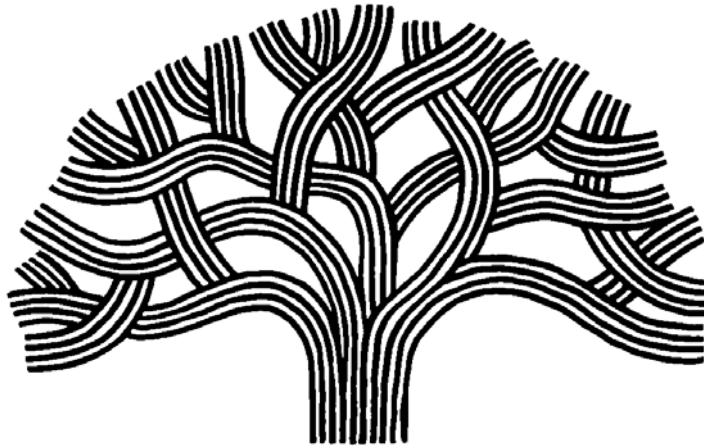


CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

July 1, 2008 - June 30, 2009



September 30, 2009
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, 2008 through June 30, 2009.

Housing and Homelessness

The Five Year Consolidated Plan established priorities and goals for addressing issues of affordable housing and homelessness. The summary below is organized according to those priority areas.

For the period July 1, 2008 through June 30, 2009, the City's housing programs through CDBG, HOME, Redevelopment and Low/Mod funds achieved the following:

Preservation/Expansion of the Supply of Affordable Rental, Ownership and Special Needs Housing

Accomplishments

- 299 units of new rental housing were completed in Fox Courts, Lion Creek Crossings Phase III, Seven Directions, Jack London Gateway and Orchards on Foothill (including 124 senior units). An additional 758 affordable rental units have been funded and are currently in predevelopment or under construction (361 family units, 362 senior units and 35 units of special needs units).
- 26 units of new ownership housing were completed. An additional 157 units have been funded and are in predevelopment or under construction.
- While no units of existing affordable housing have been preserved, 532 units have been funded for preservation and renovation, and are currently in predevelopment or under construction.

- 47 units of public housing have been reconstructed. 108 units of public housing have received funding for demolition and reconstruction and are currently in predevelopment or under construction.

Assistance to First-Time Homebuyers

Accomplishments

- The Mortgage Assistance Program (MAP) made 81 loans totaling \$5,424,334.
- The American Dream Downpayment Initiative (ADDI) program made 2 loans for a total amount of \$43,284. These loans were combined with loans from the Mortgage Assistance Program.
- The Down Payment Assistance Program (DAP) for Public Safety Officers and Oakland Unified School District (OUSD) Teachers made 2 loans totaling \$40,000.
- The Homeownership Education Program had 774 attendees at homebuyer workshops; 720 participants completed the program and received certificates.
- The Homeownership Foreclosure Prevention program conducted targeted mail outreach to 3,286 residents who received NOD or NTS, conducted workshops reaching 799 homeowners, provided foreclosure counseling to 582 homeowners and provided financial and money management counseling to 311 distressed homeowners.

Housing Rehabilitation and Neighborhood Improvement

Accomplishments

- The Home Maintenance and Improvement Program (HMIP) completed rehabilitation of 29 units of owner-occupied housing. An additional 22 units are underway.
- 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.
- The Lead Safe Hazard Paint Program (LSHPP) completed 34 homes. An additional 30 units are underway.
- 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 Access Improvement Program (AIP) completed work on 24 units. An additional 5 units are underway.
- Minor Home Repair Program (MHRP) repaired 122 housing units. An additional 133 units are underway.
- The Emergency Home Repair Program (EHRP) completed repairs on 4 units. An additional 1 unit is underway.
- The EHRP benefits homeowners by providing financial assistance for single-system repairs. Primary repairs performed are roofs, plumbing and sewer system repairs.

- Rebuilding Together Oakland Christmas in April Program renovated 34 homes and 14 community facilities. This benefits low income seniors and/or disabled homeowners.
- Rebuilding Together West Oakland assisted 9 homeowners with incomes of 80% of AMI or less make necessary improvements to their homes.

Homeless Services

Accomplishments

- In the first year of PATH implementation, the City of Oakland combined funding, services and resources, awarding through a Request For Proposals (RFP) process, five agencies that provided housing and/or services that lead to the access to permanent housing through the means of homelessness prevention, rapid re-housing and housing resource services. Through PATH and match funding and PATH partnering programs, 1,074 clients prevented eviction through legal services, 32 youth maintained stable housing and services, 63 individuals maintained housing as the Harrison Hotel, and 215 clients transitioned from shelter to permanent and/or transitional housing. Through PATH and PATH match sources, an additional 51 clients transitioned from homeless encampments or shelter into permanent or transitional housing settings. A total of 55,485 shelter bednights were provided, 175 hotel motel voucher bednights provided. 813 obtained income or employment through PATH program. PATH and PATH partnering programs served over 4,000 people, with 1,435 obtaining and or maintaining permanent and/or transitional housing.
- The City was awarded a 2004 State Emergency Housing Assistance Program (EHAP) Grant in the amount of \$763,401 for the rehabilitation of the City's scattered site Families In Transition/Transitional Housing Program (FIT/THP). Rehabilitation of all 5 properties was completed in October 2008. All the homes are currently occupied. The rehabilitation work included the replacement of all windows, electrical upgrades, new flooring, new plumbing fixtures, new kitchen cabinets and interior and exterior painting.
- The City was also awarded funds under the 2005 EHAP Grant in the amount of \$998,677. These funds have been secured to rehabilitation work much needed on the Matilda Cleveland Transitional Housing Program (MCTHP) facility, a 15 unit apartment facility, with office spaces in East Oakland serving families with children with transitional housing and support services. Construction work on the MCTHP facility is expected to begin in October of 2009. All the living units as well as the offices, resource room and dining and lounge will have rehabilitation work done to better serve our transitional housing clients. The work will include the replacement of all windows, new bathroom fixtures and plumbing replacement, installation of new flooring, foundation and drainage work, structural wood replacement (due to dry rot), abatement of hazardous materials and interior and exterior painting.
- With funds awarded under the 2006 EHAP Grant (\$999,998), the City is preparing to start rehabilitation work on the Henry Robinson Multi-Service Center (HRMSC) in Oakland, which houses the City's Homeless Families Support Network, with a capacity of serving 54 families with supportive housing, up to eight with emergency shelter, drop in center services, and hot meals. This rehabilitation involves the replacement of the

elevator and sidewalk lift, repair of the VAV system, installation of a master key and security system and the repair of two roofs at the HRMSC. Detailed scopes of work are being prepared for the various pieces of the rehabilitation work for this project.

- The newly constructed Crossroads Shelter, operated by East Oakland Community Project served approximately 587 homeless persons with 37,108 shelter bednights and services. 90 received HIV/AIDS services, over 93,605 meals were served, 759 units of case management was provided. 17.8% of the shelter clientele were chronically mentally ill requiring intensive services units. 113 EOCP clients obtained permanent housing. 38 EOCP clients moved into transitional housing.
- Through the City's Transitional/Supportive Housing Programs, 116 families and 51 emancipated youth received temporary housing and/or transitional services, assisting each household to become more stable, as they move toward obtaining permanent housing.
- The Oakland Army Base Temporary Winter Shelter provided 12,980 shelter bednights, 30,000 meals to approximately 525 homeless individuals that would otherwise be sleeping on the streets during the wet and cold winter weather.
- The Homeless Mobile Outreach Program conducted 318 field intakes with new homeless encampment clients, performed 62 homeless encampment site assessments, provided 34,421 units of harm reduction, and placed 54 housing placements for hard-to-house homeless clients living in encampments.
- Through the Housing Opportunities for Persons with AIDS program, more than 375 persons were assisted with HIV/AIDS & their families with housing assistance services. Approximately 115 received housing assistance in stewardship living units. Information and referrals were provided to over 197 persons for HIV/AIDS housing and service. Funding has been secured for 243 additional units to be completed as early as April 2010. 31 of these units will be dedicated to persons with HIV/AIDS & their families.
- Through the Hunger Program, more than 210,000 meals were provided through food distributions, hot meals, and the City's Annual Thanksgiving Dinner for the homeless, low-income, and seniors of Oakland. Other meal programs were funded with CDBG funds provided for 29,239 meals through Homeless Action Center, Bay Area Community Services and Alameda County Community Food Bank.
- Project Homeless Connect fairs were held linking over 250 attending homeless and low income clients to services, food and housing.

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

Economic Development

Economic Development Division (previously the "Business Development Services Unit")

In FY08-09, the Economic Development Division was involved in dozens of initiatives and activities to support business creation, retention and expansion by improving the business

climate and increasing investment in Oakland to promote the prosperity of businesses, the City, and its residents.

Information on Economic Development accomplishments in the last year and goals for the coming year is organized by industry sector and business support service/initiative.

INDUSTRY SECTORS

Office

Staff worked on several recruitments, as well as a number of business support initiatives described later in this section.

- Staff is working with three companies considering relocating their headquarters to Oakland.
- Staff is working to help expand Pandora, an existing 120-employee new media company founded and located in Oakland.

Retail

ED retail sector staff works to grow retail in Oakland by working with individual retailers and developers as well as analyzing sector trends and marketing Oakland as a place for retail business. Work in the last year included:

- Staff continued implementing the Oakland Retail Enhancement Strategy:
 - Staffed development of the Broadway/Valdez Specific Plan, a comprehensive planning document that will ultimately be legally binding, and which will lay out specific development guidelines for the area roughly bounded by Broadway, Harrison, 23rd Street, Interstate 580.
 - Worked with two national grocery chains and other food operators to locate supermarkets in East and West Oakland. Once is in negotiations on three sites.
 - Teamed with Redevelopment staff on purchase of several retail opportunity sites and created marketing flyers for them.
 - Created new retail “lure” brochure.
 - Directed Oakland Merchants Leadership Forum to inventory and survey the City’s 54 retail nodes.
 - Strategized a potential Restaurant Bootcamp event for current and prospective Oakland restaurateurs and allied professionals.
 - Planned for a retail tour event for retailers, retail developers and brokers.
- Provided direct services to retailers large and small seeking information, sites and funding assistance—staff conduct in-takes with an average 100 new retailers per year, and have about 15 quantifiable successes (leases signed, businesses retained, etc.) per year.
- Matched retailers with vacant retail space and opportunity sites for new retail development.
- Reached out to and responding to retail developers.
- Participated in five International Council of Shopping Centers (ICSC) trade

- shows and local meetings—.
- Made presentations on retail in Oakland to a variety of audiences, including the Oakland Merchants Leadership Forum, neighborhood and merchant groups, and staff-hosted Brokers Forums.
- Coordinated with other City staff on retailer *and retail site* issues, *including two Safeway store expansions*. Staff oversaw the Oakland Merchant Leadership program contract; through staff efforts, OMLF participated in the Citywide Retail Enhancement Project, completed two merchant watch outreach workshops – in East and West Oakland. OMLF held 10 monthly merchant workshops, managed a successful Shop Oakland campaign.
- Staff formalized the Merchant Association Assistance Program which provided over \$35, 000 in small grants to 15 merchant associations and business improvement districts.

Industrial

ED industrial sector staff worked on helping attract new business to Oakland, aiding the retention and expansion of existing commercial-industrial businesses citywide. In addition to day-to-day contact with a range of businesses, from 3,000 sf specialty food businesses to 200,000 sf production bakeries, staff conducts a number of sector projects and overall programs. These include sector strategies (Oakland Food Trail identifying and marketing specialty and artisan food production and distribution), and the upcoming Green Design Engineering & Supply Initiative, which highlights Oakland's green building trades. Industrial Sector staff run several programs for industrial business, including Business Alert (East Oakland and West Oakland groups) which identify the conditions of blight graffiti dumping and crime which deter and directly affect business operations, and make recommendations for action. These meetings involve uniform officers and Neighborhood Services Division of the Oakland Police Department on a regular basis, the Public Works Agency Litter Patrol and the Graffiti Abatement units, CEDA Code Enforcement, Redevelopment and other staff as needed. Staff have produced two full color four-page industrial newsletters, and are in production on a new Fall 2009 newsletter. Staff will soon release a 2,000-company survey (electronically and in hard copy) to commercial industrial businesses to help define those which are "at-risk" as well as identify issues of major concern for the business community. Some of the specific industrial business retention and attraction success to date for the FY 08-09 year include:

- Acted as Strategic Partner to the State of California as well as recipient to the Environmental Protection Agency for funds in the Brownfield Loan & Grant Program.
- Completed the East Oakland Industrial District Infrastructure Assessment and District Strategy, using \$100,000 of U.S. Department of Commerce funds (Economic Development Administration), and began an Industrial Infrastructure Assessment of the West Oakland Industrial Districts, using Redevelopment funds.
- Created the Oakland Waterfront Food Trail and led a tour with the press, lenders, dignitaries and industry specialists in the field.

- Relocated and helped the expansion of Blue Bottle Coffee in a 10,000 sf location in Jack London Square, as well as the relocation and purchase of a new 30,000 sf site for architectural craftsmen, Blank and Cables, formerly in a North Oakland smaller location.
- Created the West Oakland Works website, a directly which encourages business to business networking and sales. (www.westoaklandworks.com).

Green

Economic Development staff work with green business projects including businesses which incorporate recycled feedstock into production and which produce other green products and services including energy efficiency, renewable energy, etc. Specifics include:

- During 2008-09, staff in this sector successfully attracted three new firms to Oakland representing a minimum of 40 new jobs, including mattress recycler DR3, plastics recycler Goalson Development, and construction and demolition recycler Commercial Waste and Recycling. In the case of Goalson, by assisting the company to obtain zoning and building permits in a timely way, the firm was able to meet key deadlines required to retain a \$450,000 grant from the California Department of Conservation.
- Assisted existing firm eCullet to double the size of its operations, and also helped Civicorps (formerly known as the East Bay Conservation Corps) and Shredworks to relocate and expand their businesses within the City of Oakland.
- Working with Planning staff and stakeholders including recycling firms and representatives from impacted neighborhoods, helped to develop and gain City Council passage for new recycling zoning regulations that reduce requirements for such businesses in heavy industrial areas, but also clarifies and standardizes regulations overall, and is stricter in districts near residential land uses.
- Teamed with staff from Environmental Services, produced content for the second annual “Oakland: Building Green Business” special supplement to the February 27, 2009 edition of the San Francisco Business Times.
- As the City's main representative, monitored and advised *Celilo, Inc.* on creation of the third edition of the East Bay Eco-Metro Guide, the marketing and education coupon book featuring local, organic, and sustainable products and services; the first two editions exceeded all sales expectations, and represents a successful nexus of sustainability and business development that is truly exciting; the upcoming edition will feature over 100 Oakland businesses and organizations, and over 25 schools and non-profits are selling the book to raise funds.
- Referred four of the seven firms featured in the pair of funding forums presented by the Oakland Green Finance Network, including CyberTran, eCullet, Blue Sky Biofuels (now rebranded as Sirona Fuels), and CleanAirLogix.
- Represented the City on the Port's Comprehensive Truck Management Plan committee, which is developing a set of programs to mitigate existing and future impacts of trucking activity on the Army Base and in West Oakland.
- Supplied ongoing technical support to the City's team coordinating redevelopment of the Oakland Army Base, including analysis of relocation of one or more recycling

firms from West Oakland to the Army Base, efficient attraction and processing of clean fill for a project at the Army Base, and to facilitate deconstruction of condemned buildings on the base.

- Active member of the Business Development, Marketing, and Coordinating committees of the regional East Bay Green Corridor Partnership economic development initiative, including assistance with hiring of the Partnership's first staff person, helping to craft the MOU with the East Bay Economic Development Alliance, and coordination of private and public events developing and presenting the group's agenda, including expansion of the Partnership from 6 to 13 partners.
- Hosted ~60 environmental economic development professionals at a statewide Recycling Manufacturing Development Zone (RMDZ) training event at the Waterfront Hotel on October 25-26, 2008, including tours of four Oakland businesses.

BUSINESS SUPPORT SERVICES/INITIATIVES

Small Business Development

- *Business Assistance Center*: One of the primary recommendations of the Mayor's Small Business Task Force was to develop a Business Assistance Center (BAC). In the last year, staff obtained City Council approval and funding for the center in May 2009. It opened in July and in the nine weeks since its opening has served almost 400 business owners and clients looking to do business in the City of Oakland. Staff tracks clients using the web-based Salesforce client management system. The BAC's website, www.OaklandBAC.com, features a web-to-lead client intake form to allow clients to receive services online.
- *Created in Oakland*: Staff assisted in the development of this initiative to help move existing small businesses beyond startup to achieve \$1 million in annual sales. The program is up and running with up to ten clients.
- *Small Business events*: Staff participated in and led efforts to produce a number of business education events during the year, including City Council President Jane Brunner's Women in Business conference, and a number of community presentations.

Oakland Partnership

Staff continued to work closely with the Oakland Metropolitan Chamber of Commerce and other partners on implementing the Oakland Partnership Strategy, including:

- Reached out to businesses in the industry clusters with the highest potential for growth in the Bay Area: International Trade & Logistics, Health Care, Digital Arts & Media and Green Industry.
- Staff participated in the development of the Oakland Partnership Strategy - Business Climate Enablers and is continuing to work on meeting those goals.
- Helped to plan the annual Oakland Partnership conference convened by the Mayor's Office.
- Provided support to the Mayor's Office Community Taskforces on Land Use, Economic Development, Small Business, Green Industry and the Arts.

Enterprise Zone tax credit

Oakland's Enterprise Zone has been in existence for 16 years and is designated to continue through September 2023.

- Over 500 Oakland businesses participate in the EZ program.
- 3,682 Over 3,000 hiring tax credit vouchers were issued from July 1, 2008 – June 30, 2009. Each hiring tax credit voucher represents an Oakland job.
- Oakland recently introduced a web-based hiring voucher system to encourage small Oakland businesses to take advantage of the EZ program
- In December 2008, Oakland launched an online Enterprise Zone application, the first for Northern California.

Loans and Grants

A top priority of the City of Oakland is to encourage infill development by reutilizing brownfields, which are underutilized sites where reuse is complicated by the real or perceived threat of environmental contamination. Staff manages a Brownfields loan and grant portfolio of over \$1 million in funding from state and federal sources, including a recent supplemental award of \$400,000 from the U.S. EPA. Staff issued one new assessment loan for revitalization of property into new development, and is currently processing three new loans for site remediation.

Business Improvement Districts (BIDs)

The Oakland Business Improvement District (BID) Program (also known as Community Benefit Districts or CBDs) has proven to be a successful mechanism to support economic revitalization in the City of Oakland. In FY08-09, the nine BIDs generated approximately \$3.3 million in assessments. BID revenues pay for enhanced cleaning, security, streetscape improvements, marketing and economic development activities in affected commercial/residential districts throughout the City. As Oakland increases mixed use development along commercial corridors, residential property owners will also benefit from the enhanced services of a BID. Oakland's nine BIDs represent approximately 1,900 business and property owners located in Rockridge, Montclair, Lakeshore/Lake Park, Temescal/Telegraph, Lake Merritt/Uptown, Downtown Oakland, Laurel, Koreatown/Northgate, Fruitvale. In the next year, one BID will explore the possibility of converting from business owner-based to property-owner based, and the initiation of one new BID feasibility study. In the last year, staff coordinated:

- Start up of two new CBDs: Downtown Oakland CBD and the Lake Merritt/Uptown CBD.
- Launch of a BID/CBD Managers Forum, as part of the Merchant Area Assistance Program in conjunction with the Oakland Merchant Leadership Forum.
- Partnerships with Inner City Advisors (ICA), Local Initiatives Support Corporation (LISC), Oakland Business Development Corporation (OBDC), East Bay Small Business Development Center (EBSBDC), and member agencies of the Oakland Business Services Initiative.

In FY 2009-2011, staff plans to facilitate the creation of at least two additional CBDs.

Scotland Convention Center

Staff serves as the City's project manager for the management agreement between the City and CIM Group to operate and maintain the Scotland Convention Center, Oakland's only operating convention and conference center. Benefits of an effective facility is the attraction of large office tenants and new office development that need this type of space for their own business purposes; to increase hotel usage and the possibility of new hotel development; and to provide a space to showcase Oakland cultural and business activities. CIM is finalizing the architectural plans for a \$30 million upgrade of the Marriott Hotel, which includes the convention center to upgrade it to a Class "A" facility. The City has received a cost analysis for upgrading the Convention Center facility to a similar standard. A variety of options and costs must be looked at before funding sources can be identified and rehabilitation of the Center moved forward.

Henry J. Kaiser Center

Staff participated in the negotiations which led to the City of Oakland and Live Nation Entertainment entering into an Exclusive Negotiating Agreement to operate and maintain the Henry J. Kaiser Center.

Oakland World Trade Program

Staff has continued to represent the City's interests in expanding its international trade program and support of a physical BAWTC in Mayor Dellums and the Oakland Chamber's collaborative Oakland Partnership. Staff negotiated an updated Oakland Foreign Trade Zone Agreement with Matson Shipping, and began development of a strategic plan to add more hotel rooms; improve the quality of the City's existing convention/conference space; expand the City's convention and conference space in order to support foreign trade.

Downtown Shuttle

Staff began meeting to discuss resurrecting a shuttle bus to operate in the Central Business District. Grants for feasibility studies, vehicle acquisition and operations may be available. Such a shuttle would conveniently link works, residents and visitors from the Jack London Square area to central Downtown to the Uptown arts, entertainment and dining district. The shuttle, which will also be funded with private-sector dollars, will be a critically effective business attraction tool to bring more office tenants to Downtown Oakland.

Promoting Oakland

Economic Development staff promoted Oakland at a number of City-sponsored and other events. Events Economic Development hosted a Uniquely Oakland CEO talk and a job fairs. Economic Development trade show participation includes booths at International Council of Shopping Centers (ICSC). Economic Development staff participates, help plan, and/or speaks at a range of conferences hosted by such organizations as American Planning Association (APA), Black Enterprise Entrepreneurs Conference & Expo, CALED, California Enterprise Zone Association, California Downtown Association, ICSC, International Economic Development Council (IEDC), Local Initiatives Support

Corp. (LISC), Pacific Coast Building Materials show, Recycling Market Development Zones, Urban Land Institute (ULI), trade, as well as local organizations, such as Oakland Indie Awards and West Oakland Commerce Association. ED staff hosted a brokers forum, attended by about 50 brokers and City staff. The forum focused on planning updates, opportunity sites, and coordinated idea exchanges about future business incentive. This kind of event enables the brokerage community to speak with staff about the challenges and opportunities in Oakland, and potential solutions.

Citywide Wireless Initiative

Staff is coordinating efforts to determine how a citywide wireless infrastructure might help Oakland businesses and residents and how it might be successfully implemented. Such a system has the potential to increase digital inclusion and advance speed and access to the global marketplace. A consultant has been hired and has interviewed various stakeholders (business, nonprofit, public) and discussed how Oakland can learn from the mistakes other municipal entities have made to create an economically sustainable wireless network that will also provide internet connectivity to underserved areas.

