0.00	0.0	0.00	0.00	0.0

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

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(E) DISBURSED	(F) RETURNED	(G) DISBURSED	(H) NET NET DISB	(I) DISBURSED PENDING APPROVAL	(J) TOTAL DISBURSED	(K) % DISB
2005	4,368,982.70	0.00	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL	51,366,857.50	34,296,589.60	7,500.00	34,289,089.60	66.7	0.00	34,289,089.60	66.7

----- ADMINISTRATIVE FUNDS (AD) -----

FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT AUTHORIZED FROM PI	AMOUNT RESERVED	% AUTH RSVD	BALANCE TO RESERVE	TOTAL DISBURSED	% RSVD DISB	AVAILABLE TO DISBURSE
1992	428,200.00	0.00	428,200.00	100.0	0.00	428,200.00	100.0	0.00
1993	283,000.00	0.00	283,000.00	100.0	0.00	283,000.00	100.0	0.00
1994	345,500.00	0.00	345,500.00	100.0	0.00	345,500.00	100.0	0.00
1995	370,800.00	0.00	370,800.00	100.0	0.00	370,800.00	100.0	0.00
1996	388,900.00	0.00	388,900.00	100.0	0.00	388,900.00	100.0	0.00
1997	380,400.00	0.00	380,400.00	100.0	0.00	380,400.00	100.0	0.00
1998	411,300.00	0.00	411,300.00	100.0	0.00	411,300.00	100.0	0.00
1999	442,700.00	0.00	442,700.00	100.0	0.00	442,700.00	100.0	0.00
2000	443,500.00	0.00	443,500.00	100.0	0.00	443,500.00	100.0	0.00
2001	493,700.00	0.00	493,700.00	100.0	0.00	493,700.00	100.0	0.00
2002	491,800.00	0.00	491,800.00	100.0	0.00	491,800.00	100.0	0.00
2003	488,331.40	358,103.60	488,331.00	57.6	358,104.00	488,331.00	100.0	0.00
2004	506,752.20	98,797.80	506,752.20	83.6	98,797.80	40,152.32	7.9	466,599.88
2005	470,413.30	204,914.40	470,413.30	69.6	204,914.40	0.00	0.0	470,413.30
TOTAL	5,945,296.90	661,815.80	5,945,296.50	89.9	661,816.20	5,008,283.32	84.2	937,013.18

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----- CHDO OPERATING FUNDS (CO) -----							
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	% AUTH RSVD	BALANCE TO RESERVE	TOTAL DISBURSED	% RSVD DISB	AVAILABLE TO DISBURSE
1992	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1993	141,500.00	141,500.00	100.0	0.00	141,500.00	100.0	0.00
1994	172,750.00	172,750.00	100.0	0.00	172,750.00	100.0	0.00
1995	185,400.00	185,400.00	100.0	0.00	185,400.00	100.0	0.00
1996	194,450.00	194,450.00	100.0	0.00	194,450.00	100.0	0.00
1997	190,200.00	190,200.00	100.0	0.00	190,200.00	100.0	0.00
1998	205,650.00	205,650.00	100.0	0.00	205,650.00	100.0	0.00
1999	221,350.00	221,350.00	100.0	0.00	221,350.00	100.0	0.00
2000	221,750.00	221,750.00	100.0	0.00	221,750.00	100.0	0.00
2001	246,850.00	246,850.00	100.0	0.00	106,352.00	43.0	140,498.00
2002	245,900.00	245,900.00	100.0	0.00	0.00	0.0	245,900.00
2003	244,165.70	244,165.00	99.9	0.70	0.00	0.0	244,165.00
2004	243,325.00	243,325.00	100.0	0.00	0.00	0.0	243,325.00
2005	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	2,513,290.70	2,513,290.00	99.9	0.70	1,639,402.00	65.2	873,888.00

----- CHDO FUNDS (CR) -----									
FISCAL YEAR	CHDO REQUIREMENT	AMOUNT RESERVED TO CHDOS	% REQ RSVD	FUNDS COMMITTED FOR ACTIVITIES	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE
1992	642,300.00	3,516,532.00	547.4	3,516,532.00	100.0	0.00	3,516,532.00	100.0	0.00
1993	424,500.00	583,783.00	137.5	583,783.00	100.0	0.00	583,783.00	100.0	0.00
1994	518,250.00	726,366.77	140.1	726,366.77	100.0	0.00	726,366.77	100.0	0.00
1995	556,200.00	910,130.00	163.6	910,130.00	100.0	0.00	910,130.00	100.0	0.00
1996	583,350.00	583,350.00	100.0	583,350.00	100.0	0.00	583,350.00	100.0	0.00
1997	570,600.00	570,600.00	100.0	570,600.00	100.0	0.00	570,600.00	100.0	0.00
1998	616,950.00	2,843,628.00	460.9	2,843,628.00	100.0	0.00	2,843,628.00	100.0	0.00
1999	664,050.00	1,975,901.00	297.5	1,975,901.00	100.0	0.00	1,975,901.00	100.0	0.00
2000	665,250.00	1,966,401.00	295.5	1,966,401.00	100.0	0.00	1,966,401.00	100.0	0.00
2001	740,550.00	2,208,415.00	298.2	2,208,415.00	100.0	0.00	2,208,415.00	100.0	0.00
2002	737,700.00	2,060,600.00	279.3	2,060,599.00	99.9	1.00	2,059,599.00	99.9	1,001.00
2003	732,497.10	1,216,600.00	166.0	1,216,600.00	100.0	0.00	0.00	0.0	1,216,600.00
2004	729,975.00	2,472,585.00	338.7	2,472,585.00	100.0	0.00	0.00	0.0	2,472,585.00
2005	705,619.95	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	8,887,792.05	21,634,891.77	243.4	21,634,890.77	99.9	1.00	17,944,705.77	82.9	3,690,186.00

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----- CHDO LOANS -----								
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	AMOUNT COMMITTED	% AUTH CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	BALANCE TO DISBURSE
1992	351,653.20	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1993	58,378.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1994	72,636.70	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1995	91,013.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1996	58,335.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1997	57,060.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1998	284,362.80	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1999	197,590.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2000	196,640.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2001	220,841.50	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2002	206,060.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2003	121,660.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2004	247,258.50	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2005	70,561.99	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	2,234,051.19	0.00	0.00	0.0	0.00	0.00	0.0	0.00