Oakland & State of California CUCC

ED staff worked with staff from other parts of the City and from the California department of Business, Transportation and Housing to develop the Oakland California Urban Communities Collaborative Economic Development Work Plan.

Business Façade Improvement

In FY 2008-09 thirteen (13) façade improvement projects were completed in low and moderate income areas. This represents a total investment of \$388,527; \$163,011 in CDBG funded façade improvement grants and \$225,516 in private funds. Approximately \$140,500 is encumbered in twelve (12) projects which are under construction. Eight (8) architectural firms are under contract to provide on-call design services to the Façade Improvement Program for a two year period. Of the \$310,000 encumbered in design service contracts, approximately \$145,700 was expended in FY 2008-09. Design assistance was provided to forty-five (45) projects.

Commercial Lending

For the current reporting period, July 2008 – June 2009, City staff and community partners have worked to improve existing services. During this review period, the Commercial Lending staff accomplished the following by utilizing City funded commercial loan programs:

- Underwrote 26 new loans totaling \$1,787,955.
- Leverage \$8,001,683 in private financing and investment capital.
- Created 132 job opportunities in Oakland.
- Retained 88 jobs within Oakland businesses.
- Negotiating the OBDC contract costs to possibly include costs for fine tuning job monitoring requirements.

- Request to HUD for the use of Regular Section 108 loan guarantee funds not utilized to recapitalize the Regular Section 108 loan program.
- Created Central District Redevelopment Area Revolving Loan Program.

Public Services and Infrastructure (Neighborhood Improvements)

Public Services

- Funding for public service activities were carried out through 32 subrecipient agreements with 29 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 7 City-administered programs were funded. The programs administered by the non-profits and the city are:
 - **Anti-Crime** – Two (2) programs received funding for the provision of legal assistance, crisis counseling and support services to 229 individuals.
 - **Homeless** – Two (2) programs received funding for outreach, referrals and community fairs for homeless services to 368 individuals.
 - **Hunger Relief** - Two (2) programs received funding for the provision of food purchase and distribution services to 15,083 individuals.
 - **Microenterprise and Business Assistance** – Two (2) programs received funding for business development, training and façade improvement planning to 11,767 individuals.
 - **Senior Services** – Five (5) 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 2,045 individuals.
 - **Miscellaneous Public Services** – Four (4) programs received funding for the provision of computer training, tax preparation and education family support and assistance to 5,253 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 62 individuals.
 - **Youth Services** – Sixteen (16) 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 4,012 individuals.

Infrastructure (Neighborhood Improvements)

- There were five (5) projects awarded funds from the FY 08-09 grant allocated for capital improvements to public service facilities, two are complete, two parks are in planning and one predevelopment study is underway.

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

	5-Year (2005-2010) Goal	Actual to Date (2005-2009 only)	Current Year (FY 2008-2009) Goal	Actual
Expansion of the Supply of Affordable Rental Housing				
Rental Housing New Construction: Units Built	805 Units Built/Underway	395	174	175
Rental Housing New Construction: Units Underway				361
Preservation of the Supply of Affordable Rental Housing				
Rental Housing Preservation: Units Built	400 Units Built/Underway	104	0	0
Rental Housing Preservation: Units Underway				532
Public Housing Reconstruction: Units Built		146	47	47
Public Housing Reconstruction: Units Underway				108
Expansion of the Supply of Affordable Ownership Housing				
Ownership Housing Construction: Units Built	105 Units Built/Underway	79	23	26
Ownership Housing Construction: Units Underway				157
Expansion of Ownership Opportunities for First-Time Homebuyers				
Mortgage and Down Payment Assistance	565 Households	227	75	83
Housing Counseling	Prepare Residents	4,470	400	774
Mortgage Credit Certificates	100 Households	8		0
Improvement of Existing Housing Stock				
Owner-Occupied Housing Rehabilitation: Units Completed	1,440 Housing Units	1,040	226	241
Owner-Occupied Housing Rehabilitation: Units Underway				188

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

		5-Year (2005-2010)		Current Year (FY 2008-2009)	
		Goal	Actual to Date (2005-2009 only)	Goal	Actual
Provision of Rental Assistance for Extremely Low and Low Income Families					
Tenant Based Rental Assistance	Maintain Current Level of Assistance		110	0	100
Provision of Supportive Housing for Seniors and Persons with Special Needs					
	400 Units Built/Underway				
Senior Housing Development: Units Built		340		64	124
Senior Housing Development: Units Underway					362
Special Needs Housing Development: Units Built		20		0	0
Special Needs Housing Development: Units Underway					35
Access Improvement: Units Completed	40 Housing Units	56		8	24
Access Improvement: Units Underway					5
Removal of Impediments to Fair Housing					
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	3,516		500	1,543
Referral, Information, and Counseling to Residents	2500 Households	27,530		5,000	9,720
Discrimination Education and Investigation	100 Households	3,445		200	1,599

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

	5-Year (2005-2010)		Current Year (FY 2008-2009)	
	Goal	Actual to Date (2005-2009 only)	Goal	Actual
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	4,188	1,000	591
Health Care for Homeless	500 People	337	100	14
Other Outreach Services	1,225 People	11,115	900	1,268
Information and Referral Services	4,000 People	9,399	1,000	2,161
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	9,000 People	9,180	1,800	692
Winter Shelter	6,000 People	3,269	800	308
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	895	200	175
Transitional Housing				
Existing Transitional Housing Facilities	750 Families	531	101	106
Transitional Housing Jobs Campus at Oakland Army Base		0	0	0
Supportive Services Program		0	0	0
Homeless Prevention				
	1,000			
Rental Assistance	Individuals/Families	322	300	67
	1,000			
Eviction Prevention	Individuals/Families	200	300	3
Legal Assistance	1,200 Cases	9,092	300	1,835
Housing Counseling	1,700 Cases	4,616	240	1,710
Tenant Education Program	550 Cases	1,310	240	447
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 People	47	11	12
Services and Referral	3,000 People	1,588	200	375
Permanent Housing	300 Units	425	178	114

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, 2008 through June 30, 2009, 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, 2008 through June 30, 2009 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 \$8,326,488 in Community Development Block Grant funding, plus program income of \$1,070,478 and \$1,012,000 in unspent Loan Rehabilitation Funds. The total funding received from all sources is \$10,408,966.
b. <u>Community Services Block Grant</u> The City received \$459,757 in CSBG funds to support anti-poverty programs and services.
c. <u>Head Start</u> The City's Department of Human Services received \$14,526,324 to provide child care and tutorial programs.
d. <u>Department of Agriculture/Child Care Food Program</u> The USDA provided \$731,587 to fund lunch programs for children in the Head Start program.

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. ***No information available for the 2008-09 fiscal year.</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>There are nine active Redevelopment Areas in the City of Oakland that represent substantial public investment including: Acorn, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Knoll, Oakland Army Base, West Oakland and Stanford/Adeline. Funds will be available to implement redevelopment. The investment will leverage additional private investments. Many projects are completed and underway including residential, retail, office and industrial development projects and streetscape, public facilities and other infrastructure projects.</p>

2. Economic Development

Local economic development involves the allocation of limited resources - land, labor, capital and entrepreneurship in a way that has a positive effect on the level of business activity, employment, income distribution patterns, and fiscal solvency. It aims to enhance competitiveness and thus encourage sustainable growth that is inclusive. The purpose of local economic development is to build up the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which public, business and non-governmental sector partners work collectively to create better conditions for economic growth and employment generation.

Economic Development activities in Oakland are conducted in the Economic Development Division—composed solely of what has been called the Business Development Services Unit—as well as through the Commercial Lending Unit and façade and tenant improvement grant programs, both of which are administered out of the Redevelopment Division.

(A) Economic Development Division

The mission of Business Development Services (ED) is to expand and maintain a robust and diverse economy in Oakland generating quality jobs and increasing tax revenue through maximizing business opportunities. Our citywide programming assists in the retention of jobs and creation of new jobs from entry level to skilled technical and professional positions in the retail, office, industrial and green sectors. Industries and jobs that are sustainable and add to the overall quality of life for all Oakland residents are prioritized through programs that connect businesses to technical and financial assistance. Business Development staff accomplishes these goals by serving as the point of entry for prospective and existing businesses seeking locations, capital, workforce, training and technical assistance, incentives, energy efficiency, permit streamlining and other problem-solving.

(B) Commercial Lending Unit

The City of Oakland and Oakland Redevelopment Agency established and maintains its Commercial Lending Unit (CLU) for the purpose of providing small business technical assistance and lending services to Oakland's business community. The Commercial Lending Unit 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.

The Commercial Lending (CL) Unit oversees, either directly or through contracted services, a loan portfolio of seven loan programs and a variety of small business technical assistance programs. The administration of each loan program is guided by federal regulations, crafted to ensure targeted audiences receive program benefits. The combined management of these loan funds has presented a challenge to the Commercial Lending staff as they have worked to maintain program performance at levels prescribed by City Council and HUD guidelines. Throughout the EEC grant period, staff has endeavored to

make occasional program structure modifications, to deliver a program that was responsive to the community's need and functioned within federal standards for job creation and default rates.

(C) Neighborhood Commercial Revitalization

The NCR Program was discontinued on June 30, 2007 and NCR staff reassigned to the Redevelopment Division and Business Development Unit. The functions performed by NCR, including managing façade improvement projects and streetscape improvements were transferred to Redevelopment. Establishing and reestablishing Business Improvement and Community Benefit Districts were transferred to Business Development. Merchant organizing was outsourced to a non-profit organization.

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; attract 13 new businesses and create and/or retain 1000 jobs	In the last year the retail, green and office sectors have been flat and industrial has dropped 10-20%, according to staff. Approximately 150 businesses were assisted to remain in Oakland, retaining about 2,000 jobs in Oakland. About 14 new businesses were attracted, creating about 100 jobs.
Neighborhood Commercial Revitalization Specific NCR Target Areas	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.	Complete of 40 façade improvement projects, the provision of technical assistance to 3 merchant organizations, design and implementation of 2 streetscape plans and 4 streetscape projects, facilitation of 1 catalyst development projects and assistance to establish 3 Business Improvement Districts.	In FY 2008-09 thirteen (13) façade improvement projects were completed. This represents a total investment of \$388,527; \$163,011 in CDBG funded façade improvement grants and \$225,516 in private funds. Approximately \$140,500 is encumbered in twelve (12) projects which are under construction. Eight (8) architectural firms are under contract to provide on-call design services to the Façade Improvement Program for a two year period. Of the \$310,000 encumbered in design service contracts, approximately \$145,700 was expended in FY 2008-09. Design assistance was provided to forty-five (45) projects.

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Business Loan Programs (Program Delivery Costs) <i>Citywide</i>	Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$100,000. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans.	02 NEDF loans and 36 EEC Section 108 loans. Technical and referral assistance to eligible clients.	The City continues their agreement with OBDC to underwrite loans up to \$249,500. OBDC was successful in marketing City loan programs and underwrote 4 ORA loans, 6 NEDF and 3 EEC HUD Section 108.
Micro Loan Program <i>Citywide</i>	OBDC operates a micro-loan program (max. \$20,000) on behalf of the City. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.	5 micro loans. Technical and referral assistance to eligible clients	OBDC was successful in marketing City loan programs and underwrote 11 Micro loans.

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Commercial Lending Services (CLS) 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.	Oversee lending and technical assistance provided to Oakland's small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of delinquent loan. Oversee the provision of technical assistance to approximately 700 clients; fund approximately \$1m of loans; increase employment opportunities and create approximately 60 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation.	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 defaulted loans totaling over \$2 M. Commercial Lending Unit continues with its scope of services with the Oakland Business Development Corporation authorizing that organization to underwrite commercial loans up to \$249,500.

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 has allocated FY07-08 funding for CDBG-eligible activities based on recommendations from the City's seven Community Development District Councils. These activities were carried out through 32 subrecipient agreements with 29 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 7 City-administered programs were funded. The activities were 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 were as follows:

Anti-Crime	2
Homeless	2
Hunger Relief	2
Microenterprise and Business Assistance	2
Miscellaneous Public Services	4
Senior Services	5
Substance Abuse and Prevention	1
Youth Services	16

(B) Infrastructure (Neighborhood Improvements)

There was five (5) project that received funds from the FY 08-09 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> <ul style="list-style-type: none"> City of Oakland/City Administrator's Office, Neighborhood Services Division Family Violence Law Center 	Domestic violence prevention Legal assistance Crisis counseling Community outreach and education Community organizing and building Social and health services referral Leadership development	913 individuals	229 Individuals
<u>Homeless</u> <ul style="list-style-type: none"> City of Oakland/Dept. of Human Services, Community Housing Services Homeless Action Center 	Outreach Resources fair Referrals Disability benefits advocacy	844 individuals	368 individuals
<u>Hunger Relief</u> <ul style="list-style-type: none"> Alameda County Community Food Bank City of Oakland/Dept. of Human Services, Community Housing Services 	Food purchase & distribution	691,080 individuals	15,083 individual
<u>Microenterprise and Business Assistance</u> <ul style="list-style-type: none"> A NewAmerica Corporation Oakland Citizens' Committee for Urban Renewal 	Business development training, counseling and technical assistance Resource access Financial planning education Façade improvement referral Community revitalization coordination	10,080 individuals	11,570 individuals
<u>Miscellaneous Public Services</u> <ul style="list-style-type: none"> Central American Refugee Committee (CRECE) City of Oakland/Dept. of Human Services, EITC Ethiopian Community & Cultural Center Oakland Citizens' Committee for Urban Renewal, Eastmont 	Family resource services Food Distribution Youth activities Tax preparation and tax credit outreach and education Translation and support services Information and referral Career and life skills training Technology training and internet access	3,499 individuals	5,253 individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Seniors</u> <ul style="list-style-type: none"> ▪ Alzheimer's Services of the East Bay ▪ Bay Area Community Services ▪ City of Oakland/Dept. of Human Services ▪ Legal Assistance for Seniors ▪ Life Long Medical Care 	In-home support Companion services Legal services Day care Medical care Social services Hot meals Support services and referrals Training and education Case management Community education Counseling and advocacy	3,499 individuals	2,045 individuals
<u>Public Facilities and Infrastructure</u> <ul style="list-style-type: none"> ▪ City of Oakland/ Office of Parks & Recreation ▪ East Oakland Boxing Association ▪ La Clinica de la Raza ▪ Spanish Speaking Citizens' Foundation 	Rehabilitation of recreational facilities Community garden fencing Expansion of neighborhood health center Pre-development study for Latino service facility	5 Facilities	2 Facilities complete, two Parks in planning and 1 predevelopment study underway
<u>Substance Abuse</u> <ul style="list-style-type: none"> ▪ Health Babies Project 	Residential and day treatment Support services and referrals Drug testing Case management	60 Individuals	64 Individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Youth 1) Allen Temple Health & Social Services Ministries-<i>Cancelled</i> 2) Attitudinal Healing Connection 3) Boys and Girls Clubs/ Educational Enhancement 4) Boys and Girls Clubs/ SMART Moves, <i>No Data Available</i> 5) Centro Legal de la Raza 6) City of Oakland/Dept. of Human Services 7) EastSide Arts Alliance 8) Family Violence Law Center, RAP 9) Girls, Inc. of Alameda County 10) Global Education Partnership 11) La Clinica de la Raza 12) Lincoln Child Center 13) Precision Drill Ministries 14) Prescott-Joseph Center for Community Enhancement, Inc. - <i>Cancelled</i> 15) Project Re-Connect 16) The First Place Fund for Youth	Work experience and career preparation Case management Tutoring and instruction Academic assistance Cultural and life enrichment Technology training Health care and education Counseling and support services Leadership and personal development Mentor and peer support Life skills training Cultural diversity education Safety monitoring Childcare Parental participation Sports and fitness After-school and summer programs Resource access and referral Job training, search and placement Crime and violence prevention	3,496 Individuals	4,012 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 2008-2009 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. Additionally, the California Reinvestment Coalition (CRC) reviews legislation that impacts the market – such as legislation, banking, loans and foreclosures.

The City has a linked-banking ordinance that limits the City's banking business to lending institutions that are meeting community credit needs. The City surveyed 31 banks with branches in the City; seven responded and six achieved their fair share goal.

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, 2008 through June 30, 2009. 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	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Services Housing Collaborative, Eden I & R Lead Agency <i>Citywide</i>	Provide housing services and housing-rights counseling including to persons with physical and mental disabilities. Increase access to housing information for Oakland residents; and manage a housing database with emergency, transitional, subsidized, and permanent housing information. Provide free legal services and counseling for housing related problems. Investigate, mediate and refer in cases of housing discrimination,	Individuals and families with incomes < 80%.	CDBG: \$500,000	Develop and implement a single point of entry system to provide intake, referrals and reporting on 5,000 callers. Expand the current housing database by adding 450 new Oakland housing units. Provide Specialized Information and Referral to 500 low income residents with disabilities and tenant/landlord dispute resolution and discrimination counseling to 200 income residents with disabilities through collaborative member Center for Independent Living.	Eden I&R developed database system, provided intake and referral to 8,215 callers relating to housing, added 4,011 new housing units to database. CIL provided 1,543 information and referral to households with a disabled member, provided housing counseling to 380 households and provided discrimination counseling services to 380 households. EBCLC and Centro Legal provided brief counseling to 1,505 households to resolve landlord/tenant disputes, provided self-representation assistance and direct legal representation to 1,219 households.

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Services Housing Collaborative, Eden I & R Lead Agency <i>Citywide</i>	Cont.	Cont.	Cont.	Cont.: Provide legal advice, case consultations and referral services to 465 low income residents; tenant/landlord dispute resolution and discrimination counseling to 420 low income residents; and direct legal services to 45 low income residents through collaborative members East Bay Community Law Center and Centro Legal de la Raza.	Cont.

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 2008-09, 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 \$4,577,511 in CDBG grant funds and program income for housing activities, including housing rehabilitation programs, homeless programs, fair housing activities and housing services such as housing counseling.

Neighborhood Preservation Program (NSP)

The City was awarded \$8,250,668 in funding from the NSP program for acquisition and rehabilitation of vacant, foreclosed homes. These funds were allocated as follows:

Acquisition/Rehab of Owner Occupied Homes	\$5,025,000
Acquisition/Rehab of Rental Housing for Very Low Income	\$2,150,668

Homebuyer Counseling	\$250,000
Administration/Monitoring	\$825,000

Rental Rehabilitation Program

There were no funds received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. Repayments received in prior years were allocated primarily to provide additional funding for the Neighborhood Housing Revitalization Program (NHRP) and other rehabilitation programs to provide loans and grants for rehabilitation of owner-occupied homes. The NHRP provides financial assistance to owners of vacant and blighted residential properties of one to four units that are in need of extensive rehabilitation to correct code violations and to eliminate safety and health hazards.

HOME/ADDI

The City received a total HOME grant of \$4,278,160. An additional \$27,271 was awarded to the City for the American Dream Downpayment Initiative. Funds were allocated to the following uses:

Housing Development	\$3,850,344
Homeownership Assistance	\$27,271
Program Administration/Monitoring	\$427,816
TOTAL	\$4,305,431

The City also received program income in the amount of \$177,329 in the form of recapture of loans and a share of appreciation from homes originally assisted with HOME funds. On a budgetary basis, this 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. Because of a need to meet HOME commitment deadlines, \$3,149,262 that had previously been allocated to homeowner rehab loans was reallocated to housing development projects.

Emergency Shelter Grant (ESG)

The City received \$372,694 in Emergency Shelter Grant Funds, of which \$18,634 was allocated to cover the City's program administration costs and \$354,060 allocated for emergency shelter and homeless services.

Supportive Housing Program

The City received four Supportive Housing Program grants for the 2008-09 report year, supporting the following City programs: Matilda Cleveland Transitional Housing Program (\$259,432); Families In Transition/Scattered Sites Program (\$245,146), the

Homeless Families Support Network (\$1,825,154), and the Oakland Homeless Youth Housing Collaborative (\$696,434).

In addition, a total of over \$9.2 million was awarded through the HUD SuperNOFA process to other homeless assistance programs either located in Oakland or with substantial direct benefit.

Housing Opportunities for Persons With AIDS (HOPWA)

The City received an award of \$1,952,000 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	\$1,423,977
(includes share of Grantee Administration –	\$19,520)
Contra Costa County	\$469,463
Grantee Administration (City)	<u>\$39,040</u>
TOTAL	\$1,952,000

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, including those with special supportive services needs. The City has worked closely with the Oakland Housing Authority (OHA) to expand the use of project-based Section 8. Due to its participation in the Moving to Opportunity program, the OHA is no longer prohibited to use Section 8 in census tracts with a poverty rate greater than 20 percent (The majority of Oakland's census tracts fit this description). In FY 2008-09, the City's Notice of Funding Availability (NOFA) was again used to solicit applications for project-based section 8. OHA will continue to use the competitive process to distribute project-based assistance and will seek to link the award of the project based assistance to the City's NOFA process.

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.

In 2006-07, the City Council adopted the Permanent Access to Housing (PATH) plan, which will bring together affordable housing developers and service providers to create and operate permanent supportive housing for homeless persons. Work has begun to establish a "pipeline" of projects that can be funded each year in order to expand the inventory of housing to serve homeless people who are among those with "worst-case needs."