----- CHDO CAPACITY (CC) -----								
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	AMOUNT COMMITTED	% AUTH CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	BALANCE TO DISBURSE
1992	128,460.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1993	84,900.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1994	103,650.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1995	111,240.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1996	116,670.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1997	114,120.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1998	123,390.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1999	132,810.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2000	133,050.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2001	148,110.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2002	147,540.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2003	146,499.42	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2004	150,000.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2005	145,181.88	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	1,785,621.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00

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----- RESERVATIONS TO STATE RECIPIENTS AND SUB-RECIPIENTS (SU) -----

FISCAL YEAR	AMOUNT RESERVED TO OTHER ENTITIES	% REQ RSVD	AMOUNT COMMITTED	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE
1992	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1993	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1994	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1995	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1996	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1997	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1998	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1999	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2000	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2001	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2002	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2003	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2004	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2005	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00

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----- TOTAL PROGRAM FUNDS -----				
(A)	(B)	(C)	(I)	(J)
FISCAL	TOTAL	PROGRAM INCOME	TOTAL	AVAILABLE
YEAR	AUTHORIZATION	AMOUNT	DISBURSED	TO DISBURSE
1992	4,282,000.00	0.00	4,282,000.00	0.00
1993	2,830,000.00	0.00	2,830,000.00	0.00
1994	3,455,000.00	0.00	3,454,999.77	0.23
1995	3,708,000.00	0.00	3,708,000.00	0.00
1996	3,889,000.00	0.00	3,889,000.00	0.00
1997	3,804,000.00	0.00	3,804,000.00	0.00
1998	4,113,000.00	0.00	4,113,000.00	0.00
1999	4,427,000.00	0.00	4,427,000.00	0.00
2000	4,435,000.00	0.00	4,435,000.00	0.00
2001	4,937,000.00	0.00	2,913,892.83	2,023,107.17
2002	4,918,000.00	0.00	2,551,399.00	2,366,601.00
2003	4,883,314.00	3,581,036.00	4,069,367.00	4,394,983.00
2004	5,304,734.00	987,978.00	1,028,130.32	5,264,581.68
2005	4,839,396.00	2,049,144.00	1,305,384.98	5,583,155.02
TOTAL	59,825,444.00	6,618,158.00	46,811,173.90	19,632,428.10

----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL	COMMITTED	NET DISBURSED	NET DISBURSED	NET	DISBURSED	TOTAL
YEAR	AMOUNT	FOR ACTIVITIES	FOR ADMIN/OP	DISBURSED	PENDING APPROVAL	DISBURSED
1992	3,853,800.00	3,853,800.00	428,200.00	4,282,000.00	0.00	4,282,000.00
1993	2,405,500.00	2,405,500.00	424,500.00	2,830,000.00	0.00	2,830,000.00
1994	2,936,749.77	2,936,749.77	518,250.00	3,454,999.77	0.00	3,454,999.77
1995	3,151,800.00	3,151,800.00	556,200.00	3,708,000.00	0.00	3,708,000.00
1996	3,305,650.00	3,305,650.00	583,350.00	3,889,000.00	0.00	3,889,000.00
1997	3,233,400.00	3,233,400.00	570,600.00	3,804,000.00	0.00	3,804,000.00
1998	3,496,050.00	3,496,050.00	616,950.00	4,113,000.00	0.00	4,113,000.00
1999	3,762,950.00	3,762,950.00	664,050.00	4,427,000.00	0.00	4,427,000.00
2000	3,769,750.00	3,769,750.00	665,250.00	4,435,000.00	0.00	4,435,000.00
2001	3,493,237.09	2,313,840.83	600,052.00	2,913,892.83	0.00	2,913,892.83
2002	2,060,599.00	2,059,599.00	491,800.00	2,551,399.00	0.00	2,551,399.00
2003	4,797,636.00	3,581,036.00	488,331.00	4,069,367.00	0.00	4,069,367.00
2004	3,460,563.00	987,978.00	40,152.32	1,028,130.32	0.00	1,028,130.32

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL	COMMITTED	NET DISBURSED	NET DISBURSED	NET	DISBURSED	TOTAL
YEAR	AMOUNT	FOR	FOR	DISBURSED	PENDING	DISBURSED
		ACTIVITIES	ADMIN/OP		APPROVAL	
2005	1,305,384.98	1,305,384.98	0.00	1,305,384.98	0.00	1,305,384.98
TOTAL	45,033,069.84	40,163,488.58	6,647,685.32	46,811,173.90	0.00	46,811,173.90

----- TOTAL PROGRAM PERCENT -----									
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
FISCAL	TOTAL	PROGRAM INCOME	COMMITTED	DISB FOR	DISB FOR	DISB FOR	DISBURSED	DISBURSED	AVAILABLE
YEAR	AUTHORIZATION	AMOUNT	FOR	ACTIVITIES	ACTIVITIES	ADMIN/OP	NET	PENDING	TO
			ACTIVITIES	%	%	%	%	%	DISBURSE
1992	4,282,000.00	0.00	90.0	90.0	10.0	100.0	0.0	100.0	0.0
1993	2,830,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1994	3,455,000.00	0.00	84.9	84.9	15.0	99.9	0.0	99.9	0.0
1995	3,708,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1996	3,889,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1997	3,804,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1998	4,113,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1999	4,427,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
2000	4,435,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
2001	4,937,000.00	0.00	70.7	46.8	12.1	59.0	0.0	59.0	40.9
2002	4,918,000.00	0.00	41.8	41.8	10.0	51.8	0.0	51.8	48.1
2003	4,883,314.00	3,581,036.00	98.2	42.3	5.7	48.0	0.0	48.0	51.9
2004	5,304,734.00	987,978.00	65.2	15.7	0.6	16.3	0.0	16.3	83.6
2005	4,839,396.00	2,049,144.00	26.9	18.9	0.0	18.9	0.0	18.9	81.0
TOTAL	59,825,444.00	6,618,158.00	75.2	60.4	10.0	70.4	0.0	70.4	29.5