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 Planned Actions and Accomplishments, FY 2008-2009

Expansion of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
720 E. 11th Street Project 720 E. 11 th Street <i>Chinatown/Eastlake/San Antonio</i>	New construction of 55 rental units: 22 1-BR units 13 2-BR units 17 3-BR units 3 4-BR units	24 units for households at or below 35% AMI (including 3 HOPWA units and 5 MHSA units); 6 units for households at or below 50% AMI; 24 units for households at or below 60% AMI. 9 of the units will be live/work units.	HOME: \$1,390,167 Redevelopment Agency: \$4,859,833 <i>Total City/Agency Funds:</i> \$6,250,000	Secure other financing sources including TCAC and AHP funds, continue with other predevelopment activities. Estimated construction start date: September 2009 Anticipated completion date: October 2010	Continued with predevelopment activities, including applying for Prop 1 C Infill Housing funds and 9% tax credits.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Fairmount Apartments 401 Fairmount Avenue <i>Western Oakland</i>	Acquisition and rehabilitation of existing apartment building into 31 (one manager's unit) rental units for families and those with special needs. 26 1-BR units 5 2-BR units 5 units will be designated for supportive housing units for formerly homeless adults; 6 units will be designated for disabled households with special needs	For households at 35% or less of AMI 11 special needs units will be assisted with Project Based Section 8 Vouchers.	Redevelopment Agency: \$3,400,000	Property to be purchased by December 2008 and begin rehabilitation work in early 2009. Anticipated completion date: October 2009	Agency loan closed and the property was acquired on March 26, 2009. Full funding commitments have been received, including: HCD MHP, \$2,306,485 Wells Fargo Construction Loan, \$5,535,000 Wells Fargo Perm Loan, \$461,000 MHSA, \$500,000 Limited Partner Equity, \$3,217,226 HOPWA, \$400,000 Construction start delayed due to state budget crisis and uncertainty regarding state MHP funding.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Fox Courts 18 th , 19 th , Telegraph and San Pablo Avenues <i>Western Oakland</i>	New Construction of 80 rental units: 18 studios 9 1-BR units 13 2-BR units 35 3-BR units 5 4-BR units 4,000 square feet of commercial/retail and museum space, and 72 parking spaces Supportive services for 6 households that include a member with HIV/AIDS	The range covers from extremely low income (30%AMI) through moderate income (60%AMI) households.	Redevelopment Agency Uptown Project Area Funds: \$2,464,000 Redevelopment Agency land donation \$3,836,112 Redevelopment Agency Low/Mod Fund: \$4,950,000 <i>Total Redevelopment Agency Funds:</i> <i>\$11,250,112</i>	Construction is continuing; Anticipated completion date: March 2009.	Construction completed.5- 09
Grove Park 3801-3807 Martin Luther King Jr. Way <i>North Oakland</i>	Purchase of 3801-3807 Martin Luther King Jr. Way for possible assembly with two adjacent parcels.	8 units must me kept affordable at 80% AMI for 45 years.	Redevelopment Agency Funds (via V-HARP): \$800,000 Redevelopment Agency (non-housing funds-site acquisition): \$741,000	Redevelopment Agency to acquire site from Developer unable to complete 19 unit development on 3801-3807 Martin Luther King Jr. Way. RFP to be circulated FY 07-08 to complete the potential assembly of parcels into either affordable rental or homeownership development.	All developers involved are dead (OCHI) or in Bankruptcy.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Development Program <i>Citywide</i>	New funding for construction, rehabilitation and preservation of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 30% and 60% of AMI. Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds.	HOME: \$3,850,344 Redevelopment Agency: \$13,377,691 Of this amount, \$1,467,127 is reserved for programs in the West Oakland Redevelopment Area, and \$4,720,621 is reserved for the Central City East Redevelopment Area.	Award funds for projects that will produce 150 – 200 new affordable housing units.	Approx. \$16.8 million in regular NOFA funds was awarded to five affordable housing projects (two new and three returning, with 232 units).
Ironhorse at Central Station (Formerly 14 th Street Apartments at Central Station) 14 th Street (at Wood Street and Frontage Road) <i>Western Oakland</i>	New construction of 99 rental units: 27 1-BR units 32 2-BR units (inc. manager's unit) 40 3-BR units	39 units for households at or below 35% AMI; 59 units for households at or below 50% AMI; 1 manager unit.	Redevelopment Agency: \$8,379,000	Continue construction. Anticipated completion date: November 2009.	Made significant progress in project construction. Anticipated completion date is November 2009.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) New Rental Housing, Phase III 66 th Avenue crossing over Leona Creek Drive and Lion Way <i>Central East Oakland</i>	New construction of 59 units of rental housing. (Phase III consists of a total of 106 units: 59 units of new construction of Project Based Section 8 vouchers and tax-credit rental units, in addition to the reconstruction of 47 units of public housing recorded under "Preservation of the Supply of Affordable Rental Housing.)	Public Housing units for households with incomes < 30% AMI. Section 8 units for participants with incomes < 50% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000 HOME: \$1,600,000 <i>Total City/Agency Funds: \$4,600,000</i>	Completion of construction; complete marketing and initial lease-up and cost certification. Anticipated completion date: June/July 2008	Construction completed Summer 2008, permanent loan closing Fall 2008, Cost certification approved June 2009. Final draw pending submittal July 2009.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) New Rental Housing, Phase IV 69 th Avenue at Snell Street <i>Central East Oakland</i>	New construction of 51 income restricted, family apartments (including 1-manager's unit). 16 1-BR units 27 2-BR units (inc. manager's unit) 28 3-BR units (Phase IV consists of a total of 72 units: 51 units of new construction units, including 1 manager's unit, in addition to the reconstruction of 21 units of public housing recorded under "Preservation of the Supply of Affordable Rental Housing.")	45 units between 30% and 50% of AMI 5 units at 50% to 80% of AMI	Redevelopment Agency: \$2,980,547 HOME: \$3,499,453 <i>Total City/Agency Funds:</i> \$6,480,000	Construction scheduled to commence in Spring 2009. Anticipated completion date: Winter 2010	The estimated May 2009 construction start date has been delayed due to further environmental testing and remediation. Due to an estimated March 2010 tax credit application and a May 2010 closing, the estimated construction start date is roughly around May 2010.
MLK/MacArthur 3829 Martin Luther King Jr. Way <i>North Oakland</i>	Site acquisition of a parcel for future housing.	25% of parcel purchased with these fund to be affordable to households earning not more than 80% AMI.	Redevelopment Agency Site Acquisition Loan: \$52,000	City to negotiate with Developer to include this parcel with Grove Park site assembly. See Grove Park for further details.	On indefinite hold, due to bankruptcy of AF Evans, CDCO, and OCHI.
Saint Joseph Family 2647 International Blvd <i>San Antonio</i>	New construction of 58 units of affordable family housing. (incl. one manager unit)	23 units affordable at < 30% AMI 57 units affordable at < 60% AMI	Redevelopment Agency: \$3,019,656 HOME: \$3,850,344	Complete securing of financing and permits.	City and Agency loans closed 6-12-09

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
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 < 60% AMI	Redevelopment Agency: \$3,289,000 HOME: \$1,216,600	Project to be fully rented up and operating early in FY 08-09. Anticipated completion date: July 2008.	Project fully rented up and operating by 1-1-09.
Tassafaronga Village Rental, Phase I 919 85 th Avenue <i>Elmhurst</i>	New construction of 50 units. (Phase I includes 137 units total. 50 units of new construction tax credit units, in addition to reconstruction of 87 units of public housing reported under "Preservation of the Supply of Affordable Rental Housing".)	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000	Construction scheduled to commence in June 2008 Anticipated completion date: November 2009.	Construction approximately 65% complete.
Tassafaronga Village Rental, Phase II 919 85 th Avenue <i>Elmhurst</i>	New construction of 20 units in an existing warehouse on the site.	Households with incomes < 60% AMI.	TBD	Financing applications; other predevelopment work.	Construction begun 06/15/09. 2% complete.

Preservation of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Capital Needs NOFA <i>Citywide</i>	New funding for rehabilitation and preservation of existing affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 30% and 60% of AMI. Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds.	HOME: \$3,850,344 Redevelopment Agency: \$13,377,691 Of this amount, \$1,467,127 is reserved for programs in the West Oakland Redevelopment Area, and \$4,720,621 is reserved for the Central City East Redevelopment Area.	Award funds for projects that will rehabilitate 150 – 200 existing affordable housing units.	Awarded a total of \$9,544,000 of Redevelopment Agency funding in March, 2009 for minor rehabilitation of eight existing affordable rental projects totaling 354 units.
Drachma Scattered Sites <i>West Oakland</i>	Rehabilitation of 14 units of affordable housing for low and very low income households	Low income renters with incomes between 35% and 50% of AMI.	Redevelopment Agency: \$840,000	N/A	Rehabilitation scheduled to commence in November 2009
Effie's House 829 E 19th Street <i>Central City East</i>	Rehabilitation of 21 units of affordable housing for low and very low income households	Low income renters with incomes between 30% and 60% of AMI.	Redevelopment Agency: \$1,257,000	N/A	Rehabilitation scheduled to commence in November 2009
Eldridge Gonaway 1165 Third Avenue <i>Chinatown/Eastlake/San Antonio</i>	Minor rehabilitation of a 40 unit existing affordable rental development: 10 1-bdrm units 15 2-bdrm units 13 3-bdrm units 2 4-bdrm units	39 units for households at or below 50% of AMI (plus one manager's unit). All units have rental subsidies from CalHFA contract.	Redevelopment Agency \$1,655,000	Apply for tax credit funding in spring, 2010. Start construction by August, 2010. Anticipated completion date: August, 2011	Received Agency funding commitment, March, 2009.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Foothill Plaza 6311 Foothill Blvd <i>Central East Oakland</i>	Acquisition and rehabilitation of a 54-unit family rental development: 18 1-BR units 36 2-BR units(inc. manager's unit) Supportive services for 6 households that include a member with HIV/AIDS.	<i>The range covers from extremely low income (30%AMI) through low income (60%AMI) households.</i>	Redevelopment Agency: \$1,610,000 (NOFA 06-07) \$1,300,000 (NOFA 07-08)	Construction scheduled to commence in December 2008. Anticipated completion date: September 2009.	Project delayed due to organizational collapse of project sponsor (OCHI) and inability of the project to obtain MHP or tax credit funds. City evaluating feasibility of the project and new development team.
Hugh Taylor 1935 Seminary Avenue <i>Central City East</i>	<i>Rehabilitation of 42 units of affordable housing for low and very low income households</i>	Low income renters with incomes at 50% of AMI.	Redevelopment Agency: \$1,122,000	N/A	Rehabilitation scheduled to commence in December 2009
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Public Housing Reconstruction, Phase III 66th Avenue crossing over Leona Creek Drive and Lion Way <i>Central East Oakland</i>	Reconstruction of 47 public housing units. (Phase III consists of a total of 106 units: reconstruction of 47 units of public housing, in addition to the new construction of 59 units for Project Based Section 8 vouchers and tax-credit rental units reported under "Expansion of the Supply of Affordable Rental Housing".)	Public Housing units for households with incomes < 30% AMI. Section 8 units for participants with incomes < 50% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000 HOME: \$1,600,000	Completion of construction; complete marketing and initial lease-up and cost certification. Anticipated completion date: June/July 2008	Construction completed Summer 2008, permanent loan closing Fall 2008, Cost certification approved June 2009. Final draw pending submittal July 2009.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Public Housing Reconstruction, Phase IV 69 th Avenue at Snell Street <i>Central East Oakland</i>	Reconstruction of 21 public housing units. (Phase IV consists of a total of 72 units: 51 units of new construction units, including 1 manager's unit, in addition to the reconstruction of 21 units of public housing recorded under "Preservation of the Supply of Affordable Rental Housing.)	21 units for households at less than 30% of AMI.	Redevelopment Agency: \$2,980,547 HOME: \$3,499,453 <i>Total City/Agency Funds: \$6,480,000</i>	Construction scheduled to commence in Spring 2009. Anticipated completion date: Winter 2010	The estimated May 2009 construction start date has been delayed due to further environmental testing and remediation. Due to an estimated March 2010 tax credit application and a May 2010 closing, the estimated construction start date is roughly around May 2010.
Marin Way 2000 International Boulevard <i>Chinatown/Eastlake/San Antonio</i>	Minor rehabilitation of a 20 unit existing affordable rental development: 20 2-bdrm units	19 units for households at or below 50% of AMI (plus one manager's unit)	Redevelopment Agency: \$1,200,000	Will apply for City's Rehabilitation NOFA in November, 2009 Anticipated completion date: August, 2011	Received Agency funding commitment, March, 2009. Application submitted for Neighborhood Stabilization Program (NSP2) funds, July, 2009.
Oaks Hotel 587 15th Street <i>Western Oakland</i>	Rehabilitation of 85 SRO units.	8 units at or below 25% AMI, 25 units at or below 30% AMI, 51 units at or below 35% AMI	Redevelopment Agency: \$1,100,000	Predevelopment activities, including applying for 9 percent tax credits in Spring 2010.	Continued predevelopment activities.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Posada de Colores 2221 Fruitvale Avenue <i>Central City East</i>	Elevator rehabilitation project. Rehabilitation of 100 units of senior rental housing	99 units for very low and low income seniors 50% of units must be rented for less than 30% of 35% AMI and 50% of units must rent for less than 30% of 60% AMI. 1 manager's unit.	City loan of \$188,500 for elevator rehabilitation project. Redevelopment Agency: \$450,000 for rehabilitation of 100 units.	Elevator project completed 9/08. Replacement and upgrades of the heating and domestic hot water plants, exterior bldg envelope repairs and water proofing, common area renovations, replacement of emergency power generator, and continuation of in-unit upgrades.	Elevator project complete on time and under budget. Other rehabilitation to begin in the Fall of 2009.
Slim Jenkins 700 Willow Street <i>West Oakland</i>	Ownership transfer and rehabilitation of 32 units of existing affordable housing units. All are two bedroom units, including one manager's unit.	27 units for households with incomes <50% AMI, 3 units for households <80% AMI, 1 unit for a household <100% AMI and 1 unrestricted manager's unit.	Redevelopment Agency: \$1,920,000	Award of NOFA Lite funds, mold remediation in affected units completed, established viable workout plan for transfer of property.	NOFA Lite funds awarded, mold testing and remediation in affected units underway, viable workout plan reached with new ownership entity and private lender.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Tassafaronga Village Rental, Phase I 919 85th Avenue <i>Elmhurst</i>	Reconstruction of 87 units of public housing. (Phase I includes 137 units total: reconstruction of 87 units of public housing, in addition to 50 units of new construction tax credit units reported under "Expansion of the Supply of Affordable Rental Housing".)	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000	Construction scheduled to commence in June 2008 Anticipated completion date: November 2009.	Construction approximately 65% complete.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Vacant Housing Acquisition & Rehabilitation Program (V-HARP) <i>Citywide</i>	<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 rental units or 45 years if they become ownership units.</p>	<p>Rental projects: Households earning not more than 80% AMI.</p> <p>Ownership projects: Households earning not more than 120% AMI, most at 80% AMI or less.</p>	<p>Redevelopment Agency Low/ Mod Housing Fund: \$1,500,000*</p> <p>Redevelopment Agency Stanford-Adeline Redevelopment Project Area Funds \$622,000*</p> <p>*These funds have been mostly exhausted; \$14,000 remains in program funds.</p>	<p>V-HARP program is proposed to go back to City Council to determine if additional funding will be allocated for FY 2008-09.</p>	<p>Did not go back to Council due to infeasibility of small projects in the current housing market. On hold pending change in market conditions.</p> <p>No further action taken this year due to financial constraints. Specialized programs for certain Redevelopment Project Areas to be developed in 2009-10.</p>

Expansion of the Supply of Affordable Ownership Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
1574 – 1590 7th Street (aka Peralta Gardens) <i>Western Oakland</i>	New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable.	2 households with incomes < 100% AMI. Large families (two 3-bdrm units)	Redevelopment Agency: \$127,327	Project stalled. Working to assemble project financing in FY 2008-09.	Project stalled indefinitely due to infeasibility and bankruptcy of the developer. City may have to proceed with foreclosure of the property.
3701 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for future ownership housing.	Households with incomes < 80% AMI.	Redevelopment Agency: \$109,510	Proceeding with predevelopment activities.	Owner-developer CDCO is in bankruptcy
Byron Ave. Homes 10211 Byron Ave. <i>Elmhurst</i>	Site acquisition loan and predevelopment loan for future ownership housing units. Approx 10 units.	4 households with incomes < 60% AMI; 4 households with incomes < 80% AMI; 2 households with incomes < 100% AMI. Details will be renegotiated this year.	City: \$35,000 (pending Predevelopment loan)	Conduct consensus-building program with local community to build support for proposed housing. Apply for City of Oakland NOFA funds, Fall 2008, as well as for other funds. Complete predevelopment process. Anticipated completion date: Mid-2011.	Development postponed, perhaps for years, due to difficult neighborhood politics (opposition to any development). Predevelopment loan closed for \$29,200.
Edes Avenue Homes; Phase A 10900 Edes Ave <i>Elmhurst</i>	New construction of 26 ownership units and infrastructure.	Homebuyers with incomes < 60% AMI.	Redevelopment Agency Bond funds: \$2,517,000 (Includes site acq. loan and additional funds from second NOFA application.)	Complete construction and sale of last four units. Anticipated completion date: July of 2008.	Development is complete as of 12-08.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Edes Avenue Homes; Phase B 10800 Edes Ave. <i>Elmhurst</i>	Infrastructure improvements and new construction of 28 homeownership units, 2-, 3-, and 4-bedroom.	Homebuyers with incomes < 60% AMI (13 units); <80% AMI (9 units); and <100% of AMI (6 units).	Redevelopment Agency: \$3,601,000	Begin construction in June 2008. Anticipated completion date: Mid-2010.	Construction approximately one-third complete as of 6-30-09.
Faith Housing Corner of 7 th and Campbell Streets <i>Western Oakland</i>	Land assembly for 30 ownership housing units.	To be determined	Redevelopment Agency: \$689,598	Current owners no longer in a position to develop the parcels; investigate possibilities for selling property and recouping investment. Anticipated completion date: <i>TBD</i> .	Project is dead. Another lender on the property, LISC, has begun foreclosure proceedings on the parcels. LISC intends to sell the property to recoup its investment and the Agency investment.
Golf Links Infill Project 2824 82nd Avenue, 8207 Golf Links Road., 8251-8329, 8379, 8395, 8177 Golf Links Road. <i>Outside Community Development Districts</i>	New construction of 10 homeownership units	10 units at 30% of 100% AMI	Agency is providing building sites at no cost. Redevelopment Agency: \$584,000	First two units, affordable at 120%, will be completed and sold in FY 08-09. Construction on at least two more will start in FY 08-09. Anticipated completion date: <i>TBD</i> .	Affordable unit count was revised so all homeownership units will be affordable at 30% of 100% AMI. Construction of 3 units has been completed. No units sold. Remaining 7 units indefinitely postponed due to market conditions.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Ownership <i>Central East Oakland</i>	Development of 28 ownership units.	Households with incomes < 100% AMI	TBD	Begin entitlement process. Apply for financing. Begin Architectural drawings. Anticipated completion date: TBD.	Project on hold pending homeownership market turnaround.
Mandela Gateway Ownership Housing 8th St. between Mandela Parkway and Center Sts. <i>Western Oakland</i>	New construction of 14 three-bedroom for-sale townhomes and flats.	8 units < 80% AMI 6 units < 100% AMI Large families (14 three-bedroom units).	Redevelopment Agency: \$1,479,100 HOME: \$771,300	Complete marketing and sale of remaining 3 units.	Sale of two units complete. Sale of one unit still pending.
Oakland Community Land Trust <i>Scattered sites, Western Oakland and Central East Oakland</i>	Acquire, rehabilitate, and sell 200 foreclosed and vacant single family homes.	Households with incomes between 50%-80% AMI	Neighborhood Stabilization Program (NSP1): \$5,500,000	Acquire and rehabilitate 15 homes by June, 2010.	Received NSP1 funding commitment of \$5,500,000 in April, 2009.
Redwood Hill (formerly Calaveras Townhomes) 4862-4868 Calaveras <i>Outside Community Development Districts</i>	New construction of 28 affordable for-sale townhomes	Households with incomes <110% AMI.	Redevelopment Agency Site Acquisition Loan: \$1,310,000 Redevelopment Agency Development Loan: \$2,548,424	No schedule is available—plans TBD.	Project informally transferred to Habitat and redesigned (development loan was to AHA, the original developer). Will apply in '09 NOFA for 17-unit single-family for-sale project
Saint Joseph Ownership 2647 International Blvd. <i>Fruitvale/San Antonio</i>	<i>Historic rehabilitation and expansion of former senior residence. Two out buildings will be adapted, and a third constructed new, to provide 16 units of affordable ownership.</i>	16 households at or below 100% AMI (average).	Redevelopment Agency \$3,584,000	Various predevelopment activities (no construction) will occur in FY 08-09 FY. Anticipated completion date: November 2010.	Economic and market difficulties have led developer BRIDGE to postpone this phase of St. Joseph complex in favor of other (rental) phase.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Sausal Creek 2464 26 th Avenue <i>Fruitvale/San Antonio</i>	New construction of 17 ownership units.	Households with incomes < 100%AMI. On resale, household maximum income increases to <120% AMI.	Redevelopment Agency: \$2,329,000 Redevelopment Agency 2006 Housing Bond: \$1,651,000	Submit NOFA application to seek additional funds and program changes to facilitate sales of units.	NOFA application submitted; \$990,000 additional funds awarded to reduce unit sales prices and cover carrying costs, and approval of changing affordability term from permanent to 45 years and increasing re-sale price to promote unit sales. 6 homes have been sold to date.
Tassafaronga Village Homeownership 949 85th Ave. <i>Elmhurst</i>	Construction of infrastructure and new construction of 22 ownership units (2- and 3-bdrm units).	Homebuyers with incomes < 60% AMI (11 units); <80% AMI (6 units); and <100% of AMI (5 units).	Redevelopment Agency: \$1,868,000.	Begin construction documents and entitlements. Anticipated completion date: October 2010	Construction docs and financing finalized.
Wang Infill Program Various locations <i>Outside Community Development Districts</i>	New construction of 14 homeownership units	7 units have prices set per 30% of 70% of AMI. 7 are unrestricted.	City is providing building sites at no cost.	Two units affordable at 80% AMI are to be completed and sold by June 30, 2009. (Two market rate units will also be completed.) Anticipated completion date: TBD	Construction of final 2 affordable units finished, but they have not been sold due to market conditions. All but one market rate home is complete.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Wood Street Affordable Housing Parcel Wood Street between 18 th and 20 th Streets <i>West Oakland</i>	New construction of between 140 and 170 affordable housing units	Not yet determined	Redevelopment Agency: \$8,000,000	Issue RFP for a developer by July 2009. Select a developer by December 2009. Anticipated completion date: Unknown at this time.	RFP delayed due to conditions in the housing market, making new affordable homeownership development infeasible. If market conditions improve, will issue RFP for developer in April, 2010.

Expansion of Ownership Opportunities for First-Time Homebuyers

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
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.	ADDI \$27,271	Provide assistance to 1 low income first-time homebuyer. Maximum loan amount is \$30,210.	2 loans were made for a total of \$43,284
Downpayment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$20,000.	Public safety officers and OUSD teachers with incomes \leq 120% of AMI.	No new funding. Program will use unspent funds from prior years.	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes.	2 loans were made for a total of \$40,000
First-Time Homebuyers Mortgage Assistance Program (MAP) <i>Citywide</i>	Assist first-time homebuyers with deferred loans of up to \$75,000.	First-time homebuyers with incomes \leq 80% of AMI.	Redevelopment Agency: \$2,500,000	Offer financial assistance to 50 first-time homebuyers.	81 loans were made for a total of \$5,424,334
First-Time Homebuyers CalHOME Program <i>Citywide</i>	Operated by State Department of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$40,000.	First-time homebuyers with incomes \leq 80% of AMI.	State: \$1,000,000	Other financial assistance to 25 first-time homebuyers.	No loans were made during the fiscal year

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

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Homeownership Education Program <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homeownership classes, that aid in qualifying for special loan programs offered by program lender partners.	Potential first-time homebuyers.		Offer monthly homebuyer-education classes to a total of 400-600 potential first-time homebuyers annually.	774 attended classes; 720 certificates of completion were issued
Homeownership Foreclosure Prevention <i>Citywide</i>	Provide informational mailings, outreach and housing counseling services to homeowners facing possible foreclosure, particularly for those with sub-prime loans.	Low- and moderate-income homeowners.	CDBG: \$50,000	Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented..	Conducted targeted mail outreach to 3,286 residents who received NOD or NTS, conducted workshops reaching 799 homeowners, provided foreclosure counseling to 582 homeowners and provided financial and money management counseling to 311 distressed homeowners.