IDIS - C04PR22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR
OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- NEW CONSTRUCTION ---									
1988	1070 ALCATRAZ AVE OAKLAND, CA 94608	0	0	08-23-04	1,045,800.00	900,637.00	86.1	OP	01-10-05
1990	881 69TH AVENUE AND 6814 - 6846 HAWLEY OAKLAND, CA 94621	0	0	12-22-04	1,500,000.00	1,499,000.00	99.9	OP	12-27-04
--- REHABILITATION ---									
1832	1101 PERALTA STREET OAKLAND, CA 94607	0	1	05-12-03	40,000.00	32,995.00	82.4	OP	06-30-06
1833	882 PINE ST OAKLAND, CA 94607	0	1	07-18-03	0.00	0.00		XX	08-31-05
1840	3219 WYMAN ST OAKLAND, CA 94619	1	1	07-18-03	40,000.00	40,000.00	100.0	CP	10-22-05
1865	1803 98TH AVE OAKLAND, CA 94603	1	1	09-17-03	40,000.00	40,000.00	100.0	CP	10-13-05
1873	2803 11TH AVE OAKLAND, CA 94610	1	1	10-02-03	38,560.00	38,560.00	100.0	CP	10-13-05
1874	782 19TH ST OAKLAND, CA 94312	1	1	11-25-03	40,000.00	40,000.00	100.0	CP	10-22-05
1877	5701 WALNUT ST OAKLAND, CA 94605	0	1	11-25-03	40,000.00	35,892.00	89.7	OP	06-30-06
1878	1705 81ST AVE OAKLAND, CA 94621	0	1	11-25-03	40,000.00	36,999.74	92.4	OP	06-30-06
1944	1669 69TH AVE OAKLAND, CA 94621	1	1	01-13-04	40,000.00	40,000.00	100.0	CP	10-22-05
1945	1532 32ND ST OAKLAND, CA 94608	1	1	01-13-04	43,970.00	43,970.00	100.0	CP	10-22-05
1946	3941 GARDENIA PLACE OAKLAND, CA 94605	0	1	01-13-04	52,950.00	50,171.00	94.7	OP	03-08-05
1950	9823 BURR ST OAKLAND, CA 94605	1	1	04-02-04	29,183.24	29,183.24	100.0	CP	10-13-05
1951	2341 65TH AVE OAKLAND, CA 94605	1	1	04-02-04	40,000.00	40,000.00	100.0	CP	10-22-05
1953	438 43RD ST OAKLAND, CA 94609	0	0	04-12-04	40,000.00	500.00	1.2	OP	11-03-04
1955	8920 D ST OAKLAND, CA 94621	1	1	06-09-04	40,000.00	40,000.00	100.0	CP	10-22-05
1957	2400 65TH AVE OAKLAND, CA 94605	1	1	06-26-04	40,000.00	40,000.00	100.0	CP	10-22-05

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR
OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
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--- REHABILITATION ---									
1963	8400 DOWLING ST OAKLAND, CA 94605	1	1	08-11-04	40,000.00	40,000.00	100.0	CP	10-22-05
1987	1308 58TH AVE OAKLAND, CA 94621	1	1	08-23-04	40,000.00	40,000.00	100.0	CP	10-22-05
2007	3437 66TH AVE OAKLAND, CA 94605	0	0	02-26-05	40,000.00	40,000.00	100.0	FD	06-30-06
2008	5407 WADEAN PL OAKLAND, CA 94601	0	0	02-26-05	40,000.00	3,510.00	8.7	OP	06-30-06
2009	4121 PORTER ST OAKLAND, CA 94619	1	1	02-26-05	40,000.00	40,000.00	100.0	CP	10-22-05
2010	1933 69TH AVE OAKLAND, CA 94621	1	1	02-26-05	40,000.00	40,000.00	100.0	CP	10-22-05
2011	2520 13TH AVE OAKLAND, CA 94606	0	0	02-26-05	40,000.00	30,850.00	77.1	OP	09-06-05
2075	1944 107TH AVE OAKLAND, CA 94603	0	0	07-01-05	11,517.00	11,517.00	100.0	FD	06-30-06
2076	1074 106TH AVE OAKLAND, CA 94603	0	0	07-01-05	40,000.00	16,545.00	41.3	OP	06-30-06
2077	10712 ACALANES DRIVE OAKLAND, CA 94603	0	0	07-01-05	53,500.00	50,870.00	95.0	OP	06-30-06
2078	745 60TH ST OAKLAND, CA 94609	0	0	07-01-05	55,070.00	39,865.00	72.3	OP	06-30-06
2079	714 37TH ST OAKLAND, CA 94609	0	0	07-01-05	40,000.00	37,828.00	94.5	OP	06-30-06
2104	1235 89TH AVE OAKLAND, CA 94621	0	0	08-30-05	37,025.00	31,673.00	85.5	OP	06-30-06
2105	634 DOUGLAS AVE OAKLAND, CA 94303	0	0	08-31-05	75,000.00	62,977.00	83.9	OP	06-30-06
2106	2032 24TH AVE OAKLAND, CA 94601	0	0	08-31-05	75,000.00	34,993.00	46.6	OP	06-30-06
2107	432 HALE AVE OAKLAND, CA 94603	0	0	08-31-05	75,000.00	46,544.00	62.0	OP	06-30-06
2109	3045 COOLIDGE OAKLAND, CA 94602	0	0	01-03-06	45,000.00	17,821.00	39.6	OP	06-30-06
2110	4722 BOND ST OAKLAND, CA 94601	0	0	10-24-05	75,000.00	26,148.00	34.8	OP	06-30-06
2112		0	0	10-24-05	0.00	0.00		XX	01-03-06
2113	1714 70TH AVE	0	0	10-24-05	40,000.00	500.00	1.2	OP	06-30-06
*STATUS CODE: CP=COMPLETED FD=FINAL DRAW (DRAWN=FUNDED, BUT ACTIVITY STILL OPEN OP=OPEN (BUDGETED OR UNDERWAY) XX=CANCELED									