Improvement of the Existing Housing Stock

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Rehabilitation Programs (Specific Projects Listed Below) <i>Citywide</i>	Variety of rehabilitation financing activities.	Homeowners with gross incomes of <80% AMI.	Total CDBG: \$3,378,146 Total HOME: \$500,000	Complete repairs to 183 units for owner-occupied, single-family residences where over 80% are female head of household and over 60% have incomes of <30% AMI.	Total Repaired Units - 213
Central City East Rehabilitation Program <i>Central City East</i>	Provides loan from redevelopment funds for exterior work on homes owned and occupied by low to moderate income households in the Central City East Redevelopment Area.	Low to moderate income households in the Central City East Redevelopment Area.	ORA	Complete exterior enhancement of individual homes as well as neighborhoods where the homes are located.	Application Received - 5 Application Approved - 4 Units Rehabilitated - 9
Emergency Home Repair Program <i>Citywide</i>	Emergency repair and rehabilitation financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000.	Homeowners with incomes < 50%	CDBG:\$382,619	10 units will be assisted in FY 2008-09.	Application Received - 9 Application Approved - 5 Units Rehabilitated - 4

Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Home Maintenance and Improvement Program <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred loans @ 0% interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.	Homeowners with incomes <80% AMI.	CDBG: \$287,464 Other program income from prior years will be used to supplement these funds.	25 units will be assisted in FY 2008-09. 125 units will be assisted in the five-year Consolidated Plan period.	Application Received - 41 Application Approved -30 Units Rehabilitated - 29
Lead Safe Housing Program <i>7 Community Development Districts</i>	Grants for seniors, disabled and some families for exterior painting and lead hazard remediation.	Senior and disabled homeowners with incomes <50% AMI and homeowners with children under 6 years of age with incomes <80% AMI.	CDBG:\$215,287	50 units will be repainted after lead hazards are removed or contained.	Application Received - 38 Application Approved - 45 Unites Repainted - 34
Minor Home Repair Program <i>Citywide</i>	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County.	Senior and disabled homeowners with incomes < 50% AMI	CDBG: \$242,932	90 units will be assisted.	Units Repaired - 122
Neighborhood Revitalization Program <i>Citywide</i>	Provides loan from unrestricted housing funds to correct code violations and eliminate safety and health hazards.	Owners of one to four units or single family dwellings in the City of Oakland.	RRP	Complete rehabilitation of one to four units under the supervision of a licensed general contractor	Application Received - 6 Application Approved - 1 Units Rehabilitated - 0

Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Community Development District Rebuilding Together Oakland Christmas in April Program <i>Citywide</i>	Renovation of homes and community facilities	Low income seniors and/or disabled homeowners	CDBG: \$48,185	Renovate 35 homes and community facilities.	Renovated 34 homes and 14 community facilities.
Rebuilding Together West Oakland <i>Western Oakland</i>	Make necessary improvements to owner-occupied homes	Households with incomes of 80% of AMI or less	Redevelopment Agency Grant: \$50,000	Assist 9 Households at extremely low, very low and low income levels.	Assisted 9 Households in the month of May 2009.

Improvement of the Existing Housing Stock

The following table provides additional information regarding loan applications and their status for the housing rehabilitation programs offered by the Community and Economic Development Agency.

HOUSING REHABILITATION PROGRAM	APPLICATIONS RECIEVED	APPLICATIONS APPROVED	CONSTRUCTION STARTED (UNITS) 7/1/08 – 6/30/09	CONSTRUCTION COMPLETED (UNITS) 7/1/08 – 6/30/09		UNITS UNDERWAY AS OF 6/30/09
				Goal	Actual	
Emergency Home Repair Program	09	05	01	10	04	01
Home Maintenance and Improvement Program	41	30	16	25	29	22
Lead Safe Housing Program	38	45	24	50	34	30
Minor Home Repair Program	122	122	133	90	122	133
Access Improvement Program	25	27	03	8	24	05
Central City East Rehabilitation Program	5	4	10	5	9	1
Neighborhood Revitalization Program	6	1	1	2	0	1

Rental Assistance for Very Low Income Households

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Community Development District Family Unification Section 8 Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Eligible unification households that are involved with the Alameda County Child and Family Services (CFS) department and have incomes \leq 80% AMI.	0 new Section 8 vouchers.	Currently the program has 50 slots for families. Each year the program experiences a turn over of approximately 15 families.	No new funding received in FY 08-09 As of June 30, 2009, 32 families are being served in the FUP program.

Rental Assistance for Very Low Income Households (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Section 8 Project-Based Vouchers <i>Citywide</i>	Rental assistance to families and individuals.	Renter households with incomes at \leq 50% AMI.	0 new Section 8 vouchers. Project-Based Vouchers (PBV) are funded from the Authority's existing tenant-based voucher allocation. The Authority has committed 500 units of voucher funding <i>to the Project Based Voucher Program</i> .	OHA has allocated 500 vouchers to the Project Based Voucher Program. During FY 2009 approximately 480 will have been approved for specific developments. During FY 2009, OHA will consider allocating additional vouchers to the PBV program to support "housing first" initiatives, supportive housing, housing preservation and building rehabilitation. The OHA will continue to work with local nonprofits to explore project-based opportunities in Oakland.	OHA awarded a total of 204 vouchers to 8 new projects in FY 08-09. PBV awards were made to: Tassafraonga II, 12 units Fairmount, 5 units Willow Place Senior, 50 units Ivy Hill, 10 units Slim Jenkins, 11 units Marin Way, 19 units Drachma, 14 units Park Village, 83 Units (conditional award) Initial agreements (AHAP) were executed in FY 08-09 with: Altenheim II, 40 units Tassafaronga I, 80 units HAP Contract executed at: Seven Directions, 18 units Orchards Senior, 64 units Jack London Gateway, 60 units Fox Court, 20 units
Section 8 Mainstream Program <i>Citywide</i>	Rental assistance for disabled families and individuals.	Disabled renters with incomes at or less than 50% AMI.	0 new Section 8 vouchers.	No new funding is anticipated. Maintain 100% lease-up based on funding.	No new funding received in FY 08-09. 175 vouchers are allocated for Mainstream program participants. The FY ended at 96.8% lease-up.

Rental Assistance for Very Low Income Households (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Section 8 Rental Assistance Program (tenant-based vouchers) <i>Citywide</i>	Rental assistance to families and individuals.	Renters with incomes at \leq 50%.	0 new Section 8 vouchers.	No new funding is anticipated. Maintain 100% lease-up based on funding.	OHA received an incremental increase of 100 vouchers in FY 2009. 10,958 vouchers are allocated for Section 8 Rental Assistance programs. The FY ended at 101.3% lease-up.
Shelter Plus Care Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Formerly homeless renters with disabilities and incomes at \leq 50% AMI.	0 new Section 8 vouchers.	Alameda County is the lead agency in applying for Shelter Plus Care Vouchers. The OHA will continue to support Alameda County to renew existing vouchers. No increase in the amount of program funding is anticipated for FY 2008-09.	No new funding received during FY 2009. As of June 30, 2009, 215 families are being served by Shelter Plus Care Rental Assistance.
Section 8 Tenant Protection Vouchers <i>Citywide</i>	Rental Assistance for families and individuals	Residents of scattered site public housing units approved for disposition who chose to relocate, or rent in-place.	270* new Section 8 vouchers awarded in FY 2009 <i>*270 of 1528 to be received.</i>	N/A	OHA received 270 new Section 8 vouchers during FY 2009. These had not yet been issued by the end of the program year.

Provision of Supportive Housing for Seniors and Other Persons with Special Needs

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
6th and Oak Senior 609 Oak Street <i>Central District</i>	Construction of 70 new units for low income senior households, including 50 PBS 8 Certificates and 1 manager's unit.	69 senior households with income ranges of (30% AMI) through very low income (50% AMI) 1 manager's unit	Redevelopment Agency: \$3,699,656 HOME: \$3,850,344	Pending TCAC approval, construction ready to begin.	Submitted TCAC Application in June 2009.
Access Improvement Program <i>7 Community Development Districts</i>	Grants for accessibility modifications to 1 to 4 unit properties where owners or tenants have disabilities.	Physically challenged owners or tenants with incomes of <50% AMI.	CDBG: \$207,675	Complete accessibility modifications for 8 units.	Application Received - 25 Application Approved -27 Units Rehabilitated - 24
Altenheim Senior Housing – Phase II 1720 MacArthur Blvd <i>Outside Community Development Districts</i>	Construction of 81 new units for low income senior households, including 31 supportive housing units.	28 senior households with incomes <20% AMI; 20 senior households < 50% AMI; 32 senior households < 55% AMI; 1 manager's unit.	Redevelopment Agency: \$1,753,000 HOME: \$5,815,000	Construction underway, marketing plan under review. Anticipated completion date: November 2009	City loan closed July 2008, Construction underway Dec 2008/Jan 2009. Anticipated
California Hotel 3501 San Pablo Avenue <i>Western Oakland</i>	Provide funds for substantial rehabilitation of an existing assisted SRO to convert to permanent supportive housing for the homeless.	Households at risk of homelessness.	CDBG: \$750,000	City to determine developer who will acquire and rehabilitate SRO property. Predevelopment activities to be initiated.	The court appointed a trustee to manage the property in the short-term and transfer to a competent owner for the long-term. The trustee is in conversations with certain non-profit developers to assume ownership.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Emancipation Village 3800 Coolidge Avenue <i>Outside Community Development Districts</i>	Construction of 37 units (including 2 manager units) for emancipated foster youth/foster youth nearing emancipation	30 emancipated young adults between 18-24 <35% AMI 10 soon-to-be emancipated foster care youths ages 16-17 <35% AMI	Redevelopment Agency: \$1,652,000	Secure remainder of funding, obtain planning approvals, prepare construction drawings for building permit submittal. Anticipated completion date: August 2010	Anticipated completion date: August 2012
Harrison Senior 1633 Harrison St. & 321 17 th St. <i>Western Oakland</i>	New construction of 74 affordable senior rental units.	29 senior households with incomes < 35% AMI; 44 senior households < 50% AMI; 1 manager's unit	Redevelopment Agency: \$5,133,000	Receive HUD 202 Firm Commitment, as well as approvals for 4% tax credits and bonds; begin construction. Anticipated completion date: July 2010.	Anticipated completion date: July 2012.
Hill-Elmhurst Senior Housing 9415-9437 International Blvd <i>Elmhurst</i>	New Construction of 64 senior rental units: 63 1-BR units 1 2 BR unit	63 units for seniors with incomes <60% AMI 1 resident manager unit	Redevelopment Agency (non-housing): \$1,096,222 Redevelopment Agency: \$6,032,000	Continue predevelopment activities. Apply for HUD Sec. 202 financing in 2008-09. Anticipated completion date: December 2010	Project did not receive HUD 202 funds in 2008- 09 round and plans to reapply for 2009-10 round. Project must apply to the Agency for a funding commitment extension as part of the 2009-10 NOFA.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	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.	HOPWA \$1,952,000 Alameda County: \$1,428,680 Contra Costa County: \$484,280 City Administration: \$39,040 (Actual allocations are based on number of reported AIDS cases as confirmed by the Centers for Disease Control and/or each County's AIDS Epidemiology report for the prior year.)	Assist approximately 150 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 200 persons. Maintain capacity of existing housing inventory and support services. Continue acquisition, rehabilitation and/or development of additional set-aside of 28 HIV/AIDS living units. Reserve funds for technical assistance and address emerging issues. Continue Project Independence (shallow rent subsidy program).	Assisted approximately 375 persons with HIV/AIDS & their families with housing assistance services. Approximately 115 units of stewardship housing was provided. Provided information and referral to over 197 persons for HIV/AIDS housing and service. Lost the inventory of housing at Hale Laulima (5 bedrooms). Stewardship of this property expired. Alameda County chose not to continue HOPWA services at this site due to unsettled repair with owners. However, balance of HIV/AIDS housing in the Oakland EMSA has been maintained. Funding has been secured for 243 additional units to be completed as early as April 2010. 31 of these units will be dedicated to persons with HIV/AIDS & their families.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Jack London Gateway 988 Brush Street (formerly 900 Market Street) <i>Western Oakland</i>	New construction of 61 senior rental units. (57 1- bdrm units; 3 2-bdrm units.; 1 resident manager unit)	24 units for households at or below 35% AMI; 36 units for households at or below 60% AMI. 1 resident manager unit.	Redevelopment Agency: \$4,900,000	Continue construction in FY 08-09. Anticipated completion date: August 2009	Construction was completed in June 2009. Residents moved in at that time.
Orchards on Foothill 2719 Foothill Blvd. <i>Fruitvale/San Antonio</i>	New construction of 65 senior rental units. (64 1- bdrm units, 1 2-bdrm unit.).	32 units for seniors < 35% AMI. 32 units for seniors < 50% AMI. 1 resident manager unit	Redevelopment Agency: \$1,025,000 HOME: \$3,475,000	N/A	Construction was completed in November 2008 and units leased up in December 2008.
Saint Andrew's Manor 3250 San Pablo Avenue <i>Western Oakland</i>	Rehabilitation of 60 units of senior affordable housing.	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$748,300	Begin rehabilitation in April 2008. Anticipated completion date: April 2010	Project is on hold. Private construction financing plan fell through in October 2008 and the owner is currently analyzing its next steps.
Saint Joseph Senior 2647 International Blvd. <i>Fruitvale/San Antonio</i>	Historic rehabilitation of former senior residence (currently offices) into 78 affordable rental units for seniors.	32 senior households with incomes < 35% AMI; 20 senior households < 50% AMI; 25 senior households < 60% AMI 1 manager's unit.	Redevelopment Agency: \$4,639,000 HOME: \$3,991,000	Secure 9% tax credit, MHP, and other financing; complete construction docs; building permit; start construction. Anticipated completion date: Mid-2010	Agency loan closed; permits pulled; TCAP (alternative financing) applied for (due to St of CA fiscal nausea). Anticipated completion date early 2011.

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

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Saint Patrick's Terrace 1212 Center Street <i>Western Oakland</i>	Rehabilitation of 66 units of senior affordable housing.	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$753,600	Begin rehabilitation in April 2008. Anticipated completion date: April 2010	Project is under construction and anticipated to complete in August 2009.

Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<i>Renters^a</i>	
0 – 30% of MFI	113
31 – 50% of MFI	20
51 – 80% of MFI	12
TOTAL	145
<i>Owners</i>	
0 – 30% of MFI	6
31 – 50% of MFI	16
51 – 80% of MFI	9
TOTAL	31
<i>Homeless</i>	
Single Individuals	1486
Families	116
TOTAL	1602
<u>Non-Homeless Special Needs</u>	142
TOTAL	142
TOTAL Housing	1920
Total 215 Housing	140

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

Racial/Ethnic Breakdown	Non-Hispanic	Hispanic	Total Racial/Ethnic
Single Race			
White	114	25	139
Black/African American	1265	5	1270
American Indian/Alaskan Native	38	6	44
Asian	79	0	79
Native Hawaiian/Other Pacific Islander	9	1	10
Multi-Race			
American Indian/Alaskan Native & White	10	0	10
Asian & White	7	0	7
Black/African American & White	56	4	60
American Indian/Alaskan Native & Black/African American	27	0	27
Other Multi-Racial	273	1	274
TOTAL	1878	42	1920

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, 2008 - April 7, 2009)

Income Level (% of Area Median)	Household Size							
	1	2	3	4	5	6	7	8 or more
30%	\$18,100	\$20,700	\$23,250	\$25,850	\$27,900	\$30,000	\$32,050	\$34,100
50%	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
60%	\$36,180	\$41,340	\$46,500	\$51,660	\$55,800	\$59,940	\$64,080	\$68,220
80%	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450

(For Units First Occupied from April 8, 2009 - June 30, 2009)

Income Level (% of Area Median)	Household Size							
	1	2	3	4	5	6	7	8 or more
30%	\$18,750	\$21,450	\$24,100	\$26,800	\$28,950	\$31,100	\$33,250	\$35,400
50%	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800	\$55,350	\$58,950
60%	\$37,500	\$42,840	\$48,240	\$53,580	\$57,840	\$62,160	\$66,420	\$70,740
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)**

Unit Size	First Occupied 7/1/08 – 4/7/09	First Occupied 4/8/09 – 6/30/09
SRO	\$650	\$679
Studio	\$866	\$905
1 Bedroom	\$1,029	\$1,069
2 Bedroom	\$1,237	\$1,284
3 Bedroom	\$1,421	\$1,475
4 Bedroom	\$1,565	\$1,626
5 Bedroom	\$1,709	\$1,776

Maximum Sale Price or After-Rehab Appraised Value

Units occupied or rehabilitated from July 1, 2008 – June 30, 2009

\$503,500 for single family home

\$389,500 for condominiums

MAPS:

**First-Time Homebuyer Loans
Housing Rehabilitation Activities
Housing Development Projects**

Map 1

(will be included in final CAPER)

Map 2

(will be included in final CAPER)

Map 3

(will be included in final CAPER)

Narrative D: Prevention and Elimination of Homelessness

March 31, 2006, Oakland City Council adopted the City of Oakland's Permanent Access To Housing (PATH) Strategy, a companion to the Alameda County EveryOne Home Plan to end homelessness in the next ten years. The PATH Strategy required an adoption from a continuum of care approach to ending homeless, to a housing first model. As a result, shifting of resources and services in Oakland relative to the delivery of services to the homeless had to be made.

PATH is the City of Oakland's response to the Alameda County EveryOne Home Plan, a plan that represents the culmination of over a year of discussion, analysis, and planning among City and County agencies, community-based providers, consumers and advocates. The Plan was sponsored by the County's Community Development Agency (Housing and Community Development), Health Care Services Agency (Behavioral Health Care Services and Public Health Department Office of AIDS Administration), and Social Services Agency, along with the City of Oakland's Department of Human Services, Community and Economic Development Agency, and the City of Berkeley's Housing Department and Public Health Department, and the Countywide Homeless Continuum of Care Council. The Plan's approach, combining three service systems (Homeless, HIV/AIDS, and Mental Health) being sponsored by nine agencies, is the first such strategy in the nation. Plan Goals The Plan grew out of the recognition that, while we have a history of innovative and successful programs to address homeless and special needs housing, simply continuing with these approaches will not end homelessness. The goal of the planning process was to develop a Plan to end chronic homelessness and ensure that low-income people with mental illness, HIV/AIDS, and/or those at-risk of homelessness have affordable housing with the support services they need. To achieve this goal will require a re-orientation of housing and service systems and the dedication of approximately 15,000 units of housing to the Plan's target populations. The Plan serves as a strategy to end chronic homelessness within Oakland and throughout Alameda County in ten years, with other goals extending the remainder of the fifteen year implementation period.

With a lot of planning, strategizing, training, and informing the City of Oakland implemented the first phase of the PATH Strategy in fiscal year 2008/09 creating a means to for provide housing and supportive services to homeless people in Oakland and to those people living with serious mental health illness, chemical dependency, HIV/AIDS and other disabling conditions. Top funding priorities for fiscal year 2008/09 were set as follows:

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

The Principle of Service philosophy of the PATH Strategy employs the following:

1. Housing First: Homeless people will fare best when placed directly into housing and provided with an appropriate level of services to assist them in stabilizing.
2. Every homeless person entering services shall be treated with dignity and shall be directed toward the highest level of housing and economic independence possible.
3. Service provision will be characterized by flexibility and versatility to meet the diverse and changing needs of consumers.
4. Permanent housing programs are characterized by voluntary services components, with the emphasis on user-friendly services driven by tenant needs and individual goals.
5. Services aim to help people reduce the harm caused by their special needs, such as substance abuse, mental illness or health-related complications.
6. Services focus on helping tenants obtain housing or stay housed by assisting with the management of problems that interfere with their ability to meet the obligations of tenancy.
7. For services to homeless people to be effective, they must be directed toward and linked to permanent housing placements.
8. In order to be effective, service providers must work to maximize the use of additional resources, both mainstream and community-based, for their clients.
9. Providers are expected to work with the City to maximize funding opportunities and leverage City dollars.

May 8, 2007, the City of Oakland adopted the Oakland PATH (Permanent Access To Housing) Strategy, replacing the City's Continuum of Care Plan to End Homelessness. PATH, a companion to the Alameda County EveryOne Home Plan, is a roadmap for ending homelessness in the City over the next fifteen years through the provision of a comprehensive plan for housing and supportive services for the homeless people throughout Oakland and Alameda County.

PATH is built upon the foundation established in the EveryOne Home Plan, focusing on a strategy that shifts the approach to the homeless problem away from managing it and towards solving it. Key elements of the shift include transitioning from emergency shelter and services toward the acquisition, development, and operation of permanent affordable and supportive housing, and the restructuring and refinement of homeless prevention activities, including new initiatives to prevent people from being discharged from publically funded systems into homelessness and to ensure that people who do become homeless are re-housed as rapidly as possible.

PATH will take the place of the City's, now obsolete five-year Oakland City-Wide Continuum of Care Plan, with the intention of PATH and EveryOne Home plans serving as guides to how resources are used to end homelessness over the next fifteen years.

In response to HUD's 2008 "SuperNOFA" funding process, the EveryOne Home 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 \$20.7 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 \$20.7 million awarded under the SuperNOFA, approximately \$8 million benefits 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 200 SuperNOFA award included four grants directly to the City for over \$3 million in multi-year renewal funding to support the City's 2008-09 Homeless Families Support Network (HFSN), Matilda Cleveland Transitional Housing (MCTHP), Oakland Homeless Youth Housing Collaborative (OHYHC) and the City's Scattered Sites Transitional Housing Program/Families in Transition (THP/FIT).

Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
East Oakland Community Project/Crossroads 7515 International Blvd. Oakland, CA 94621 <i>Citywide</i>	State-of-the-art emergency shelter facility offering 125 beds and comprehensive support services for homeless people seeking a better life.	Homeless families with incomes at 30-50% AMI	CDBG: \$296,000	Funds will be used to support the operation of the shelter serving approximately 700 homeless persons with shelter, substance abuse, counseling, HIV/AIDS services and other supportive services to the homeless.	East Oakland Community Project operated the newly constructed Crossroads shelter serving approximately 587 homeless persons with 37,108 shelter bednights and services. 90 received HIV/AIDS services, over 93,605 meals were served, 759 units of case management was provided. 17.8% of the shelter clientele were chronically mentally ill requiring intensive services. units 113 EOCP clients obtained permanent housing. 38 EOCP clients moved into transitional housing.
ECHO Home Equity Conversion <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Home owners at least 62 years old.	CBDG: \$21,000	Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach.	Provided information and referral to 77 families/individuals, conducted 36 counseling sessions, and reached 465 people through outreach.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
ECHO Rental Assistance Program Citywide	Payment of first and last month's rent and security deposits.	Households with incomes at 30-50% AMI.	City of Oakland: \$93,000	Prescreen 1,500 clients, place and do follow-up for 150 households, provide support counseling, information, referrals, and other forms of outreach.	Conducted 1,369 prescreens, provided counseling to 130 families/individuals leading to 130 loan guarantees.
Foreclosure Eviction Prevention Citywide	Provide informational mailings, outreach and counseling services to tenants living in homes facing possible foreclosure.	Low- and moderate-income renters.		Prevent unlawful eviction of tenants living in foreclosed properties.	3,854 letters and brochures with referral information were mailed to residents facing foreclosure and its impact
Homeless Facilities Construction and/or Rehabilitation Location to be determined	Construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.	Homeless persons with extremely low income (less than 30% AMI)	CDBG \$750,000	Assist 1-3 homeless housing and service agencies with rehabilitation and/or acquisition and/or construction cost of existing or new facilities.	Funds for this activity were released for the City's 2009-11 Request For Proposals for PATH construction or facility Rehabilitation Projects. AHA was the selected provider to administer needed major rehabilitation to the Oaks Hotel, offering 84 SRO bedrooms of varying sizes that are approximately 125 square feet each.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Homeless Facilities Construction and/or Rehabilitation <i>Location to be determined</i>	Cont.	Cont.	Cont.	Cont.	<p>The building also includes a manager's unit, manager and services offices (the services office is currently not in use), two lobby areas, a computer / community room and a ground floor restaurant. Residents share three kitchens and 42 bathrooms and showers. Replace or repair major building systems including the roof, elevator, windows and boiler. The renovation will improve ADA accessibility and ensure seismic safety. The physical condition of the building also requires that worn common areas fixtures be replaced. These upgrades will be made in addition to adding kitchens and bathrooms to each apartment.</p>

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Homeless Facilities Construction and/or Rehabilitation <i>Location to be determined</i>	Cont.	Cont.	Cont.	Cont.	<p>This scope of work will eliminate the financial burden of the property's deferred maintenance issues and allow for a higher fair market rent determination from the Oakland Housing Authority. With the anticipated increased cash flow, a social service coordinator position will be funded to provide on-site services support to residents.</p> <p>Total projected development costs are \$14.5 million or \$171,000 per unit. AHA is requesting a CDBG grant in the amount of \$800,000 to fund 6% of total costs.</p>

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	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	Homeless families with incomes at 30- 50% AMI.	Supportive Housing Program \$259,432 (MCTHP \$253,255 City Admin. \$6,177) CPPSO \$50,000 Contractor Match \$20,000 Tenant Rents \$25,250	Assist between 5 - 9 families. Rehabilitation work on 9 MCTHP units to be completed by January 2009.	The MCTHP runs from October 1, 2008 through September 30, 2009. By June 30, 2009, MCTHP provided transitional housing & services to 14 families during the 2008- 09 fiscal year. Construction and rehabilitation work on this 14-15 unit facility is expected to be completed in October of 2009. All living units as well as the offices, resource room and dining lounge will have been completed. The work includes replacement of all windows, new bathroom fixtures and plumbing, new flooring, foundation and drainage work, structural wood replacement (due to dry rot), abatement of hazardous materials and interior and exterior painting.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Permanent Access to Housing (formerly Emergency Shelter Grant Program) <i>Citywide</i>	1) Housing Assistance 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.	Homeless families, individuals and seniors with incomes at 30-50% AMI.	ESG: \$372,694 (Homeless Prevention: Up to \$111,808, Essential Services: Up to \$111,808, Operations: Not less than \$130,444, City Administration: \$18,634) General Fund: \$115,000 (Emergency Housing Program) General Fund: \$200,000 (Homeless Mobile Outreach Program) General Fund: \$57,694 (Staff Costs)	Assist approximately 1,800 persons with access to permanent housing, temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, and/or other support services to the homeless and near-homeless population as outlined in the Oakland Direct PATH (Permanent Access To Housing) plan. Provide outreach and homeless encampment services to approximately 2,000 homeless persons. This includes services provided with match funding.	This first year of PATH implementation, five agencies were awarded funds to provide housing and/or services that lead to the access to permanent housing through the means of homelessness prevention, rapid re-housing and housing resource services. Through PATH and match funding, 1,074 clients prevented eviction through legal services, 32 youth maintained stable housing and services, 63 individuals maintained housing as the Harrison Hotel, and 215 clients transitioned from shelter to permanent and/or transitional housing. Through PATH and PATH match sources, and additional 51 clients transitioned from homeless encampments or shelter into permanent or transitional housing settings.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Permanent Access to Housing (formerly Emergency Shelter Grant Program) <i>Citywide</i>	Cont.	Cont.	Cont.	Cont.	A total of 55,485 shelter bednights were provided, 175 hotel motel voucher bednights provided. 813 obtained income or employment through PATH program. PATH and PATH partnering programs served over 4,000 people, with 1,435 obtaining and or maintaining permanent and/or transitional housing.
Project Pride 2577-79 San Pablo Ave. <i>Western Oakland</i>	New construction & rehab of 42 transitional units w/ supportive services.	42 transitional units for small families < 35% AMI	Redevelopment Agency: \$4,450,000	Complete financing and close Agency loan in 2008.	42 unit project determined infeasible due to termination of state funding program. Project reduced to rehabilitation of 20 units. Agency loan reduced to \$1,600,000. Received commitment of \$903,637 Neighborhood Stabilization Program (NSP) funds. Received commitment of \$650,000 AHP in June, 2009. Renewal of commitment of EHAP funding of \$1,000,000.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN) Anka Behavioral Health, Inc.. At HRMSC 559-16 th Street Oakland, CA 94612 <i>Citywide</i>	Provide a continuum of services, shelter and transitional housing (54 units) to homeless families.	Families with incomes at 30-50% AMI.	SHP \$1,825,154 (HSFN \$1,781,698 City Admin.\$43,456) Alameda County: \$250,000 Excess Cash Value of Monthly Lease: \$122,558	Assist 158 families (approximately 530 individuals).	During the program year (March 1, 2008 – February 28, 2009) HFSN assisted over 93 families with Transitional Housing (110 adults and 133 children). 30 families obtained Permanent Housing. In addition, support services, shelter bednights, case management were provided to approximately 300 additional homeless clients

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Transitional Housing Program/Families In Transition (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. <i>Citywide</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing. 3 1-BR units 4 2-BR units 2 3-BR units	<i>Homeless families with incomes at 30-50% AMI</i>	THP (Supportive Hsg Funds) \$245,146 (THP/FIT \$238,473 City Admin. \$6,673) General Fund \$133,000 <i>Tenant Rents</i> \$21,000	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.	The FIT/THP was in operation from March 1, 2008 through February 28, 2009. Assisted 9 families during the fiscal year with transitional housing and services. Two families obtained permanent housing through the FIT program. Rehabilitation of all five properties was completed in October 2008. All the homes are occupied. The rehabilitation work included the replacement of all windows, electrical upgrades, new flooring, new plumbing fixtures, new kitchen cabinets and interior & exterior painting.
Oakland Homeless Youth Collaborative (OHYC) <i>Citywide</i>	24-29 transitional housing beds for homeless youth.	Homeless Youth ages 18-25.	OHYC \$696,433 (City Admin = \$34,821) <u>Contractor Matches</u> Covenant House \$74,787 First Place Fund for Youth \$21,997 East Oakland Community Project \$24,930	Assist 22-60 young adults with housing and services.	The OHYHC program runs from August 1, 2008 through July 30, 2009. By June 30, 2009 OHYHC provided transitional housing to 51 emancipated youth. Approximately 49% have obtained permanent housing.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Winter Relief Program <i>Citywide</i>	Emergency food and temporary shelter during winter months.	Persons with incomes at 30-50% AMI.	City of Oakland: \$225,000	Assist between 500 and 800 persons.	Winter Relief funds are now part of the newly adopted Permanent Access to Housing (PATH) program as well as Emergency Shelter Grant (ESG) Program.

Narrative E: Other Actions

The 2008-2009 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. The City also works closely with the Oakland Housing Authority to secure project-based vouchers to provide deeper affordability in City-assisted developments.

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.

The City continues to provide financing and technical support to preserve existing assisted housing projects to ensure that rent and income restrictions are maintained and extended. In FY 2008-09, the City issued its first Notice of Funding Availability to provide funding for capital improvements and modernization for older assisted housing developments and awarded \$9,544,000 for rehabilitation of eight projects.

3. Actions to address public policy barriers to affordable housing

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

- Work will continue on development of specific rezoning actions consistent with the Comprehensive Land Use and Transportation Plan. Rezoning will facilitate

the development of housing at appropriate densities to meet the City's housing needs.

Over the past year, the City has made considerable progress in comprehensively updating its zoning regulations for the entire city to be consistent with the 1998 General Plan. Specifically, new zoning has been adopted by the City Council for the city's industrial areas and the downtown area (in June '08 and July '09, respectively). The new zoning for the downtown (areas with the General Plan land use designation of "Central Business District") allows for high density housing. An update of the City's residential and commercial zoning was initiated in the fall '08, including an extensive community participation process, and is expected to be completed in early 2010. Bringing the City's zoning into alignment with long-range plans is an important step toward revitalizing the City's economy and creating housing opportunities for Oakland residents.

- The City will continue to work to develop a broader community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work on these issues with the Non-Profit Housing Association of Northern California (NPH) and East Bay Housing Organizations (EBHO).

The City continues to support and participate in these efforts.

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

Within the City's Planning and Zoning Division, the Major Projects Section facilitates plans and processes major development projects, which are typically higher density/larger size projects over 50 residential units or 50,000 square feet. Staff provides experienced project management for the most complex development projects, including those requiring an expertise on environmental review, redevelopment law, and multi-agency and multi-division coordination.

The City has implemented Stellant, a new document archiving and retrieval software, which allows users to search for documents (e.g. case files, plans, project correspondence). Currently, this information is available to staff users only; however, the eventual goal is to have this information accessible by the public online. Efforts are on-going to scan all case file information to include on the Stellant system. The PERTS system will be the City's new permit and code enforcement tracking system, however, this system is still under development. In addition, the City is working to overhaul its entire website to be more user-friendly and responsive to individual users. Feedback about ways to improve the City's website was solicited from the public at community workshops.

4. Institutional Structure for Providing Affordable Housing

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 collapse of the financial markets caused severed disruptions in funding for affordable housing projects, including in particular a suspension of funding from State bond-funded programs because the State was unable to market the bonds. The City actively lobbied to secure the earliest possible release of funds as soon as bond monies were again available.

- 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.

Implementation of the PATH plan has included efforts to identify and secure new sources of funding for supportive services in housing.

Coordinating Resources

- Improve processes within the Community and Economic Development Agency (CEDA) to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency. Recent examples of improvements include the realignment of housing rehabilitation programs, increased funding assistance limits for emergency rehabilitation, and reinstatement of housing counseling and education as integral service components and objectives for the loan and grant programs.

The City continues to re-evaluate and redesign its programs to achieve these objectives.

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

The Housing Authority has tied allocation of Project-Based Section 8 assistance to the City’s annual Notice of Funding Availability for affordable housing development, which allows for better coordination of these two important forms of assistance. The Housing Authority is also a key participant in implementation of the PATH program to provide permanent supportive housing for the homeless.

The Housing Authority continues to work with the City on strategies for preservation of the California Hotel, a troubled low-income SRO, including the possible use of project-based Section 8.

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

The City continues to pursue such efforts through the Association of Bay Area Governments and its FOCUS project.

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 continues to encourage and assist developers to secure training and assistance from these and other programs.

- The City will consider continuing the use of HOME funding (CHDO Operating Support) to support non-profit capacity building, but may choose to reallocate these funds for housing development activities.

No new funding was budgeted or allocated for CHDO operating assistance in the 2008-09 program year.

- 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.

There were no significant changes in this area.

- 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.

Participation of For-Profit Organizations

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

The California Reinvestment Coalition (CRC) continues to regularly review legislation that impacts the market – such as legislation, banking, loans, and foreclosures. No new initiatives were introduced during the fiscal year.

- 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 a bi-annual estimate of the citywide community credit demand. The City works with other jurisdictions and organizations to strengthen state legislation.

The City conducted its Linked Banking Survey; seven of the 31 banks responded; six achieved their fair share goal.

The City continues to work with jurisdictions and organizations to strengthen state legislation, analyze proposed legislation and provide letters to document our position.

The City has a contract with a non-profit counseling agency to conduct monthly foreclosure prevention workshops. Additionally, several industry representatives address foreclosure activities by participating in events and workshops.

President Pro Tem Larry Reid, Council Member representing District 7, hosted a Free Bus Tour of foreclosed and vacant properties on Saturday, May 16, 2009. Council Member Reid, along with the Housing Division of the City of Oakland, partnered with sponsors of this event including the Oakland Association of Realtors, the California Association of Realtors, Freddie Mac, realtor organizations, various lending institutions, and local non-profits including housing consultants and credit counselors in an effort to match potential buyers with the properties that are listed for sale, and vacant throughout the District.

Buses with expert tour guides who explained future plans and developments in the given areas, left at various times and toured the exterior of these houses. Approximately 85-90 persons rode the buses and toured 30 homes.

- 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 (OHA)'s Annual Plan. Some of the improvements stated in the plan and others that are currently being implemented include the following:

Housing Management Operations - The OHA continues to implement a new asset based property management structure that includes new procedures and staffing assignments for carrying out core functions. Training will be provided to staff on all new policies and procedures.

The OHA transition to a decentralized project-based management structure with each property or group of properties managed independently as an Asset Management Project (AMP) has increased management presence at each site and improved the ability of management to respond to issues as they arise. Each site is managed under the leadership of a property administrator who supervises management and support staff to complete routine maintenance work, perform annual eligibility recertifications and ensure lease enforcement. OHA continues to operate a centralized maintenance staff to complete larger non-routine and specialized projects. OHA created the new position of Assistant Director of Asset Management in FY 2008-09.

Community Relations – The OHA will continue to leverage the productive and cooperative working relationships with other partner agencies and community groups throughout the City. These partnerships, which include organizations such as the Unity Council, the variety of programs located in the Asian Resource Center, Neighborhood Crime Prevention Councils (NCPC), Neighborhood Associations and the Service Delivery System (SDS) teams, have supported the Authority's transition to a more proactive property management organization with stronger lines of communication to its clients and community stakeholders. The OHA is also currently

exploring the feasibility of implementing a new training and orientation program for public housing tenants as part of a good neighbor program.

OHA continues to leverage the productive and cooperative working relationships with other partner agencies and community groups throughout the City. OHA staff attend community meetings, NCPC meetings, responded to inquiries from city council staff and actively worked to resolve issues in the community. OHA contracted with an Oakland based organization to develop and deliver OHA's new Good Neighbor Program. This new OHA initiative will provide a training and orientation for public housing tenants as well as a leadership development program.

Curb Appeal – The OHA has initiated property curb appeal improvements through proactive site monitoring by property management staff, maintenance crews and the OHA Police Department. The OHA has also initiated a graffiti abatement program with the goal of painting over or removing graffiti at OHA sites within two business days.

New policies and procedure have improved response time to graffiti abatement, garbage collection problems and other issues. The OHA has also invested considerable resources to improve the exterior appearance of its properties including painting, new energy efficient windows, improved trash enclosures, repaving of parking areas and landscaping upgrades.

Customer Service – The OHA will provide improved customer service for our clients, consistent throughout all offices by modifying practices and training staff as needed. The OHA developed a Customer Assistance Center, which allows the community to ask questions and provide comments or concerns by speaking directly with the CAC staff by phone or through an email submission. The CAC phone number is posted at all OHA properties and on the agency's web site. OHA will conduct periodic customer service surveys to determine resident and community satisfaction of all Authority programs and services.

The Customer Assistance Center received 272 complaints during FY 2008-09 with an average of 23 per month. Most of the calls related to graffiti, site upkeep and requests for general customer assistance. The vast majority of the cases were resolved within 24 hours.

b. Improvement of the Living Environment

i. Public Housing Capital Fund Activities

Utilizing Public Housing Capital Funds, flexible funding under the Moving to Work program and the OHA Local Fund, the OHA will continue its efforts to address the many physical and social problems that exist in and around public housing sites. These efforts will include the comprehensive modernization of some of the Authority's oldest developments and a new program of designed to

provide specific upgrades of building exteriors and interiors to address deferred maintenance and improve the physical appeal and safety of the buildings.

The Housing Authority's Capital Fund Annual Plan for FY 08/09 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 \$7.9 million for the fiscal year.

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

Project		Units	Expected Completion (Month/Year)
1	3500 Bruce Street	8	08/08
2	4203 Terrace Street	4	08/08
3	6916 Arthur Street	6	12/08
4	2381 E 21st Street	4	10/08
5	6921 Fresno Street	5	12/08
6	1739 89th Avenue	6	10/08

The following five sites are on "hold" pending further analysis of the feasibility of various options:

Project		Units
1	2011 7 th Ave	6
2	2530 9 th Ave	15
3	4118 Lyon Ave	8
4	1236 E 17 th Street	10
5	2509 77 th Ave	22

The Housing Authority's Capital Fund Annual Plan for FY 2008-09 allocated \$25.3 million in funding for capital upgrades at public housing sites.

The table below summarizes the status of major rehabilitation projects.

Project		Units	Expected Completion (Month/Year)	Actual Completion Date (Month/Year)
1	3500 Bruce Street	8	08/08	10/08
2	4203 Terrace Street	4	08/08	10/08
3	6916 Arthur Street	6	12/08	Ongoing
4	2381 E 21st Street	4	10/08	9/08
5	6921 Fresno Street	5	12/08	Ongoing
6	1739 89th Avenue	6	10/08	5/09
7	2056 35th Ave	9	5/08	Ongoing
8	9500 - 9510 Sunnyside Street	16	4/09	Ongoing

As part of an ongoing response to limited and insufficient Capital Program funding from HUD, OHA's Building Envelope Program (BEP) provides selective and specific upgrades to reduce per unit costs and to spread the agency's limited funding across more properties. The table below lists the sites that received funding through BEP during FY 2008-09. Improvements at each site might include new windows, doors, stucco repair, dry-rot repair, plumbing, garbage enclosures, fencing, parking lot re-paving, landscaping, and exterior painting.

Project		Units
1	1031 E 24th Street	4
2	1061 Elmhurst Avenue	5
3	1127 Foothill Blvd.	11
4	1128 E 15th Street	7
5	1227 E 17th Street	9
6	2146 E 24th Street	4
7	1305 E 25th Street	4
8	1323 MacArthur Boulevard	7
9	1324 E 32nd Street	5
10	1422 47th Avenue	7
11	1449 73rd Avenue	3

	<i>Project</i>	<i>Units</i>
12	1465 Seminary Ave.	8
13	1486 77th Avenue	4
14	1500 38th Ave	4
15	1608 11th Avenue	20
16	1617 50th Avenue	4
17	1632 E 19th Street	7
18	1716 E 20th Street	4
19	1726 38th Avenue	6
20	1730 85th Avenue	6
21	1737 E 15th Street	6
22	1815 28th Avenue	11
23	1853 38th Avenue	15
24	1900 Commerce Way	4
25	1900 E 24th Street	4
26	1919 E 15th Street	7
27	1928 96th Avenue	4
28	1951 E 24th Street	5
29	2000 E 21st Street	4
30	2017 11th Avenue	4
31	2017 E 24th Street	4
32	2030 E 25th Street	5
33	2032 E 26th Street	9
34	2102 E 17th Street	4
35	2110 25th Avenue	6
36	2115 38th Ave.	4
37	2126 High Street	9
38	2146 E 24th Street	4
39	2216 E 21st Street	4
40	2218 24th Avenue	3
41	2228 48th Ave.	5
42	2229 E 24th Street	3
43	2240 E 19th Street	7
44	2282 83rd Ave.	1
45	2284 E 17th Street	4
46	2309 98th Avenue	8
47	2323 E 22nd Street	6
48	2349 83rd Ave	6
49	2353 E 24th Street	3
50	2402 E 27th Street	8
51	2416 88 Ave.	6
52	2430 E 22nd Street	5
53	2440 E 21st Street	8

	<i>Project</i>	<i>Units</i>
54	2468 Coolidge Avenue	5
55	2511 11th Avenue	4
56	2529 9th Avenue	4
57	2558 35th Avenue	12
58	2607 12th Avenue	4
59	2626 E 21Street	4
60	2630 E 25th Street	3
61	2711 26th Avenue	4
62	2820 35th Avenue	14
63	2922 West Street	3
64	2961 Georgia Street	4
65	3010 E 16th Street	5
66	3017 West Street	8
67	3025 MLKJ Way	7
68	3102 Pleitner Avenue	4
69	3217 West Street	6
70	3228 Logan Street	4
71	3291 Lynde Street	8
72	3314 E 17th Street	4
73	3330 72nd Avenue	8
74	3336 Arkansas Street	14
75	3370 62nd Avenue	6
76	3532 Pierson Street	5
77	3590 Lincoln Ave.	4
78	368 62nd Street	5
79	3901 Webster Street	14
80	4100 Allendale Avenue	3
81	421 Oakland Avenue	8
82	4516 Fairfax Avenue	4
83	4520 Montgomery St.	4
84	454 36th Street	4
85	4737 Ygnacio Avenue	6
86	4903 Congress Avenue	3
87	4908 Congress Avenue	4
88	5009 Congress Avenue	3
89	5018 Melrose Avenue	4
90	5120 Shafter Avenue	7
91	522 32nd Street	4
92	533 59th Street	9
93	537 32nd Street	12
94	541 29th Street	5
95	554 37th Street	9

	<i>Project</i>	<i>Units</i>
96	557 46th Street	6
97	565 29th Street	7
98	565 45th Street	6
99	5661 MLK Jr. Way	4
100	578 58th Street	12
101	582 48th Street	10
102	59 Pearl Street	12
103	5914 Colby Street	6
104	594 63rd Street	4
105	5944 Bromley Ave.	4
106	5945 Bromley Avenue	4
107	6130 Hilton Street	8
108	6229 Hayes Street	6
109	6238 Seminary Avenue	4
110	6309 Baker Street	6
111	648 57th Street	5
112	656 - 666 53rd Street	14
113	6631 Laird Street	6
114	675 30th Street	5
115	678 29th Street	3
116	7000 Lacey Avenue	6
117	7107 Favor Street	4
118	716 34th Street	4
119	7209 Holly Street	5
120	725 39th Street	5
121	727 37th Street	8
122	727 37th Street	8
123	729 34th Street	3
124	734 Rand Avenue	5
125	7510 Ney Avenue	10
126	755 Alcatraz Avenue	10
127	7636 Ney Avenue	6
128	768 41st Street	7
129	7950 Ney Avenue	10
130	810 60th Street	4
131	827 52nd Street	5
132	837 60th Street	4
133	85 Garland Street	3
134	866 37th Street	5
135	873 32nd Street	12
136	880 45th Street	6
137	881 41st Street	4

	<i>Project</i>	<i>Units</i>
138	881 41st Street	4
139	9008 Cherry Street	4
140	9220 Sunnyside	10
141	9240 Bancroft Avenue	9
142	9320 Sunnyside Street	6
143	933 46th Street	5
144	9427 Plymouth Street	4
145	944 34th Street -SI	4
146	945 44th Street	5
147	9615 E Street	5
148	9746 Plymouth Street	3
149	987 63rd Street	5

ii. *HOPE VI Development Activities*

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

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

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

The original or “primary site,” now called Lion Creek Crossings, is being developed as a mix of housing types by the OHA and a developer partnership with East Bay Asian Local Development Corporation (EBALDC), the Related Companies and Chambers General Construction. The site will include 157 public housing units, 282 additional tax credit units and 28 affordable for-sale units. Because of the size of the development, the rental component was divided into four rental phases, and the ownership component will be completed after the last rental phase.