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR
OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- REHABILITATION ---									
2114	OAKLAND, CA 94621	0	0	10-24-05	0.00	0.00		XX	06-30-06
2116	15 FOSTER ST OAKLAND, CA 94603	0	0	10-24-05	47,000.00	6,690.00	14.2	OP	06-30-06
2117		0	0	01-03-06	0.00	0.00		XX	06-30-06
2200	6015 MARTIN LUTHER KING, JR WAY OAKLAND, CA 94609	0	0	06-28-06	162,100.00	1,000.00	0.6	OP	06-29-06
2204	1627 15TH ST OAKLAND, CA 94607	0	0	06-30-06	75,000.00	0.00	0.0	OP	06-30-06
2205	2927 HARRISON OAKLAND, CA 94611	0	0	06-30-06	28,000.00	0.00	0.0	OP	06-30-06
--- ACQUISITION ONLY ---									
2201	614 DOUGLAS OAKLAND, CA 94603	0	0	06-28-06	18,900.00	18,900.00	100.0	FD	06-29-06
2202	3038 LINDEN ST OAKLAND, CA 94608	0	0	06-29-06	10,000.00	10,000.00	100.0	FD	06-29-06
--- ACQUISITION AND REHABILITATION ---									
2159	1720 MACARTHUR BLVD OAKLAND, CA 94108	0	0	01-12-06	1,901,740.00	1,519,780.00	79.9	OP	03-29-06
--- ACQUISITION AND NEW CONSTRUCTION ---									
1958	2946 INTERNATIONAL BLVD OAKLAND, CA 94601	0	0	08-10-04	1,216,600.00	0.00	0.0	OP	08-10-04
1989	2400 MACARTHUR BLVD OAKLAND, CA 94602	0	0	08-26-04	1,500,000.00	1,499,000.00	99.9	OP	09-01-04
2203	160 14TH ST OAKLAND, CA 94612	0	0	06-30-06	2,472,585.00	0.00	0.0	OP	06-30-06

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

Program Specific Narrative

EMERGENCY SERVICES GRANT AND CONTINUUM OF CARE FOR HOMELESS PERSONS

2005/06 EMERGENCY SHELTER GRANT - ACCOMPLISHMENT NARRATIVE

Assessment Goals & Objectives:

Through ESG funded activities and activities supported by other match funding sources, more than 3,104 persons received services and/or shelter that either prevented episodes of homelessness, provided temporary relief from homelessness or assisted in the transition out of homelessness.

Coupled with various resources and/or programs, the 2005-06 ESG project activities helped address pertinent Strategic Plan objectives related to housing and other priority homeless needs by providing emergency shelter with limited short-term supportive services for homeless persons. This is part of the City's three-tiered approach to effectively mitigating homelessness for many.

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

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

Leveraging Resources:

To meet the dollar-for-dollar matching requirements for the \$364,326 awarded in 2005-06 Emergency Shelter Grant, the City allocated the following amounts from its General Purpose Fund account for homeless shelter and services:

PURPOSE	MATCH AMOUNT
Emergency Housing Program	\$115,000
Oakland Army Base Temporary Winter Shelter	\$100,000
Homeless Mobile Outreach Program	179,310
Lease Value-Oakland Army Base Temporary Winter Shelter (\$12,245/month)	\$61,225
TOTAL MATCH	\$455,535

Self-Evaluation:

It is estimated that over 5,838 persons are homeless in Oakland at any point in time¹. The supply of shelter beds in Oakland meets approximately 7% of this demand. Through ESG activities and other shelter programs funded through the City, additional beds and/or services are provided or

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

maintained to temporarily house those individuals and/or families plagued with issues leading to homelessness.

The 2005-06 ESG and other homeless service program activities provided for more than 3,168 units of legal services to prevent homelessness, 56,106 shelter and hotel/motel voucher bednights, rental assistance to more than 26 homeless or near-homeless individuals and families, and assistance to 187 households in obtaining transitional and/or permanent housing. The City and its contractors continue to seek funding, develop innovative programs, collaborate and coordinate services to provide remedy to the necessities of our homeless population.

The City managed to operate an additional temporary winter shelter at the Oakland Army Base site, housing and providing daily meals to an the average of 90 persons per night from November 1, 2005 through April 10, 2006. Approximately 16,236 shelter bednights and 28,999 meals were provided through this program, serving approximately 572 people. This effort was a partnership between Alameda County, City of Berkeley, Phoenix Programs, Inc., and the City.

The City, along with Operation Dignity administered the Homeless Mobile Outreach Program, serving the homeless living in encampments. Within the 2005-06 program year, assessments for 12 encampments were completed. 636 unduplicated intakes were completed. Approximately 127 housing placements were made. 5,543 blankets, items of clothing and hygiene kits were distributed. More than 14,236 meals were provided.

ESG Activity Summary

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GRANTEE NAME: OAKLAND

PROJECT NUMBER: 19 PLAN YEAR: 2005 PROJECT TITLE: Emergency Shelter Program/Dept of Human Services

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

***** RESIDENTIAL ONLY STATISTICS *****	***** RACE/ETHNICITY CHARACTERISTICS *****			
BENEFICIARY DATA				
AVERAGE NO. OF ADULTS SERVED DAILY	102	TOTAL NUMBER OF BENEFICIARIES:	3,351	
AVERAGE NO. OF CHILDREN SERVED DAILY	129			
AVERAGE NO. OF PERSONS SERVED YEARLY	3,351	WHITE:	482	# HISPANIC
		BLACK/AFRICAN AMERICAN:	2,582	179
PERCENT OF SERVICES PROVIDED TO		ASIAN:	18	0
UNACCOMPANIED 18 AND OVER	MALE 32.2% FEMALE 24.2%	AMERICAN INDIAN/ALASKAN NATIVE:	23	0
UNACCOMPANIED UNDER 18	MALE .0% FEMALE 3.9%	NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	6	1
FAMILIES WITH CHILDREN HEADED BY		AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	17	0
SINGLE 18 AND OVER	MALE 5.6% FEMALE 13.0%	ASIAN & WHITE:	8	0
YOUTH 18 AND UNDER	.5%	BLACK/AFRICAN AMERICAN & WHITE:	51	1
TWO PARENTS 18 AND OVER	1.4%	AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:	14	0
TWO PARENTS UNDER 18	.1%	OTHER MULTI-RACIAL:	150	16
FAMILIES WITH NO CHILDREN	1.1%	ASIAN/PACIFIC ISLANDER:	0	0
		HISPANIC:	0	0
		TOTAL:	3,351	228