Phase I consists of 115 rental units, including 45 replacement public housing units. Construction is complete and the units were occupied by June 2006.

Phase II consists of 146 units, including 54 replacement public housing units and 18 Section 8 project-based voucher units. Construction is complete and all units were occupied as of September, 2007.

Phase III, consists of 106 unit, including 37 replacement public housing units and 16 Section 8 project-based voucher units, is under construction and scheduled for substantially completion by June, 2008.

Phase IV, consists of 72 units, including 21 replacement public housing units. Construction will begin in spring, 2009.

The ownership phase will consist of 28 units, all of which will be made available to moderate income buyers.

Coliseum Gardens Park, which is part of the primary site, has been reconfigured and will be rebuilt by the OHA. Park reconstruction is expected to be complete by the Fall of 2008. Portions of Lion Creek as it flows through the park will be restored by the City of Oakland.

The infrastructure between 66th and 69th Avenues was completed and Coliseum Gardens Park was turned over to the City in the Dec. of 2009. Relocation, demolition and soils testing were completed for Phase IV. In addition, a \$200,000 EPA grant for brown field remediation was awarded to Phase IV during FY 2008-09.

iii. Tassafaronga Village

The OHA has been pursuing the revitalization of the Tassafaronga Village site since March 2005 when the Board of Commissioners approved the submission of the first of two unsuccessful applications for HOPE VI funding from HUD. In February of 2006 the Board authorized the submission of a Demolition and Disposition application to HUD that was approved in April of 2007. In September of 2007 the OHA was awarded an allocation of 75 Section 8 Vouchers from HUD to utilize as a relocation resource for the households at Tassafaronga Village.

The redeveloped Tassafaronga Village will include 87 Project Based Section 8 Voucher units to replace the original public housing units on a one-for-one basis, 70 additional units of new rental housing and 22 units of new affordable ownership units. The ownership units are being developed by Habitat for

Humanity of the East Bay. Financing for the project includes \$4.8 million in Redevelopment Agency funds from the City of Oakland.

Construction on the new and replacement rental units is scheduled to start in August of 2008. The ownership units are scheduled to start construction in September of 2008.

The project received \$53.6 million in funding commitments in FY 2008-09. In addition, construction on Phase 2 started in June 2009.

iv. *HOPE VI Social Services for Public Housing Residents*

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

Lion Creek Crossings, OHA's active HOPE VI development, served over 200 families through the HOPE VI funded social services. In partnership with East Bay Asian Local Development Corporation, over 11 agencies provide workforce development, job readiness, financial literacy, tax preparation assistance, IDAs, youth programs, childcare and community building activities. Services are available to Public Housing residents and Section 8 participants as well as other families from Lion Creek Crossings and the surrounding community.

v. *Public Safety*

The Oakland Housing Authority officially closed its final Public Housing Drug Elimination Program (PHDEP) grant in December 2002. While the loss of this funding resulted in reduced staffing for the Oakland Housing Authority's Police Department and Resident and Community Services Department, the OHA 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 community-based organizations, 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 Oakland Housing Authority Police Department continues to be certified as a Flagship agency by the Commission on Accreditation for Law Enforcement Agencies (CALEA). During FY 2008-09 OHA police officers regularly attended community meetings and worked with community leaders and its partner law enforcement agencies to address community issues. The agency utilizes a number of advanced technologies to track and identify trends that allows the department to strategically deploy resources. The Department was a co-host of approximately 25 National Night Out events hosted at Public Housing sites

throughout the city. In addition, OHADP hosted its annual kids camping trip, a three day two night trip to the Santa Cruz Mountains for over 40 youth.

6. Public Housing Resident Initiatives

a. Resident Participation in Management

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

OHA held 6 RAB meetings in FY 2008-09. The RAB considered and provided input to staff and the Board of Commissioners on issues related to the disposition of the scattered site public housing units, the annual plan and annual budget and the allocation of American Recovery and Reinvestment Act funding.

b. Resident Opportunities for Homeownership

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

i. HOPE VI Homeownership Program:

Through the HOPE VI program, the OHA is developing approximately 59 affordable homeownership units, which will be available to public housing residents, Section 8 participants and other low-income residents in the City. Additionally, the OHA has developed a Homeownership Program in consultation with community groups, Fannie Mae, HUD, 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.

Thirteen of the 14 first time home owner units were completed and sold to qualifying buyers in FY 2008-09 at Mandela Gateway. The development of the 28 units of homeownership housing at Lion Creek Crossings has been delayed due to changing market conditions.

ii. Tassafaronga Village Homeownership Opportunities:

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

Habitat received \$1,868,000 in funding from the City for the affordable homeownership units.

iii. Section 8 Homeownership Program:

OHA operates a Section 8 Homeownership Program that aids clients by subsidizing a portion of their monthly mortgage payments. By June 30th, 2008 the section 8 Homeownership Program will have assisted 30 families in purchasing homes since March 2004. Over 250 families are currently participating in programs preparing them for homeownership. During FY 2009 an estimated 15 new families will graduate from the Homeownership Program. The OHA developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. The OHA will continue to explore homeownership opportunities for Section 8 participants and collaborate with the City, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners.

During FY 2008-09, 18 new families graduated from the Homeownership Program and successfully purchased a home. Since January 2004 the program has successfully assisted 46 families with the purchase of a homeownership unit.

iv. ROSS Homeownership Grant:

The ROSS Homeownership funds allow the OHA 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. Two families have already successfully purchased a house through the program. The OHA ROSS grant was recently extended through January of 2009. By the end of the granting period The OHA anticipates that an additional 10 households will have successfully completed the program. ROSS funds also allow a housing authority to provide a Housing Choice Voucher, which can be used for home purchase only. A Housing Choice Voucher can be provided to 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.

Ten families successfully purchased a house through the ROSS program before the grant ended in February of 2009.

7. Lead Based Paint Hazard Reduction

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

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

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

The City's Residential Lending and Housing Rehabilitation Services department signed a new agreement on March 17, 2009 that runs until February 29, 2012 to contract with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for required lead hazard consultant services: lead-based paint pre-rehabilitation inspections, project design assistance, abatement/remediation cost estimating, project plan and specifications preparation, laboratory services and clearance testing. Cost estimates range from \$700 to \$2,000 per unit, depending on the size and condition of the property.

In addition, to provide an alternative service for the loss of free risk assessments and clearance testing, the County is providing an In-Home Consultation (IHC) service on a referral basis. This service involves a home site visit to inspect for possible lead hazards, education of the owner regarding lead hazards and distribution of a lead testing kit. To date the rehabilitation program has referred 14 homeowners to this service.

Most of the City's residential rehabilitation loans average \$55,000-\$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. With the ACLPPP partnership agreement, the reimbursements help to reduce the impact of reduced funding allocations and assist with future lead hazard abatement projects.

Table 1
Lead-based Paint Hazard Reduction Primary Prevention Goals

Action	Goal	Accomplishments
Conducted in- home lead consultations	100	101
Provide lead sampling kits	198	166
Conducted lead –safe painting an remodeling classes for property owners and paint store staff	3	5
Loaned out HEPA vacuum cleaners	165	130
Provided “Protect Your Family From Lead in Your Home” booklets to landlords	2500	2985
Answered public information line calls about lead	330	207
Staffed public education lead awareness events and conducted presentations	33	50
Distributed lead education literature at paint stores, libraries, community centers, and municipal office	48	58

During the 2008-09 Fiscal Year Alameda County changed the “Lead-based Paint Hazard Reduction Goals” to the “Lead-based Paint Hazard Reduction Primary Prevention Goals” and changed the content of the “Action” and “Goal” columns. The accomplishments reported here reflect the new actions and goals.

8. Anti-Poverty Strategies

The City's Annual Action Plan described 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. Accomplishments are listed in italics under each planned action.

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

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

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

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 entire 15% resident apprentice hiring goal may be achieved entirely on the City of Oakland Redevelopment Agency funded project; or split on a 50/50 basis (minimum 7.5% on city funded project and maximum 7.5% on non-city funded projects).

For FY 2008-09, the application of the City's Local Employment Program and 15% Apprenticeship Program on City monitored projects resulted in the new hiring of five-hundred-twenty-one (521) Oakland residents by contractors performing work on City monitored projects, and of these new hires, two-hundred-nineteen (219) were Oakland apprentices.

Both of these programs remain in effect and apply to City and Redevelopment Agency assisted housing development projects.

b. Living Wage Ordinance

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” (\$10.83 per hour with health benefits or \$12.45 per hour without benefits for fiscal year 2008-09) 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.

The Living Wage Ordinance remains in effect.

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

Many City-sponsored housing projects, particularly in Single Room Occupancy housing and in housing targeted to the homeless, include a planned service component that aims, in part, at assisting very low-income persons to develop the necessary employment and job search skills required to allow such persons to enter or return to paid employment and an ability to live independently. Various innovative activities within the City's homeless service program contracts will target assisting homeless persons in need of job assistance and employment search skills. At least one homeless service agency will be funded specifically for these services through the City's Hunger & Homeless Programs section.

As noted elsewhere in this report, the new PATH plan focuses specifically on linking housing developers and service providers to develop new permanent housing with supportive services for the homeless. The City has convened a number of meetings with nonprofit and public agencies to identify and secure funding for the necessary services for supportive housing developments.

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

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

The program enrolls approximately 40 students per semester in a combination classroom and hands-on construction project program. The students and instructors provide the labor for the project and the end product is a one or two unit residential dwelling, made available for occupancy by low to moderate-income families. Upon

completion of a project, the property is sold for cost and all proceeds are used to fund subsequent projects.

During FY 2008-09 150 students were enrolled in the construction training program.

e. Business Opportunities for Public Housing Residents

The Oakland Housing Authority (OHA) 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.

OHA is a partner site for the entrepreneurship training programs provided through OUSD's adult school. Urban Fire provides a 12 week program that results in the creation of an individualized business plan. Approximately 40 individuals participated in the program.

f. Job Training and Employment Programs in Public Housing

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

The Public Housing Family Self Sufficiency (FSS) program served 32 families during FY 2009. Participants were assisted with making connections to employment opportunities in construction, culinary arts, healthcare and customer service. OHA's partners include Cypress Mandela, The Bread Project, The Unity Council and Life Time.

g. Section 8 Family Self-Sufficiency Program

The Oakland Housing Authority's Family Self-Sufficiency Program (FSS) assists residents with becoming self-sufficient and saving for the future. Over 250 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 first-time homebuyer programs. One hundred and twenty eight families have successfully graduated from the FSS program. By June 30th, 2008 The OHA estimates that an additional 20 households will graduate. During the next year, 25 additional households are expected to graduate. Average escrow amounts among graduates is approximately \$12,000. Among current participants, 153 (48%) have escrow savings accounts. The average account balance for all current participants is approximately \$4,500.

Over 220 Section 8 households currently participate in the program. During FY 2008-09 25 families successfully graduated from the program with average escrow amounts of approximately \$10,450. Of those currently enrolled in the program, 98 (51%) have escrow savings accounts. The average account balance for all current participants is approximately \$4,500.

h. Youthbuild (Training and Employment)

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

No Youthbuild applications were submitted.

i. Workforce Development Program

Oakland's Workforce Development Unit will continue to align its efforts with the City's Economic and Business Development initiatives. Workforce will continue working closely with Business Development and Redevelopment to support local business development and expansion. Specific to its FY 2008-2009 budget, the Workforce Development Unit plans to accomplish the following goals: 1) improve the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promote business development and growth through excellent staffing, worker training, and hiring tax credit services for more than 100 businesses; 3) save Oakland business millions of dollars by doubling the number of tax credit vouchers administered in Oakland from 5,000 to 10,000; 4) expand and improve job training services for hundreds of youth offenders and parolees; and 5) redesign Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board.

j. Department of Human Services Programs

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

biennial community action plan, the Oakland CAP is able to identify the best opportunities to assist all members of the community in becoming self-sufficient and productive members of society.

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) \$36,527,148 in new funds from the Low and Moderate Income Housing Fund as follows:

Housing Development	\$11,989,350
First-time Homebuyers	2,500,000
Central City East and West Oakland programs	6,408,220
Debt Service on Bonds for Housing Activities	7,512,083
Debt Service for Henry J Robinson Center	350,000
<u>Staff and Overhead</u>	<u>6,848,652</u>
TOTAL	\$35,608,305

- The City's Homeownership for First-Time Homebuyers program leveraged investment of \$16,733,226 in private bank lending, \$1,750,785 in downpayments from individual homebuyers and \$27,271 in American Dream Downpayment Initiative (ADDI) funds. In addition, Alameda County Community Development agency secured 25 Mortgage Credit Certificates totaling \$4,730,415 for use by first-time homebuyers in Oakland.
- Non-local financing awards for housing development include assistance for the following projects:
 - 6th and Oak received \$2,000,000 from the California Housing and Community Development Infill Infrastructure Grant Program (Proposition 1C funded), a \$15,700,000 Wells Fargo Bank construction loan commitment, a \$2,360,000 permanent loan commitment from California Community Reinvestment Corporation (CCRC) and an impact fee reduction of \$97,591 from the Oakland Unified School District (OUSD).
 - Edes Avenue Homes, Phase B received \$330,000 in Affordable Housing Program (AHP) funding and a \$300,000 California HCD Technical Assistance Grant.
 - Emancipation Village received \$750,000 in Affordable Housing Program (AHP) funds from the Federal Home Loan Bank.
 - Fairmount Apartments received \$2,306,485 of HCD Multifamily Housing Program (MHP) funds, a \$5,535,000 Wells Fargo Construction Loan, a \$461,000 Wells Fargo Permanent Loan, \$500,000 of Mental Health Services Act (MHSA) funds, \$3,217,226 in Limited Partner Equity and \$400,000 of Housing Opportunities for Persons with AIDS (HOPWA) funds.
 - Harrison Senior Homes received \$720,000 in Affordable Housing Program (AHP) funds from the Federal Home Loan Bank and \$8,600,000 in Federal HUD Section 202 funding.

- Lion Creek Crossing Phase IV received \$200,000 from the U.S. Environmental Protection Agency.
 - Oaks Hotel received \$1,000,000 from the City of Oakland, Department of Human Services.
 - Project Pride received \$650,000 in Affordable Housing Program (AHP) funds from the Federal Home Loan Bank.
 - St. Joseph's Senior received a \$27,700,000 Construction Loan Commitment from US Bank, \$1,550,000 in Historic Preservation Tax Credits, and \$415,000 in Affordable Housing Program (AHP) funds from the Federal Home Loan Bank.
 - Tassafaronga Village Ownership received a \$300,000 State of California CalHome Technical Assistance Grant and \$425,000 of Affordable Housing Program (AHP) from the Federal Home Loan Bank.
 - Tassafaronga Village Phase I received \$6,119,522 from the California Housing and Community Development Infill Infrastructure Grant Program (Proposition 1C funded), \$30,00,000 and \$1,305,000 commitments of bond funds from the California Debt Limit Allocation Committee, \$10,000,000 of HCD Multifamily Housing Program (MHP) funds and \$2,507,608 in 4% tax credits.
 - Tassafaronga Village Phase II received \$2,725,055 in HCD Multifamily Housing Program (MHP) Supportive Housing funds, \$200,000 in Affordable Housing Program (AHP) funds from the Federal Home Loan Bank, and \$500,000 of Housing Opportunities for Persons with AIDS (HOPWA) funds, and \$337,601 in 4% tax credits.
- The Oakland Housing Authority received the following awards for the Federal Department of Housing and Urban Development
 - Public Housing Operating Subsidy received \$11,953,609
 - Capital Fund Program* received \$10,575,376
 - Housing Choice Voucher Program received \$155,108,728
 - Family Self Sufficiency (FSS) Program received \$142,175

*Note: The Capital Fund Program includes only the formula allocation of ARRA funds. OHA did not receive an allocation of non-ARRA capital funds during FY 2009.
 - Apart from federal funding under the Supportive Housing Program and the HUD SuperNOFA, a number of shelter and transitional housing activities received funding from other local and State sources:
 - The Henry Robinson Multi-Service Center received \$250,000 from Alameda County.
 - The Oakland Army Base Temporary Winter Shelter received \$125,000 from Alameda County and \$56,000 from the City of Berkeley.
 - The Hunger Program received a \$10,000 State Community Services Block 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 page F-5 and F-6 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

HOME

Information on HOME matching funds is in the 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
\$370,953	Emergency Housing Program	\$115,000
	Homeless Mobile Outreach Program	\$200,000
	Oakland Army Base Temporary Winter Shelter	\$100,000
	TOTAL MATCH	\$415,000

Families In Transition/Scattered Sites Transitional Housing Program

For FY 2008-09, the City received an award of \$245,146 from HUD under the Supportive Housing Program for the City's Families In Transition (FIT)/Transitional Housing Program (THP). This HUD grant requires a 25% match of funds for operations costs and 20% match of funds for support services costs. The total match requirement of \$49,022 (\$30,532 for Support Services and \$18,489 for Operations) for this program was exceeded with an available budget for \$154,000 from the following fund sources:

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 thirteenth year (2008-09) of the Homeless Families Support Network/Supportive Housing Program (HFSN). This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received an award of \$1,825,154. The total match requirement for this grant [\$351,579 (\$220,329-Support Services and \$131,250 Operations)] was exceeded with an available budget of \$470,847. Match funds are not required for leasing and administration costs. The following match was provided for the 2008-09 fiscal year:

PURPOSE	MATCH AMOUNT
General Purpose Fund (Funds awarded by Alameda County)	\$250,000
Agency Match (Anka)	\$220,847
TOTAL MATCH	\$470,847

Matilda Cleveland Transitional Housing Program

For FY 2008-09, the City received an award of \$259,432 under the Supportive Housing Program grant for the Matilda Cleveland Transitional Housing Program (MCTHP). This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. Match funds are not required for leasing and administration costs. Match requirements (total of \$51,933) were met and exceeded with available budgets as follows:

PURPOSE	MATCH AMOUNT
Community Promotions Program for Service Organizations	\$50,000
MCTHP Tenant Rents	\$25,250
Contractor Match Dollars	\$20,000
TOTAL MATCH	\$95,250

Oakland Homeless Youth Housing Collaborative

For FY 2008-09, the City received an award of \$696,434 to maintain Oakland's inventory of youth housing and services, providing coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, ages 18-25, move toward self-sufficiency and permanent housing. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. Match funds are not required for leasing and administration costs. Matching funds were budgeted and made available to the program through the Project Sponsors of the grant as follows:

GRANT PROJECT SPONSOR	MATCH AMOUNT
Covenant House	\$110,367
East Oakland Community Project	\$33,027
First Place Fund For Youth	\$29,536
TOTAL MATCH	\$172,930

FY 2008-2009 Awards of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA Low/Mod	ORA Bonds
6th & Oak	Senior Rental Housing	17-Mar-09	0	3,850,344	0	0
Access Improvement Grants	Owner Rehab	01-Jul-08	207,675	0	0	0
American Dream Downpayment Initiative	Homebuyer	01-Jul-08	0	27,271	0	0
California Hotel	Special Needs	01-Jul-08	0	0	300,000	0
Christmas In April/Rebuilding Together	Owner Rehab	01-Jul-08	48,185	0	0	0
Drachma, Inc. (14 units)	Family Rental Housing	17-Mar-09	0	0	840,000	0
East Oakland Community Project Shelter Rent *	Homeless	01-Jul-08	296,000	0	0	0
Effie's House	Family Rental Housing	17-Mar-09	0	0	1,257,000	0
Eldridge Gonaway Commons	Family Rental Housing	17-Mar-09	0	0	1,655,000	0
Emergency Home Repair	Owner Rehab	01-Jul-08	382,619	0	0	0
Fair Housing	Housing Services	01-Jul-08	560,000	0	0	0
First Time Homebuyer Program	Homebuyer	01-Jul-08	0	0	2,500,000	0
Golf Links Road Ownership	Ownership Housing	17-Mar-09	0	0	0	584,000
Home Equity Conversion Program	Housing Service	01-Jul-08	21,000	0	0	0
Homeless – permanent housing construction	Homeless	01-Jul-08	750,000	0	0	0
Homeless Winter Relief Program *	Homeless	01-Jul-08	225,000	0	0	0
Housing Counseling	Homebuyers/Owners	01-Jul-08	50,000	0	0	0
Housing Rehabilitation Loan Programs	Owner Rehab	01-Jul-08	2,099,813	0	0	0
Hugh Taylor House	Family Rental Housing	17-Mar-09	0	0	814,291	307,709
Lead-Safe Housing Paint Program	Owner Rehab	01-Jul-08	215,287	0	0	0
Marin Way Court	Family Rental Housing	17-Mar-09	0	0	1,200,000	0
Minor Home Repair	Owner Rehab	01-Jul-08	242,932	0	0	0
Oakland Community Land Trust **	Owner Acq/Rehab	21-Apr-09	5,025,000	0	0	0
Oaks Hotel	SRO Rental Housing	17-Mar-09	0	0	1,100,000	0
Posada de Colores	Senior Rental Housing	17-Mar-09	0	0	450,000	0
Project Pride **	Special Needs	21-Apr-09	903,637	0	0	0
Rebuilding Together Oakland	Owner Rehab	21-Apr-09	0	0	0	50,000
Rental Assistance Program (1 st and last months rent) *	Housing Service	01-Jul-08	93,000	0	0	0

Project or Program	Type	Date	CDBG	HOME	ORA Low/Mod	ORA Bonds
Saint Joseph's Family Phase IIb	Family Rental Housing	17-Mar-09	0	3,850,344	2,112,322	907,334
Saint Joseph's Senior Apts	Senior Rental Housing	17-Mar-09	0	0	0	850,000
Sausal Creek	Ownership Housing	17-Mar-09	0	0	0	990,000
Slim Jenkins Court	Family Rental Housing	17-Mar-09	0	0	1,920,000	0
TOTAL			11,120,148	7,727,959	14,148,613	3,689,043

* Funded from Rental Rehabilitation Program Income (loan repayments) from prior years

** Funded from Neighborhood Stabilization Program (NSP) for vacant and foreclosed properties

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
Capital Fund Recovery Grant	Harrison Towers	Oakland Housing Authority
Housing Opportunities for People with AIDS (HOPWA)	Project Independence	Alameda County Housing and Community Development Dept
Shelter Plus Care	Berkeley Housing for Older Adults Project (HOAP)	City of Berkeley
Supportive Housing Program	STAY Well Housing Project	Tri-City Homeless Coalition
Supportive Housing Program	Walker House	The Ark of Refuge, Inc.
Supportive Housing Program	South Alameda County Housing / Job Linkages Program	County of Alameda / Housing & Community Development Dept
Supportive Housing Program	Families in Transition – Scattered Sites THP	City of Oakland
Supportive Housing Program	Homeless Families Support Network (HFSN)	City of Oakland
Supportive Housing Program	Matilda Cleveland Transitional Housing Program (MCTHP)	City of Oakland
Supportive Housing Program	Rosa Parks Transitional House	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Oakland Homeless Youth Housing Collaborative (OHYHC)	City of Oakland
Supportive Housing Program	Homeless Services One-Stop Employment Center	Goodwill Industries of the Greater Eastbay
Supportive Housing Program	Health Housing & Integrated Services Network	Life Long Medical Care
Supportive Housing Program	Self-Sufficiency Project	Building Opportunities for Self-Sufficiency
Supportive Housing Program	S+C Pathways Project	City of Berkeley
Shelter Plus Care	Alameda County Shelter Plus Care Program - COACH Project	County of Alameda / Housing & Community Development Dept

Federal Program	Project/Activity	Sponsor
Shelter Plus Care	Alameda County S+C Program (Housing Alliance SRA)	County of Alameda / Housing & Community Development Dept
Shelter Plus Care	Alameda County Shelter Plus Care Program (SRA)	County of Alameda / Housing & Community Development Dept
Shelter Plus Care	Alameda County Shelter Plus Care Program (TRA)	County of Alameda / Housing & Community Development Dept
Shelter Plus Care	Alameda County Shelter Plus Care Program (PRA)	County of Alameda / Housing & Community Development Dept
Resident Opportunity and Self Sufficiency (ROSS)	Resident Opportunity and Self Sufficiency Service Coordinator	Oakland Housing Authority
Family Self Sufficiency	Public Housing Family Self Sufficiency Program	Oakland Housing Authority

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 14, 2009. 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 14, 2009 through September 29, 2009. Notices were also published in the Sing Tao Daily newspaper and the El Mundo newspaper.