BENEFICIARY CHARACTERISTICS

PERCENT OF SERVICES PROVIDED TO

BATTERED SPOUSE	21.1%	*** DOLLARS FUNDED FROM ESG GRANTS FOR ***	
RUNAWAY/THROWAWAY YOUTH	16.8%	REHABILITATION	0
CHRONICALLY MENTALLY ILL	9.1%	SOCIAL SERVICES	92,943
DEVELOPMENTALLY DISABLED	1.3%	OPERATING COSTS	182,900
HIV/AIDS	13.7%	GENERAL(HOMELESS PREVENTION)	73,345
ALCOHOL DEPENDENT INDIVIDUALS	15.0%	RENTAL ASSISTANCE	0
DRUG DEPENDENT INDIVIDUALS	23.1%	MORTGAGE ASSISTANCE	0
ELDERLY	.8%	SECURITY DEPOSIT	0
VETERANS	3.1%	ADMIN COSTS	0
PHYSICALLY DISABLED	4.8%		
OTHER	15.0%	***** NON-RESIDENTIAL STATISTICS *****	

AVERAGE NUMBER OF PERSONS DAILY 1,782

BENEFICIARY HOUSING

NUMBER OF PERSONS SERVED IN

BARRACKS	3,073	*** FUNDING SOURCES REPORTED ON C04ME06 ***	
GROUP/LARGE HOUSE	0	ESG	349,188
SCATTERED SITE APARTMENT	0	OTHER FEDERAL	37,933
SINGLE FAMILY DETACHED HOME	0	LOCAL GOVERNMENT	238,000
SINGLE ROOM OCCUPANCY	0	PRIVATE	0
MOBILE HOME/TRAILER	0	FEES	0
HOTEL/MOTEL	94	OTHER	181,000
OTHER	8		

IDIS - C04PR19	U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM ESG STATISTICS FOR PROJECTS AS OF 2006	DATE: 08-24-2006 TIME: 16:54 PAGE: 2
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GRANTEE NAME: OAKLAND

PROJECT NUMBER: 24 PLAN YEAR: 2005 PROJECT TITLE: AIDS Housing Program Administration/Dept of Human Services

***** ESG OPERATIONS *****

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

***** RESIDENTIAL ONLY STATISTICS *****

BENEFICIARY DATA

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

BENEFICIARY CHARACTERISTICS

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

BENEFICIARY HOUSING

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

IDIS - C04PR20	U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	DATE: 08-24-05
	OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT	TIME: 17:42
	INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM	PAGE: 1
	ESG GRANTEE ACTIVITY SUMMARY	
	PROGRAM YEAR 2005	
	OAKLAND, CA	

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

Program Specific Narrative

HOUSING OPPORTUNITIES FOR PESONS WITH AIDS (HOPWA)

EXHIBIT A & B

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

Grant Number(s) CA-H04-F001, CA-H03-F001, CA-H02-F001, CA-H01-F001, AND CA39-H99-F001	Program Year for this report From (mm/dd/yy) 07-01-05 To (mm/dd/yy) 06-30-06
Grantee Name City of Oakland	
Name of EMSA (if applicable) Oakland EMSA	
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31U.S.C.3729,3802)	
Name & Title of Authorized Official Susan Shelton	Signature & Date (mm/dd/yy)
Name & Title of the Person who can answer questions about this report Gregory Garrett	Phone (include area code) 510.238.6187
Address 150 Frank H. Ogawa Plaza, Suite 4340, Oakland, CA 94612	

Housing Opportunities for Persons with AIDS (HOPWA) Consolidated Annual Performance and Evaluation Report – Measuring Project Performance	
Grantee Name	City of Oakland
Grant Reporting Period	07/01/2005 to 06/30/2006

PART 1-A. Executive Summary.

Grantee & Community Overview

The City of Oakland is a recipient of funds awarded by the U. S. Department of Housing and Urban Development (HUD) for the 2005 Housing Opportunities for People With AIDS (HOPWA), in the amount of \$1,879,000.

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

The Oakland EMSA is geographically, ethnically and economically diverse, spanning 1,458 square miles. Approximately 2.4 million people reside within the Oakland EMSA, with an estimated 9,290² cumulative AIDS cases diagnosed as of December 31, 2004. The Oakland EMSA has the 21st largest number of cumulative diagnosed AIDS cases of any U.S. Metropolitan Area, and a cumulative AIDS case load larger than that of 18 U.S. states. Oakland itself has the 18th highest reported cumulative AIDS caseload out of 107 metropolitan areas listed by the U.S. Centers of Disease Control and Prevention (CDC).

Alameda County Housing & Community Development Department and Contra Costa County Community Development Department are the project sponsors for the City's HOPWA grants. Office/service site information available at the end of this executive summary.

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

2005 HOPWA grant sponsors submit quarterly progress reports to the City for each housing project and service contract supported by HOPWA funds. The City disburses funds to its sponsors for expenditures incurred for HOPWA activities. Each payment request is reviewed for

² Oakland, California Eligible Metropolitan Area 2006-2009 Comprehensive HIV Services Plan
CAPER Narrative, FY 2005-06
ESG Program Narrative

verification of eligible expense and timely proof of payment. Payments are not released until City staff has authorized the charges submitted for payment.

Description of Community Planning:

HOPWA funds for the Oakland EMSA are allocated between Alameda County and Contra Costa County proportionally based on the percentage of HIV/AIDS cases reported in the two counties for the Oakland EMSA³.

How HOPWA funds are to be used have been determined in the past by multi-year AIDS Housing Plans developed for each county. AIDS Housing Plans were developed and adopted in 1996 for both counties. These plans were comprehensive planning efforts to provide both objective data on the needs of people living with HIV/AIDS and input of the community working on these issues.

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

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

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

Through the Multi-Plan, HIV/AIDS housing in the Oakland EMSA will be enhanced through greater collaboration with homeless services and behavioral health care programs. These expanded partnerships will ultimately assist more people living with HIV/AIDS to achieve and maintain housing stability, increase access to care and services, and help prevent homelessness. For more information on the Alameda County Multi-Plan, go to http://www.aidshousing.org/usr_doc/FINAL_2006_Alameda_Plan.pdf

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

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

³ Less 2% of the total HOPWA grant awarded to the City. The two percent is used to cover a portion of the City's administration costs.

Supportive Housing Program (SHP)	Surplus Federal Property
HUD-Owned Single Family Disposition	Mental Health & Chemical Dependency Program
FEMA Emergency Food & Shelter Program	
Transitional Living Program	Section 232 Program
Projects for Assistance in Transition from Homelessness (PATH)	Community Services Block Grant Program
Private Insurance	Managed Care Insurance Programs
MediCal	Medicare
Other Third Payers	

Project Accomplishments Overview

Housing Assistance:

Within the Oakland EMSA, HOPWA funds were used during the 2005/06 operating year to support property acquisitions, rehabilitation, and construction of 684 living units, with approximately 89 units dedicated to persons living with HIV/AIDS and their families. A total of 289 living units were completed this program year, with 35 of the 289 units dedicated to persons living with HIV/AIDS and their families.

Approximately 685 households living with HIV/AIDS received some form of housing assistance with services.

Since 1993, 768 housing units have been created with HOPWA funds, with 227 HIV/AIDS dedicated housing units within these housing development projects. Eighty-four HIV/AIDS housing units have been acquired. One shelter property sight has been acquired that will dedicate at least 20 beds for persons with HIV/AIDS.

Support Services:

Priority populations are being served as planned under the HOPWA program. Substantial improvements in AIDS housing information and referrals have progressed well. AIDS housing standards have been developed for the Oakland EMSA and licensing for HIV/AIDS housing has increased.

As a result, 460 people with HIV/AIDS and their families received housing information and housing placement services and other support services during the program year.

Barriers & Trends Within Community:

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

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

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

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

1. Contra Costa County

The lack of affordable permanent housing in Contra Costa County continues to be the primary barrier to improving the housing situation for HIV infected individuals in Contra Costa.

Eligibility requirements for many housing programs continue to be problematic in that the homeless definitions generally preclude people who are living with friends, neighbors and relatives. This population is vulnerable to losing makeshift housing, but we can do nothing to improve their situation due to not having a stable place to stay.

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

There is a great need of financial assistance for clients to acquire and/or maintain housing.

2. Alameda County

A major barrier to delivering effective services has been the difficulty that many HIV/AIDS residents have in committing to a structured program resulting in their leaving the program before staff is able to provide ongoing quality services. This results in low units of service for the program and fewer placements instable housing during the program year. To address this problem East Oakland Community Project recruited and hired a part-time Outreach Worker. This program change resulted in an increase in the number of residents who stay to access case management services. The outreach worker

became a mainstay for the residents, a constant support and translator for monolingual Spanish speaking residents. Overall this strategy has been successful in increasing the length of stay and quality of services EOCP is able to provide to the target population.

**TABLE #1
COMPLETED HOPWA HOUSING BEDROOM UNITS FROM 1993/94 TO 2003/04**

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	AQUIRED	CONSTRUCTED	REHABILITATED
Adeline Apartments 3222 Adeline Street Oakland, CA	17	4	Permanent Rental Multi-Family Housing		X	
Allied Housing Associates- University Avenue 1719 University Avenue Berkeley, CA	29	2	Mixed Use Residential over Commercial		X	
Allen Temple Housing Corporation Arms IV (Allen Temple Manor) 7607 International Blvd., Oakland	24	24	Multi-Family Rental Housing		X	
Alvarez Court 760 Alvarez Court Pinole, CA	19	10	Permanent Housing		X	
Amara House 1631 Cypress Richmond, CA	5	5	Group Home		X	
Ark of Refuge 9702 International Blvd. Oakland, CA	7-9	7-9	Emergency Housing/ Service Enriched	X		X
Aspen Court 121 Aspen Drive Pacheco, CA	12	12	Community Residence			X
Bay Bridge Apartments 1134 36 th Street Emeryville, CA	6	6	Community Residence			X
Bella Monte Apartments (Bayview) 2420 Willow Pass Road, Bay Point Bay Point, CA	52	5				
BOSS-Rosa Parks 521 West Grand Avenue Oakland, CA	13	13	Transitional Housing- Community Residence			X
Concord House 20373 Concord Avenue Hayward, CA	8	8	SRO dwelling	X	X	
Dwight Way House 2501 Sacramento Street Berkeley, CA	2	2				X
East Oakland Community Project (Acquired New Property Site)	Site only (finish project at least 100 beds)	Site only (Finished project will be at least 20 HIV/AIDS beds)		X		
EBALD Swan's Market Oakland, CA	4	4	Family Rental Housing		X	
Garden Parks Apartments 2387 Lisa Lane Pleasant Hill, CA	28	6			X	
Hale Laulima 396 Fairmont Avenue Oakland, Ca	5	5	Group Home	X		X
Harrison Hotel 1415 Harrison Street Oakland, CA	81	14	SRO dwelling	X		X
FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	AQUIRED	CONSTRUCTED	REHABILITATED

CAPER Narrative, FY 2005-06
ESG Program Narrative

Housing Alliance Project 22198-22200 Center St. Castro Valley, CA	27	2	Affordable		X	
Idaho Apartments 10203 San Pablo Avenue El Cerrito, CA	28	11	SRO dwelling	X		X
International Boulevard Family Housing Initiative 6006 International Boulevard, Oakland, CA	24	2	Permanent Multi-Family Rental Housing		X	
Marlon Riggs Apartments 269 Vernon Oakland, CA	13	13	1-Bedroom Units	X (LEASE)		
Miramar Housing 101-111 Corpus Chisti & 100-110 Pensacola Alameda, CA	24	24	Single Family Rentals	X		X
North County Women's Transitional Housing 2140 Dwight Way Berkeley, CA	10	4	Transitional Housing-Community Residence			X
Oaks Hotel 587-15 th Street Oakland, CA	84	4	SRO dwelling			X
OCHI-California Hotel 3501 San Pablo Avenue Oakland, CA	149	5	SRO dwelling			
Peter Babcock House 2350 Woolsey Street Oakland, CA	5	5	Group Home	X		X
Providence House 540 - 23 rd Avenue Oakland, CA	40	4	Disabled	X		X
Resources for Community Development-Eastmont Court Apartments	29	4	Affordable		X	
Shelter, Inc. 935 East Street Pittsburg, CA	8	4	Affordable Rental			X
Spirit of Hope 1 & 2 Alameda, CA	23 22	6 2	Community Residence			X
The Landings 811 East Street Pittsburg, CA	4	4	Affordable Rental	X	X	
Victoria Apartments 1650, 1670, 1680 Detroit Avenue Concord, CA	12	4	Community Residence			X
TOTAL BEDROOM UNITS	768⁴	227				

⁴ Does not include total beds to be made available upon the construction of the new East Oakland Community Project Site.