A public hearing to consider past performance (including this CAPER) and current and future housing and community development needs will be held before the City Council in late Winter, 2009, as part of the preparation of the 2010-2015 Five Year Consolidated Plan. 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 written or verbal 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 2008-2009.

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. The City is on track to exceed its five-year goals for housing development for rental housing for families, preservation of affordable rental housing and development of new owner-occupied housing as well as housing for seniors and persons with special needs. However the continuing financial crisis has made it difficult to leverage outside funds for development projects. While we expect to meet or exceed our goals, we anticipate fewer new units being constructed for the next several years.

The City's first-time homebuyer program had been experiencing difficulty in previous years because housing costs, even for modest single-family homes, were far above what a low income household could afford. This trend was reversed. Declining sales prices and a widespread foreclosure crisis have created opportunities for low income first-time homebuyers to enter the market. Nonetheless, despite having exceeded the yearly goal of 75 households assisted, it is unlikely that the City will realize its five-year goal.

Recent changes to the City's programs for rehabilitation of owner-occupied housing (described in the FY 2005-06 CAPER), including increases in the maximum loan amounts, have produced an increase in activity that resulted in the City exceeding its goals for this program year. Development of programs for rehabilitation of rental housing continues to be 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

The most serious barriers in the past year have been the disruption of the financial markets and the California state budget crisis. Difficulty in selling low income housing tax credits in return for equity investments in affordable housing, and a suspension of state bond financing due to the ongoing budget impasse, caused delays for some projects and made new projects far more difficult to pursue. The age of the housing stock in Oakland continues to 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.

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 2008-2009)	
	Goal	Actual to Date (2005-2009 only)	Goal	Actual
Expansion of the Supply of Affordable Rental Housing				
Rental Housing New Construction: Units Built	805 Units Built/Underway	395	174	175
Rental Housing New Construction: Units Underway				361
Preservation of the Supply of Affordable Rental Housing				
Rental Housing Preservation: Units Built	400 Units Built/Underway	104	0	0
Rental Housing Preservation: Units Underway				532
Public Housing Reconstruction: Units Built		146	47	47
Public Housing Reconstruction: Units Underway				108
Expansion of the Supply of Affordable Ownership Housing				
Ownership Housing Construction: Units Built	105 Units Built/Underway	79	23	26
Ownership Housing Construction: Units Underway				157
Expansion of Ownership Opportunities for First-Time Homebuyers				
Mortgage and Down Payment Assistance	565 Households	227	75	83
Housing Counseling	Prepare Residents	4,470	400	774
Mortgage Credit Certificates	100 Households	8	0	0
Improvement of Existing Housing Stock				
Owner-Occupied Housing Rehabilitation: Units Completed	1,440 Housing Units	1,040	226	241
Owner-Occupied Housing Rehabilitation: Units Underway				188

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

	5-Year (2005-2010)		Current Year (FY 2008-2009)	
	Goal	Actual to Date (2005-2009 only)	Goal	Actual
Provision of Rental Assistance for Extremely Low and Low Income Families				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	110	0	100
Provision of Supportive Housing for Seniors and Persons with Special Needs				
	400 Units Built/Underway			
Senior Housing Development: Units Built		340	64	124
Senior Housing Development: Units Underway				362
Special Needs Housing Development: Units Built		20	0	0
Special Needs Housing Development: Units Underway				35
Access Improvement: Units Completed	40 Housing Units	56	8	24
Access Improvement: Units Underway				5
Removal of Impediments to Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	3,516	500	1,543
Referral, Information, and Counseling to Residents	2500 Households	27,530	5,000	9,720
Discrimination Education and Investigation	100 Households	3,445	200	1,599

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

	5-Year (2005-2010)		Current Year (FY 2008-2009)	
	Goal	Actual to Date (2005-2009 only)	Goal	Actual
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	4,188	1,000	591
Health Care for Homeless	500 People	337	100	14
Other Outreach Services	1,225 People	11,115	900	1,268
Information and Referral Services	4,000 People	9,399	1,000	2,161
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	9,000 People	9,180	1,800	692
Winter Shelter	6,000 People	3,269	800	308
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	895	200	175
Transitional Housing				
Existing Transitional Housing Facilities	750 Families	531	101	106
Transitional Housing Jobs Campus at Oakland Army Base		0	0	0
Supportive Services Program		0	0	0
Homeless Prevention				
Rental Assistance	1,000 Individuals/Families	322	300	67
Eviction Prevention	1,000 Individuals/Families	200	300	3
Legal Assistance	1,200 Cases	9,092	300	1,835
Housing Counseling	1,700 Cases	4,616	240	1,710
Tenant Education Program	550 Cases	1,310	240	447
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 People	47	11	12
Services and Referral	3,000 People	1,588	200	375
Permanent Housing	300 Units	425	178	114

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 \$8,326,488 in CDBG funding. The percentage allocations to various program areas were approved by the City Council in FY 2008-09. Housing Programs received 30% of the CDBG grant allocation, Infrastructure/Neighborhood Improvements and Public Services Programs received 24%, Economic Development Programs received 18%, HUD Loan Repayment received 11% and 17% was allocated for administration of the grant program. All the CDBG funds have been used to address the City's identified priorities under each of the program areas as stated in the approved Consolidated Plan and are reported in each program section. All activities benefited low-and moderate-income persons.

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

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

During the 2008-09 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 2006.

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 the majority 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, 2008 through June 30, 2009 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 2008-09 Consolidated Plan Projects Environmental Review Requirements

SPONSOR	PROGRAM	PROJECT ID NUMBER	CDBG	NEPA CODE
03E NEIGHBORHOOD FACILITIES				
East Oakland Boxing Association	Community Garden Renovation	54	20,000	58.35
Spanish Speaking Citizens' Foundation	Facility Rehabilitation Predevelopment Study	68	100,000	58.35
03F PARKS RECREATIONAL FACILITIES				
Office of Parks and Recreation	Bushrod Park Improvements	64	15,000	58.35
Office of Parks and Recreation	Sobrante Park Improvements	65	82,374	58.35
03P HEALTH FACILITIES				
La Clinica de la Raza	San Antonio Health Center Expansion Project	58	60,000	58.35
05 PUBLIC SERVICES (GENERAL)				
Alameda County Community Food Bank	Shared Maintenance & Delivery Scholarships	3	66,480	58.34
Central American Refugee Committee	Youth and Family Enrichment Project	49	20,000	58.34
Department of Human Services	Supplemental Hunger Program	23	46,200	58.34
Department of Human Services	Violence Prevention Task Force Pilot Project	37	25,655	58.34
Department of Human Services	Oakland Family Economic Success Initiative-EITC Campaign	53	20000	58.34
Department of Human Services	Project Homeless Connect	52	14200	58.34
Ethiopian Community and Cultural Center	Ethiopian Case Management Program	40	11,500	58.34
Homeless Action Center	SSI Advocacy Project	57	37398	58.34
Oakland Citizens' Committee for Urban Renewal	East Oakland Community Connector Project	25	86,500	58.34
05A SENIOR SERVICES				
Alzheimer's Services of the East Bay	Specific Adult Day Health Services	36	15,000	58.34
Bay Area Community Services	Meals on Wheels	19	120,499	58.34

SPONSOR	PROGRAM	PROJECT ID NUMBER	CDBG	NEPA CODE
Department of Human Services	Oakland Senior Companion Program	13	41,892	58.34
Legal Assistance for Seniors	Legal Services for Seniors	2	45,689	58.34
Life Long Medical Care-Over 60 Health Center	East Oakland Clinic	29	21,000	58.34
05D YOUTH SERVICES				
Allen Temple Health and Social Services Ministries	Teen Empowerment/Parenting Program	43	16,000	58.34
Attitudinal Healing Connection	YAH Village After-School Program	45	30,000	58.34
Boys & Girls Clubs of Oakland	Educational Enhancement Program	47	11,500	58.34
Boys & Girls Clubs of Oakland	Smart Moves Program	28	15,000	58.34
Centro Legal de la Raza	The Youth Law Academy	50	20,000	58.34
Eastside Arts Alliance	Youth Performance Workshop	15	45,000	58.34
Family Violence Law Center	Relationship Abuse Prevention	55	20,000	58.34
First Place for Youth	Emancipation Training Center	31	98,071	58.34
Girls Inc. of Alameda County	Concordia Park Center Program	22	45,000	58.34
Global Education Partnership	Corners Café Training Program	56	20,883	58.34
La Clinica de la Raza	Tiger Clinic Health Education and Youth Development Program	59	23,000	58.34
Precision Drill Ministries	Positive Role Models	16	76,500	58.34
Prescott-Joseph Center for Community Enhancement	West Oakland Summer Youth Enrichment Program	66	20,000	58.34
Project Re-Connect	High Risk Youth Counseling	1	80,820	58.34
05F SUBSTANCE ABUSE SERVICES				
Healthy Babies Project, Inc.	Healthy Families Program	20	61,166	58.34
05G BATTERED AND ABUSED SPOUSES				
Family Violence Law Center	Domestic Violence Prevention Project	5	15,000	58.34
05L CHILD CARE SERVICES				
Department of Human Services	Safe Walk to School	24	21,173	58.34
Lincoln Childcare Center	Family Resource Center	62	54,837	
05Q SUBSISTANCE PAYMENTS				
Eden Council for Hope and Opportunity	Rental Assistance Program for Homeless	75		58.34

SPONSOR	PROGRAM	PROJECT ID NUMBER	CDBG	NEPA CODE
14A REHAB: SINGLE-UNIT RESIDENTIAL				
Alameda County Housing and Community Development	Minor Home Repair Program	12	242,932	58.35
Community & Economic Development Agency	Access Improvement Program	7	207,675	58.35
Community & Economic Development Agency	Emergency Home Repair Program	30	382,619	58.35
Community & Economic Development Agency	Home Maintenance & Improvement Program	35	2,099,813	58.35
Rebuilding Together Oakland	Christmas in April	69	48,185	58.35
14E REHABILITATION PUBLIC/PRIVATE COMMERCIAL/INDUSTRIAL				
Department of Human Services	Permanent Shelter Construction	81	750,000	58.35
Oakland Citizens' Committee for Urban Renewal	Façade Improvement	26	154,258	58.35
14I LEAD-BASED/LEAD-HAZARD TESTING/ABATEMENT				
Community & Economic Development Agency	Lead Safe Housing Paint Program	6	215,287	58.34
17C COMMERCIAL/INDUSTRIAL BUILDING ACQUISITION, CONSTRUCTION, REHABILITATION				
Community & Economic Development Agency	Neighborhood Commercial Revitalization	34	714,834	59.35
18B ECONOMIC DEVELOPMENT TECHNICAL ASSISTANCE				
Community & Economic Development Agency	Commercial Lending	32	212,618	58.34
Community & Economic Development Agency	Business Development Program	4	280,210	58.34
National Development Council	Economic Development Technical Assistance	41	10,000	58.34
Oakland Business Development Corporation	Business Loan Program	78	272,750	58.35
18C MICRO-ENTERPRISE ASSISTANCE				
A New America Community Corporation	Virtual Business Incubator	38	20,000	58.35
21A GENERAL PROGRAM ADMINISTRATION				
Community & Economic Development Agency	CDBG Program Monitoring/Administration	18	1,462,794	58.34
21D FAIR HOUSING ACTIVITIES				
Eden Council for Hope and Opportunity	Home Equity Conversion Counseling	71	21,000	58.34
Eden Information & Referral Services	Housing Information and Referral Services	73	500,000	58.34
Unity Council	Foreclosure Counseling	79	50,000	58.34

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.

Financial Summary
Grantee Performance Report
Community Development Block Program
July 1, 2008 to June 30, 2009

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
OMB Approval NO. 2506-0006 (Exp. 3/31/93)

1 Unexpended CDBG funds at end of previous period:		\$ 16,432,638.61
2 Entitlement Grant from HUD (Grant Agreement):		8,649,893.00
3 Surplus Urban Renewal Funds		-
4 Section 108 Guaranteed Loan Funds (Principal Amount)		-
5 Program Income		
Non Revolving Funds	\$ 627,445.53	
Revolving Funds	354,215.85	
Total Program Income (Sum of columns a and b)		981,661.38
6 Prior Period Adjustments (If negative, enclose in brackets)		-
7 Total CDBG funds available for this report period		26,064,192.99
8 Total Expenditures reported on activity summary		11,723,417.77
9 Planning & Administration	\$ 1,772,034.64	
10 Low/Mod Benefit Calculation	9,951,383.13	
11 CDBG funds used for Section 108 Principal & Interest		-
12 Total Expenditures		11,723,417.77
13 Unexpended balance		\$ 14,340,775.22
14 Total low/mod credit for multi-unit housing expenditures	\$	-
15 Total from all other activities qualifying as low/mod expenditures		9,943,299.92
16 Total (Line 14 + Line 15)	\$	9,943,299.92
17 Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)		1.00
Program Years (PY) covered in certification PY99 PY00 PY01		
18 Cumulative net expenditures subject to program benefit calculation	\$	30,027,567.46
19 Cumulative expenditures benefiting low/mod persons	\$	30,027,567.46
20 Percent benefit to low/mod persons (line 19 divided by line 18)		1.00

Line 18 Calculation:	FFY 06	\$11,873,419.06	Line 19 Calculation:	FFY 06	\$11,873,419.06
	FFY 07	8,202,765.07		FFY 07	8,202,765.07
	FFY 08	9,951,383.33		FFY 08	9,951,383.33
	Total	<u>\$ 30,027,567.46</u>		Total	<u>\$ 30,027,567.46</u>

EXHIBIT - A

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21 Total PS expenditures from column h, form HUD 4949.2a	\$	253,403.48
22 Total PS unliquidated obligations from column r, form HUD 4949.2a		-
23 Sum of line 21 and line 22	\$	253,403.48
24 Total PS unliquidated reported at the end of the previous reporting period	\$	-
25 Net obligations for public services (line 23 minus line 24)	\$	253,403.48
26 Amount of program income received in the preceding program year	\$	1,362,778.03
27 Entitlement grant amount (from line 2)		8,649,893.00
28 Sum of lines 26 and 27	\$	10,012,671.03
29 Percent funds obligated for Public Service Activities (line 25 divided by line 28)		0.03
30 Amount subject to planning and administrative cap (grant amount from line 2 plus line 5)	\$	9,631,554.38
31 Amount expended for Planning & Administration (from line 9 above)	\$	1,772,034.64
32 Percent funds expended (line 31 divided by line 30)		0.18

Program Income Narrative

olk	A - Non Revolving Funds		
	1 Economic Development	(D2499.9100)	\$ 139,433.78
	2 Float Funded Activities		
		(D2499.9401)	-
		(D2499.9800)	-
		(D2499.9600)	-
	3 Other Loan Repayments		
	Housing Rehabilitation Loans	(D2499.9500)	488,011.75
		(D2499.9501)	-
		(D2499.9200)	-
	4 Income Received From Sale Of Property N/A		
	Other income		-
	5 Interest Income		
	Money Market Account	(D2499.9900)	-
		(D2499.9700)	-
	Total Non-Revolving		627,445.53
	B - Revolving Funds		
	1 OBDC - NEDF & Micro Loans		354,215.85
	Total Program Income		981,661.38

1 Outstanding Float-Funded Activities

\$ -
-
-

TOTAL

\$ -

2 Loans and Other Receivables**a. Outstanding Loans****i Housing Rehabilitation Loans**

Loans Outstanding 1084
Principal Balance \$ 22,347,108.98

ii CDBG Loans

Principal Balance \$ -

iii. Economic Development Loans

Loans Outstanding 63
Principal Balance \$ 2,416,087.39

b. Deferred Forgivable Loans**Housing Rehabilitation Loans**

Loans Outstanding 0
Principal Balance \$ -

3 Loans Written Off During This Period

\$ -

**4 Parcels Acquired Or Improved With CDBG Funds That
Are Available For Sale As Of End Of Reporting Period.**

N/A

5 Lump Sum Drawdown Agreement

N/A

GPR Handbook Appendix 3: Item E Calculation of Balance Of Unprogrammed Funds

Amount of funds available during reporting period (from line 7 of HUD-4949.3)	<u>26,064,192.99</u>
ADD: Income expected but not yet realized	-
LESS: Total budgeted amount on HUD-4949.2/2a	11,723,563.00
UNPROGRAMMED BALANCE:	<u><u>\$ 14,340,629.99</u></u>

D. RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES
TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN ON GPR

Complete the following worksheet and submit with the attachment:

UNEXPENDED BALANCE SHOWN ON GPR (Line 13 of HUD 4949.3)	\$ 14,340,775.22
ADD:	
LOC balance(s) as of GPR date:	\$ 11,096,683.28
Cash on hand:	
Grantee Program Account	1,998,821.96
Subrecipients Program Account	354,215.85
Revolving Fund Cash Balances	-
Section 108 Accounts (in contract)	-
SUBTRACT:	
Grantee CDBG Program Liabilities (include any reimbursements due to the Grantee from program funds)	-
Subrecipient CDBG Program Liabilities (same instructions as above)	<u>-</u>
TOTAL RECONCILING BALANCE:	<u>13,449,721.09</u>
UNRECONCILED DIFFERENCE:	<u><u>\$ 891,054.13</u></u>

*When grantees or subrecipients operate their programs on a
reimbursement basis, any amounts due to the grantees or
subrecipients should be included in the Program Liabilities.*

Name of Grantee
City of Oakland

Grant Number
B07-MC-06-0013

Program Year
From 7/01/08 to 6/30/09

All grantees must submit this form,
whether or not they have CDBG funded
rehabilitation programs.

Single-Unit Activities (1Unit)	Multi-Unit Activities (2+ Units)
--------------------------------------	--

1 Check box only if grantee has no CDBG rehabilitation activities

None	None
------	------

2 Staffing: Number of Staff-Years
(FTE staff-years to tenths)

-	-
---	---

3 Current Program Year Expenditures:

Activity delivery costs from CDBG funds

a. Staff costs: Amount expended in 2 above

-	-
---	---

b. Other direct costs (not included in 4)

-	-
---	---

4 Current Program Year Expenditures:

For all projects (a+b+c below)

a. CDBG funds expended

-	-
---	---

b. Other public (Federal, State, local) funds exp'd

-	-
---	---

c. Private funds expended

-	-
---	---

5 Project/Units Rehabilitated/Committed

a. Number of projects committed (multi-unit only)

-	-
---	---

Projects

b. Number of units committed

-	-
---	---

Units

Units

6 Obligations: Amount obligated for

projects/units committed in 5a and 5b

a. CDBG funds obligated

-	-
---	---

b. Other public (Fed., State, local) funds obligated

-	-
---	---

c. Private funds obligated

-	-
---	---

7 Projects/Units Rehabilitated/Completed

a. Number of projects completed (multi-unit only)

-	-
---	---

Projects

b. Number of units completed

-	-
---	---

Units

Units

8 Cumulative Expenditures:

a. CDBG funds expended

-	-
---	---

b. Other public (Federal, State, local) funds expended

-	-
---	---

c. Private funds expended

-	-
---	---

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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 awarded as follows (data on commitments and expenditures can be found in the HOME IDIS reports):

Program Administration	\$427,816
6 th and Oak St Senior Rental Housing	\$3,850,344
St Josephs Family Rental housing	\$3,850,344
<u>Homebuyer Assistance (ADDI Program)</u>	<u>\$27,271</u>
TOTAL ALLOCATIONS	\$8,155,775

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

Mandela Gateway Ownership Housing

8th Street between Mandela Parkway and Center Street

New construction of 14 three-bedroom for-sale townhomes and flats

HOME funding: \$771,300

Construction was completed in a prior year but not reported as such in the CAPER. In FY 2008-09, two of the remaining three units were sold. Sale of one unit still pending.

Orchards on Foothill

2719 Foothill Blvd

New Construction of 65 units of senior rental housing

HOME Funding: \$3,475,000 (CHDO Project)

Construction was completed in November 2008 and units leased up in December 2008.

Seven Directions

2496 International Blvd

New construction of 36 rental units for families

HOME funding: \$1,216,600 (CHDO Project)

Project fully rented up and operating by 01-01-09.

Projects Underway

6th and Oak Senior

609 Oak Street

Construction of 70 new units for low income senior households

HOME funding: \$3,850,344

Submitted TCAC Application in June 2009.