General Project Sponsor Information (for each project sponsor):

Project Sponsor Agency Name	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT		
Name & Title of Contact at Project Sponsor Agency	Riley Wilkerson, Housing & Community Development Manager		
Email Address	riley.wilkerson@acgov.org		
Business Address	224 West Winton Avenue, Room 108		
City, State, Zip	Hayward	CA	94541
Phone (include area code)	510.670.5404	Fax Number (include area code)	510.670.6374
Website	http://www.acgov.org/cda/hcd		
Total HOPWA Subcontract Amount for this organization	5,830,338		
Primary Service or Site Information: Project Zip Code(s)	Alameda County Housing & Community Development 224 W. Winton Avenue, Room 108 Hayward, CA 94541		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

Project Sponsor Agency Name	Contra Costa County Community Development Department		
Name & Title of Contact at Project Sponsor Agency	Kara Douglas Affordable Housing Program Manager		
Email Address	kdoug@cd.cccounty.us		
Business Address	2530 Arnold Drive, Suite 190		
City, State, Zip	Martinez	CA	94553
Phone (include area code)	925 . 335 . 7223	Fax Number (include area code)	925 . 335 . 7201
Website	http://www.ccreach.org/		
Total HOPWA Subcontract Amount for this organization	\$1,424,137		
Primary Service or Site Information: Project Zip Code(s)	Contra Costa County Community Development Department 2530 Arnold Drive, Suite 190 Martinez, CA 94553		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

1-B. Program Year 1 CAPER Specific HOPWA Objectives -- Annual Performance under the Action Plan:

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1-C. Program Year 1 CAPER Specific HOPWA Objectives -- Barriers or Trends Overview:

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PART 2: Accomplishments Data - CAPER Chart 1 (planned goal) and Chart 2 (actual)

Instructions: Please enter the performance information for all activities during the operating year in the following chart. Generally, the grantee's operating year and Consolidated Plan year are the same. Output performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local and private funds for the purposes of providing housing assistance or residential support to persons living with HIV/AIDS and their families. Note that the number of households reported, receiving support from HOPWA funds must be the same as reported in the annual year-end IDIS data.

		Outputs Households				Funding		
		HOPWA Assistance		Non-HOPWA				
		a.	b.	c.	d.	e.	f.	g.*
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
1.	Tenant-based Rental Assistance							
2.	Units in facilities supported with operating costs: <u>Number of households supported</u>	11	12		28			
3.	Units in facilities developed with capital funds and placed in service during the program year: <u>Number of households supported</u>							

4.	Short-term Rent, Mortgage and Utility payments				4			
	Housing Development (Construction and Stewardship of facility based housing)	Output Units						
5.	Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	55	55	395	395	\$ 1,806,187	\$ 1,306,328	\$ 22,300,000
6.	Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to 3- or 10- year use agreements	34	35	289	289	\$ 644,244	\$ 394,000	\$ 14,719,543
7.	Adjustment to eliminate duplication (i.e., moving between types of housing)	0	0	0	0	0	00	
	Total unduplicated number of households/units of housing assisted	89	90	684	684	\$ 2,450,431	\$ 1,700,328	\$ 22,300,000
	Supportive Services	Output Households						
8.	i) Supportive Services in conjunction with HOPWA housing activities ¹	154	133	0	0	\$ 1,361,798	\$ 802,261	\$ -
	ii) Supportive Services <u>NOT</u> in conjunction with HOPWA housing activities ²			36	29	\$ 175,000	\$ 113,659	
9.	Adjustment to eliminate duplication							
	Total Supportive Services	154	133	36	29	\$1,536,798	\$915,920	
	Housing Placement Assistance³							
10.	Housing Information Services	238	431	0	0	\$ 208,148.00	\$155,825.41	\$ -
11.	Permanent Housing Placement Services	72	59	0	0	\$330,000	\$126,408	\$ -
	Total Housing Placement Assistance	310	490			\$538,148	\$282,233	
	Housing Development, Administration, and Management Services							
12.	Resource Identification to establish, coordinate and develop housing assistance resources					\$40,000	0	
13.	Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)					\$291,661	\$94,959	
14.	Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)					\$483,637	\$137,884	
	Total costs for program year					\$5,340,675	\$3,131,324	\$22,300,000

* Leverage information will be added prior to final CAPER submission.

1. Supportive Services in conjunction with HOPWA Housing Assistance: if money is spent on case management and employment training, outcomes must be reported in Access to Care and Support (See Chart 4-a).
2. Supportive Services NOT in conjunction with HOPWA Housing Assistance: if money is spent on case management and employment training, outcomes must be reported in Access to Care and Support (See Chart 4 -c).
3. Housing Placement Activities: if money is spent on housing placement activities in conjunction with HOPWA Housing Assistance, outcomes must be reported in Access to Care and Support (See Chart 4-a); if not in conjunction with HOPWA Housing Assistance, outcomes must be reported in Access to Care and Support (See Chart 4-c).

3. Instructions on HOPWA CAPER Chart 3 on Measuring Housing Stability Outcomes:

Please enter in column 1 the total number of eligible households that received the types of housing assistance specified. In column 2, enter the number of eligible households continuing to participate in each specified type of assistance (which might involve a temporary absence of not more than 90 days for treatment purposes, with an intent to return). In column 3, enter the number of households within each specified type of housing assistance who left the program during the program year by destination. If a household fractured during the program year, report only on the destination of the individual that made the household HOPWA eligible. Please refer to the destination codes that appear below this table for reviewing the stability housing outcomes.

Type of Housing Assistance	[1] Total Number of Households Receiving HOPWA Assistance	[2] Number of Households Continuing	[3] Number of Exited Households Component and Destination
Tenant-based Rental Assistance			1 (Emergency Shelter) =
			2 (Temporary Housing) =
			3 (Private Housing) =
			4 (Other HOPWA) =
			5 (Other Subsidy) =
			6 (Institution) =
			7 (Jail/Prison) =
			8 (Disconnected) =
			9 (Death) =
Facility-based Housing Assistance	183	96	1 (Emergency Shelter) = 4
			2 (Temporary Housing) = 1
			3 (Private Housing) = 30
			4 (Other HOPWA) = 5
			5 (Other Subsidy) = 1
			6 (Institution) = 3
			7 (Jail/Prison) = 2
			8 (Disconnected) = 39
			9 (Death) = 4
Short-term Housing Assistance	Total Number of Households Receiving HOPWA Assistance	Of the Total number Households Receiving STRMU Assistance this operating year	Status of STRMU Assisted Households at the End of Operating Year
Short-term Rent, Mortgage, and Utility Assistance	4	What number of those households received STRMU Assistance in the prior operating year: <input type="text" value="6"/>	1 (Emergency Shelter) =
			2 (Temporary Housing) =
			3 (Private Housing)* = 8
			4 (Other HOPWA) =
			5 (Other Subsidy) =
			6 (Institution) =
			7 (Jail/Prison) =
			8 (Disconnected) =
			9 (Death) =
		What number of those households received STRMU Assistance in the two (2) prior operating years (ago): <input type="text"/>	

4. HOPWA Outcomes on Access to Care and Support.

a. Support in conjunction with HOPWA-funded Housing Assistance. Please report on the access to care and support for households receiving case management, employment training, and/or housing placement assistance (ONLY) that is in conjunction with HOPWA-funded housing assistance only (See Part 2, item 8-i, 10 and 11). Report on the household status at program entry (or beginning of operating year for households continuing from previous year) and program exit (or end of operating year for households continuing services in the following operating year), if eligible individual living with HIV/AIDS accessed services.

Category of Services Accessed	Number of Households receiving HOPWA Housing Assistance		Number of jobs that included health benefits
	At Entry or Continuing	At Exit or Continuing	
i. Has a housing plan for maintaining or establishing stable on-going residency	45	75	
ii. Had contact with a case manager/benefit counselor at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	126	51	
iii. Had contact with a primary health care provider at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	116	52	
iv. Had medical insurance coverage or medical assistance	47	52	
v. Obtained an income-producing job created by this project sponsor during the year		1	0
vi. Obtained an income-producing job outside this agency during the year		0	0

b. Income. Report the household monthly income of households receiving case management, employment training, and/or housing placement assistance (ONLY) that is in conjunction with HOPWA-funded housing assistance (See Chart 2, box 9 i).

	A. Monthly Household Income at Entry or Residents continuing from prior Year End	Number of Households
i.	No income	16
ii.	\$1-150	0
iii.	\$151 - \$250	7
iv.	\$251 - \$500	21
v.	\$501 - \$1,000	138
vi.	\$1001- \$1500	18
vii.	\$1501- \$2000	11
viii.	\$2001 +	1

	B. Monthly Household Income at Exit/End of Year	Number of Households
i.	No income	14
ii.	\$1-150	0
iii.	\$151 - \$250	7
iv.	\$251 - \$500	12
v.	\$501 - \$1,000	72
vi.	\$1001- \$1500	11
vii.	\$1501- \$2000	7
viii.	\$2001 +	0

C. Support NOT in conjunction with HOPWA-funded Housing Assistance. Please report on the access to care and support only for households receiving case management, employment training, and/or housing placement assistance (ONLY) that is not in conjunction with HOPWA-funded housing assistance (See Part 2, item 8-ii, 10 and 11). Report on the household status at program entry (or beginning of operating year for households continuing from previous year) and program exit (or end of operating year for households continuing services in the following operating year), if eligible individual living with HIV/AIDS accessed services.

Category of Services Accessed	Number of Households receiving HOPWA Housing Assistance		Number of jobs that included health benefits
	At Entry or Continuing	At Exit or Continuing	
i. Has a housing plan for maintaining or establishing stable on-going residency	45	75	
ii. Had contact with a case manager/benefit counselor at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	126	51	
iii. Had contact with a primary health care provider at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	116	52	
iv. Had medical insurance coverage or medical assistance	47	52	
v. Obtained an income-producing job created by this project sponsor during the year		1	0
vi. Obtained an income-producing job outside this agency during the year		0	0

5. Appendix

Worksheet on Determining HOPWA Housing Stability Outcomes.

This chart is designed to help you access program results based on the information reported above.

Type of Housing Assistance	Number in stable housing	Number in unstable situations	Percent Stable/total
Tenant-based Rental Assistance (TBRA)	(# remaining in program plus 3+4+5+6=#)	(1+2+7+8=#)	
Facility-based Housing Assistance	(# remaining in program plus 3+4+5+6=#)	(1+2+7+8=#)	
Short-term Rent, Mortgage, and Utility Assistance (STRMU)	(3+4+5+6=#)	(1+2+7+8=#)	
Total HOPWA Housing Assistance			
Prior Year Results			

Background on HOPWA Housing Stability Codes

Short-term Housing

1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, and temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center). * *STRMU assistance is considered short-term housing assistance. Refer to outcome indicators below to correctly categorize households. STRMU is considered unstable, if there is a reasonable expectation that additional support is needed.*

Stable Permanent Housing/Ongoing Participation

3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self sufficient arrangements) with reasonable expectation that additional support is not needed.

4 = Other HOPWA-funded housing assistance (not STRMU), e.g. TBRA or Facility-based Assistance.

5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, public housing).

6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility, hospital).

Life Events

7 = Jail /prison.

8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

STRMU assistance: **Stable Housing** is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain private housing arrangements (as this is a time-limited form of housing support) as shown as items: 3, 4, 5, and 6. **Unstable Situations** is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year. Report under items 1, 2, 7, and 8.

Tenant-based Rental Assistance: **Stable Housing** is the sum of the number of clients who (i) remain in the housing and (ii) those who left the assistance as shown as items: 3, 4, 5, and 6. **Unstable Situations** is the sum of numbers reported under items 1, 2, 7, and 8.

Facility-based forms of housing assistance: **Stable Housing** is the sum of the number of clients who (i) remain in the housing and (ii) those who left the assistance as shown as items: 3, 4, 5, and 6. **Unstable Situations** is the sum of numbers reported under items 1, 2, 7, and 8.

Prior Year Results. As a baseline for assessment purposes, please indicate information of this nature collected in the prior performance year (if available) and compare these numbers and percentages to the current year assessment.