720 E. 11th Street

720 E. 11th Street

New construction of 55 rental units.

HOME funding: \$1,390,167

Continued pre-development activities, including applying for Prop 1C Infill Housing funds and 9% tax credits.

Altenheim Senior Housing Phase II

1720 MacArthur Blvd.

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

HOME funding: \$5,815,00

City loan closed July 2008. Construction underway December 2008 / January 2009.

Lion Creek Crossings Phase IV

69th Avenue at Snell Street

New construction of 51 units of rental housing (including 1 manager's unit) and 21 units of reconstruction of public housing.

HOME funding: \$3,499,453

The estimated May 2009 construction start date has been delayed due to further environmental testing and remediation. Due to an estimated March 2010 tax credit application and a May 2010 closing, the estimated construction start date is roughly around May 2010.

Saint Andrew's Manor Senior Apartments

3250 San Pablo Ave.

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

HOME Funding: \$748,300

Project is on hold. Private construction financing plan fell through in October 2008 and the owner is currently analyzing its next steps.

Saint Joseph Family

2647 International Boulevard

New construction of 58 units of affordable family housing (including one manager unit).

HOME funding: \$3,850,344

City and Agency loans closed 6-12-09.

Saint Joseph Senior

2647 International Boulevard

Historic rehabilitation of former senior residence (currently offices) into 78 affordable rental units for seniors.

HOME funding: \$3,991,000

*Agency loan closed; permits pulled; applied for TCAP (alternative financing).
Anticipated completion date early 2011.*

Saint Patrick's Terrace Senior Apartments

1212 Center St.

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

HOME Funding: \$753,600

Project is under construction and anticipated to complete in August 2009.

Loan Programs Operated During Program Year**American Dream Downpayment Initiative**

Citywide

A limited amount of funding was provided from ADDI funding this fiscal year. The City made 2 loans for a total of \$43,284 from remaining funds. These loans were provided as additional assistance to very low-income households that also received assistance through the Mortgage Assistance Program. Both loans were made to borrowers whose household incomes were less than 60% of the area median income (AMI); (1) loan was made to a household earning between 0 – 30% AMI, and (1) loan was made to household earning 31-50% AMI.

Rehabilitation Assistance for Existing Owner-Occupied Homes

Community Development Districts

Provide deferred 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.

D. Community Housing Development Organizations (CHDOs)

The City has four currently certified CHDOs – Affordable Housing Associates (AHA), Community Housing Development Corporation of North Richmond (CHDC-NR), the East Bay Asian Local Development Corporation (EBALDC), and Resources for Community Development (RCD).

HOME commitments to CHDOs have far exceeded the minimum program requirement of 15% of each year's allocation. As of June 30, 2009, the City had allocated roughly 50% of its HOME funds to CHDOs since the inception of the program in 1992.

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 Orchards senior housing and Seven Directions rental housing. The Mandela Gateway homeownership project was completed in an earlier year but was not previously reported on and is included in this year's report.

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 2008-2009 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 2008-09 program year:

- Adeline Lofts 5/5/09
- Allen Temple Manor 5/12/09
- Altenheim Senior Housing, Phase I 4/16/09
- Bancroft Senior Homes 3/24/09
- Bishop Nichols Senior Housing 6/9/09
- Coolidge Court 3/26/09
- E.C. Reems Gardens 6/16/09
- Fruitvale Transit Village 3/17/09
- Lion Creek Crossing, Phase I 4/21/09

The City's continues to rely on a monitoring procedures manual and updated monitoring forms made possible due to HUD-funded technical assistance provided by ICF Consulting.

G. Displacement and Relocation

There were no displacement or relocation activities in FY 2008-09.

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. 8/31/2009)

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 07/01/2008	Ending 06/30/2009	09/30/2009

Part I Participant Identification

1. Participant Number MC060208	2. Participant Name City of Oakland		
3. Name of Person completing this report Jeffrey Levin		4. Phone Number (Include Area Code) 510 238-6188	
5. Address 250 Frank Ogawa Plaza	6. City Oakland	7. State California	8. Zip Code 94612

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 \$1,520,579	2. Amount received during Reporting Period \$1,401,421	3. Total amount expended during Reporting Period \$2,922,000	4. Amount expended for Tenant-Based Rental Assistance \$0	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 \$0
--	---	---	--	--

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	3	0	0	0	0	3
2. Dollar Amount	\$26,124,961	\$0	\$0	\$0	\$0	\$26,124,961
B. Sub-Contracts						
1. Number	91	0	4	4	3	80
2. Dollar Amount	\$18,829,057	\$0	\$982,586	\$123,745	\$302,470	\$18,829,057
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	3	0	3			
2. Dollar Amount	\$26,124,961	\$0	\$26,124,961			
D. Sub-Contracts						
1. Number	91	4	87			
2. Dollar Amounts	\$18,829,057	\$161,298	\$18,667,759			

HOME Match Reports

Note: The City has determined that match contributions for prior years were calculated incorrectly, resulting in an under-valuation of match credit in those years.

The City is resubmitting its HOME Match Reports for Fiscal Years 2004-05 through 2007-08 to incorporate these corrections, along with the report for Fiscal Year 2008-09

HOME Match Report

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

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy) (2004-2005)	
--	--

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 946412	

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$ 4,159,719	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 2,899,939	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 7,059,658
4. Match liability for current Federal fiscal year		\$ 259,184
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 6,800,474

Part III Match Contribution for the Federal Fiscal Year

[illegible]

HOME Match Report

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

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Match Contributions for
Federal Fiscal Year (yyyy) (2005-2006)

Part I Participant Identification

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 946412

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	6,800,474	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	6,366,318	
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$ 13,166,792
4. Match liability for current Federal fiscal year			\$ 0
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)			\$ 13,166,792

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
Lincoln Ct -1989	11/01/2005	600,000						600,000
Madison & 14th -2203	03/27/2006	302,702						302,702
Altenheim Ph1 -2159	11/04/2005	2,197,899						2,197,899
Altenheim Ph1 -2159	11/04/2005	1,778,560						1,778,560
Madison & 14th -2203	03/27/2006	880,372						880,372
Madison & 14th -2203	03/27/2006	606,785						606,785

HOME Match Report

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

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy) (2006-2007)	
--	--

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 946412

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	13,166,792	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	2,425,084	
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$ 15,591,876
4. Match liability for current Federal fiscal year			\$ 715,965
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)			\$ 14,875,911

Part III Match Contribution for the Federal Fiscal Year

[illegible]

HOME Match Report

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

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy) (2007-2008)	
--	--

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 946412

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	14,875,911	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	750,000	
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$ 15,625,911
4. Match liability for current Federal fiscal year			\$ 269,661
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)			\$ 15,356,250

Part III Match Contribution for the Federal Fiscal Year

[illegible]

HOME Match Report

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

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy) (2008-2009)	
--	--

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 946412

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$ 15,356,250	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 692,451	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 16,048,701
4. Match liability for current Federal fiscal year		\$ 1,084,246
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 14,964,455

Part III Match Contribution for the Federal Fiscal Year

[illegible]

HOME Drawdowns Per IDIS Report PR07

Period: 7/1/08 - 6/30/09;
Includes only Drawdowns Subject to Match

Voucher Number	Line Item	IDIS Act ID	Voucher Created	Voucher Status	Status Date	LOCCS Send Date	Grant Number	Fund Type	Program	Drawn Amount
1621217	1	2295	12/22/2008	Approved in IDIS	12/24/2008	12/23/2008	M05MC060208	CR	HOME	\$297,000.00
1658860	1	2203	4/3/2009	Approved in IDIS	4/9/2009	4/8/2009	M05MC060208	CR	HOME	\$119,023.00
1658861	1	1990	4/3/2009	Approved in IDIS	4/9/2009	4/8/2009	M05MC060208	CR	HOME	\$1,000.00
1683187	1	2345	6/10/2009	Approved in IDIS	6/11/2009	6/10/2009	M05MC060208	CR	HOME	\$21,619.00
1621216	1	2518	12/22/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$1,223,592.98
1621709	1	2427	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$15,900.00
1621709	2	2428	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$26,940.00
1621709	3	2429	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$24,120.00
1621709	4	2430	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$14,100.00
1621709	5	2431	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$18,540.00
1621709	6	2432	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$18,814.00
1621709	7	2433	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$15,480.00
1621709	8	2434	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$22,200.00
1621709	9	2435	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$25,800.00
1621709	10	2436	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$21,900.00
1621709	11	2437	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$17,280.00
1621709	12	2438	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$30,000.00
1621709	13	2439	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$22,556.00
1621709	14	2440	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$19,500.00
1621709	15	2441	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$28,500.00
1621709	16	2455	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$19,620.00
1621709	17	2456	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$21,600.00
1621709	18	2457	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$21,900.00
1621709	19	2458	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$21,840.00
1621814	1	1953	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$19,030.00
1621814	2	2008	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$1,888.00
1621814	4	2105	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$6,550.00

1621814	5	2116	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$10,061.00
1621814	6	2204	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$13,825.00
1621814	7	2340	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$30,200.00
1621814	8	2341	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$69,255.00
1621814	9	2342	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$18,900.00
1621814	10	2343	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$500.00
1621814	11	2346	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$75,000.00
1621814	12	2347	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M01MC060208	EN	HOME	\$1,022.19
1621814	14	2425	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M02MC060208	EN	HOME	\$75,000.00
1621814	15	2450	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M02MC060208	EN	HOME	\$74,580.00
1621814	16	2452	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M02MC060208	EN	HOME	\$30,000.00
1621814	17	2454	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M02MC060208	EN	HOME	\$54,252.00
1621814	18	2340	12/23/2008	Approved in IDIS	5/15/2009	12/23/2008	M01MC060208	EN	HOME	\$6,195.00
1621814	19	2547	12/23/2008	Approved in IDIS	6/27/2009	12/23/2008	M02MC060208	EN	HOME	\$1,902.00
1621814	20	2347	12/23/2008	Approved in IDIS	6/27/2009	12/23/2008	M02MC060208	EN	HOME	\$64,075.81
1621822	1	2451	12/23/2008	Approved in IDIS	12/24/2008	12/23/2008	M02MC060208	EN	HOME	\$3,341.00
1658858	1	2518	4/3/2009	Approved in IDIS	4/9/2009	4/8/2009	M02MC060208	EN	HOME	\$1,045,250.19
1658858	2	2518	4/3/2009	Approved in IDIS	4/9/2009	4/8/2009	M03MC060208	EN	HOME	\$283,430.81
1658859	1	2443	4/3/2009	Approved in IDIS	4/9/2009	4/8/2009	M03MC060208	EN	HOME	\$36,740.00
1674927	1	2340	5/18/2009	Approved in IDIS	5/28/2009	5/27/2009	M03MC060208	EN	HOME	\$6,945.00
1674927	2	2341	5/18/2009	Approved in IDIS	5/28/2009	5/27/2009	M03MC060208	EN	HOME	\$5,745.00
1674927	3	2450	5/18/2009	Approved in IDIS	5/28/2009	5/27/2009	M03MC060208	EN	HOME	\$420.00
1674927	4	2451	5/18/2009	Approved in IDIS	5/28/2009	5/27/2009	M03MC060208	EN	HOME	\$3,661.00
1683185	1	2596	6/10/2009	Approved in IDIS	6/11/2009	6/10/2009	M03MC060208	EN	HOME	\$1,915,784.19
1683185	2	2596	6/10/2009	Approved in IDIS	6/11/2009	6/10/2009	M04MC060208	EN	HOME	\$785,586.00
1683185	3	2596	6/10/2009	Approved in IDIS	6/11/2009	6/10/2009	M05MC060208	EN	HOME	\$163,910.00
1683185	4	2596	6/10/2009	Approved in IDIS	6/11/2009	6/10/2009	M06MC060208	EN	HOME	\$1,025,719.81
1683185	5	2518	6/10/2009	Approved in IDIS	6/11/2009	6/10/2009	M06MC060208	EN	HOME	\$776,371.00
TOTAL DRAWS:										\$8,673,964.98

Match Rate	12.5%
Match	
Liability	\$1,084,246

Status of HOME Grants (Report from HUD IDIS System)

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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----- 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 REQT 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	4,196,450.00	100.0	100.0
2002	4,918,000.00	737,700.00	4,180,300.00	4,180,300.00	100.0	100.0
2003	4,883,314.00	732,496.00	4,150,818.00	4,150,818.00	100.0	100.0
2004	5,304,734.00	729,975.00	4,574,759.00	4,574,759.00	100.0	100.0
2005	4,839,396.00	470,413.00	4,368,983.00	4,368,983.00	100.0	100.0
2006	4,494,122.00	442,662.70	4,051,459.30	4,051,459.30	100.0	100.0
2007	4,478,737.00	441,124.20	4,037,612.80	2,422,675.51	60.0	63.9
2008	4,305,431.00	427,816.00	3,877,615.00	0.00	0.0	9.9
TOTAL	73,103,734.00	9,750,086.90	63,353,647.10	57,861,094.58	91.3	92.4

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

(A)	(E)	(F)	(G)	(H)	(I)
	CR/CC FUNDS		SU FUNDS	EN FUNDS	
FISCAL	AMOUNT RESERVED	CHDO	RESERVATIONS TO	PJ COMMITMENTS	TOTAL
YEAR	TO CHDOS + CC	RSVD	OTHER ENTITIES	TO ACTIVITIES	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	1,988,035.00	4,196,450.00
2002	2,831,899.00	57.5	0.00	1,348,401.00	4,180,300.00
2003	1,898,092.00	38.8	0.00	2,252,726.00	4,150,818.00
2004	3,789,173.00	71.4	0.00	785,586.00	4,574,759.00
2005	4,205,073.00	86.8	0.00	163,910.00	4,368,983.00
2006	1,600,000.00	35.6	0.00	2,451,459.30	4,051,459.30
2007	1,390,167.00	31.0	0.00	1,032,508.51	2,422,675.51
2008	0.00	0.0	0.00	0.00	0.00
TOTAL	31,599,510.77	43.2	0.00	26,261,583.81	57,861,094.58

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PROGRAM INCOME (PI)							
FISCAL	PROGRAM INCOME	AMOUNT		NET	DISBURSED	TOTAL	%
YEAR	RECEIPTS	COMMITTED TO	%	DISBURSED	PENDING	DISBURSED	DISB
		ACTIVITIES	CMTD		APPROVAL		
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	2,709,997.00	2,709,997.00	100.0	2,709,997.00	0.00	2,709,997.00	100.0
2006	1,794,674.00	1,794,674.00	100.0	1,794,674.00	0.00	1,794,674.00	100.0
2008	1,401,421.00	1,401,421.00	100.0	1,401,421.00	0.00	1,401,421.00	100.0
TOTAL	10,475,106.00	10,475,106.00	100.0	10,475,106.00	0.00	10,475,106.00	0.0

COMMITMENT SUMMARY	
TOTAL COMMITMENTS FROM AUTHORIZED FUNDS	57,861,094.58
NET PROGRAM INCOME DISBURSED	+ 10,475,106.00
TOTAL COMMITMENTS	68,336,200.58

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DISBURSEMENTS				
(A)	(B)	(G)	(H)	(I)
FISCAL	TOTAL	TOTAL	%	GRANT
YEAR	AUTHORIZATION	DISBURSED	DISB	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	4,796,502.00	97.1	140,498.00
2002	4,918,000.00	4,672,100.00	95.0	245,900.00
2003	4,883,314.00	4,639,149.00	95.0	244,165.00
2004	5,304,734.00	5,061,409.00	95.4	243,325.00
2005	4,839,396.00	1,553,901.50	32.1	3,285,494.50
2006	4,494,122.00	2,824,164.81	62.8	1,669,957.19
2007	4,478,737.00	0.00	0.0	4,478,737.00
2008	4,305,431.00	0.00	0.0	4,305,431.00
TOTAL	73,103,734.00	58,490,226.08	80.0	14,613,507.92

DISBURSEMENTS CONTINUED					
(A)	(C)	(D)	(E)	(F)	(G)
FISCAL			NET	DISBURSED	TOTAL
YEAR	DISBURSED	RETURNED	DISBURSED	PENDING	DISBURSED
				APPROVAL	
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	4,796,502.00	0.00	4,796,502.00	0.00	4,796,502.00
2002	4,672,100.00	0.00	4,672,100.00	0.00	4,672,100.00

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DISBURSEMENTS CONTINUED					
(A)	(C)	(D)	(E)	(F)	(G)
FISCAL			NET	DISBURSED	
YEAR	DISBURSED	RETURNED	DISBURSED	PENDING APPROVAL	TOTAL DISBURSED
2003	4,639,149.00	0.00	4,639,149.00	0.00	4,639,149.00
2004	5,061,409.00	0.00	5,061,409.00	0.00	5,061,409.00
2005	1,553,901.50	0.00	1,553,901.50	0.00	1,553,901.50
2006	2,824,164.81	0.00	2,824,164.81	0.00	2,824,164.81
2007	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00
TOTAL	58,497,726.08	7,500.00	58,490,226.08	0.00	58,490,226.08

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

(A)	(B)	(C)	(D)	(J)	(K)
FISCAL	AUTHORIZED	AMOUNT		TOTAL	
YEAR	FOR	COMMITTED TO	%	DISBURSED	%
	ACTIVITIES	ACTIVITIES	CMTD		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	4,196,450.00	100.0	4,196,450.00	100.0
2002	4,180,300.00	4,180,300.00	100.0	4,180,300.00	100.0
2003	4,150,818.00	4,150,818.00	100.0	4,150,818.00	100.0
2004	4,574,759.00	4,574,759.00	100.0	4,574,759.00	100.0
2005	4,368,983.00	870,530.00	19.9	1,167,530.00	26.7
2006	4,051,459.30	4,050,459.30	99.9	2,824,164.81	69.7
2007	4,037,612.80	1,032,508.51	25.5	0.00	0.0
2008	3,877,615.00	0.00	0.0	0.00	0.0
TOTAL	63,353,647.10	52,971,474.58	83.6	51,009,671.58	80.5

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

(A)	(B)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
FISCAL	AUTHORIZED			NET	%	DISBURSED	TOTAL	%
YEAR	FOR	DISBURSED	RETURNED	DISBURSED	NET	PENDING	DISBURSED	DISB
	ACTIVITIES				DISB	APPROVAL		
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	4,196,450.00	0.00	4,196,450.00	100.0	0.00	4,196,450.00	100.0
2002	4,180,300.00	4,180,300.00	0.00	4,180,300.00	100.0	0.00	4,180,300.00	100.0
2003	4,150,818.00	4,150,818.00	0.00	4,150,818.00	100.0	0.00	4,150,818.00	100.0
2004	4,574,759.00	4,574,759.00	0.00	4,574,759.00	100.0	0.00	4,574,759.00	100.0
2005	4,368,983.00	1,167,530.00	0.00	1,167,530.00	26.7	0.00	1,167,530.00	26.7
2006	4,051,459.30	2,824,164.81	0.00	2,824,164.81	69.7	0.00	2,824,164.81	69.7
2007	4,037,612.80	0.00	0.00	0.00	0.0	0.00	0.00	0.0
2008	3,877,615.00	0.00	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL	63,353,647.10	51,017,171.58	7,500.00	51,009,671.58	80.5	0.00	51,009,671.58	80.5

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OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
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----- ADMINISTRATIVE FUNDS (AD) -----								
FISCAL	AMOUNT	AMOUNT		%	BALANCE		%	AVAILABLE
YEAR	AUTHORIZED	AUTHORIZED	AMOUNT	AUTH	TO	TOTAL	RSVD	TO
		FROM PI	RESERVED	RSVD	RESERVE	DISBURSED	DISB	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	486,650.00	80.3	118,900.00	486,650.00	100.0	0.00
2005	470,413.30	270,999.70	470,413.00	63.4	271,000.00	386,371.50	82.1	84,041.50
2006	442,662.70	179,467.40	442,662.70	71.1	179,467.40	0.00	0.0	442,662.70
2007	441,124.20	0.00	441,124.20	100.0	0.00	0.00	0.0	441,124.20
2008	427,816.00	140,142.10	427,816.00	75.3	140,142.10	0.00	0.0	427,816.00
TOTAL	7,256,899.80	1,047,510.60	7,236,796.90	87.1	1,067,613.50	5,841,152.50	80.7	1,395,644.40

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----- CHDO OPERATING FUNDS (CO) -----							
FISCAL	AMOUNT	AMOUNT	%	BALANCE		%	AVAILABLE
YEAR	AUTHORIZED	RESERVED	AUTH RSVD	TO RESERVE	TOTAL DISBURSED	RSVD DISB	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
2006	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2007	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2008	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

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----- CHDO FUNDS (CR) -----									
FISCAL	CHDO	AMOUNT	%	FUNDS	%	BALANCE	TOTAL	%	AVAILABLE
YEAR	REQUIREMENT	RESERVED	REQ	COMMITTED	RSVD	TO	DISBURSED	DISB	TO
		TO CHDOS	RSVD	FOR ACTIVITIES	CMTD	COMMIT			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	2,831,899.00	383.8	2,831,899.00	100.0	0.00	2,831,899.00	100.0	0.00
2003	732,497.10	1,898,092.00	259.1	1,898,092.00	100.0	0.00	1,898,092.00	100.0	0.00
2004	729,975.00	3,789,173.00	519.0	3,789,173.00	100.0	0.00	3,789,173.00	100.0	0.00
2005	705,619.95	4,205,073.00	595.9	706,620.00	16.8	3,498,453.00	1,003,620.00	23.8	3,201,453.00
2006	663,994.05	1,600,000.00	240.9	1,599,000.00	99.9	1,000.00	939,688.00	58.7	660,312.00
2007	661,686.30	1,390,167.00	210.0	0.00	0.0	1,390,167.00	0.00	0.0	1,390,167.00
2008	641,724.00	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	10,855,196.40	31,599,510.77	291.1	26,709,890.77	84.5	4,889,620.00	26,347,578.77	83.3	5,251,932.00

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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	283,189.90	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2003	189,809.20	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2004	378,917.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2005	420,507.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2006	160,000.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2007	139,016.70	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2008	64,172.40	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	3,224,123.50	0.00	0.00	0.0	0.00	0.00	0.0	0.00

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-----		CHDO CAPACITY (CC)		-----				
FISCAL	AMOUNT	AMOUNT		%	BALANCE			BALANCE
YEAR	AUTHORIZED	RESERVED	AMOUNT	AUTH	TO	TOTAL	%	TO
			COMMITTED	CMTD	COMMIT	DISBURSED	DISB	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
2006	134,823.66	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2007	134,362.11	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2008	129,162.93	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	2,183,970.00	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
2006	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2007	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2008	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	TOTAL	AVAILABLE
YEAR	AUTHORIZATION	INCOME	DISBURSED	TO
		AMOUNT		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	4,796,502.00	140,498.00
2002	4,918,000.00	0.00	4,672,100.00	245,900.00
2003	4,883,314.00	3,581,036.00	8,220,185.00	244,165.00
2004	5,304,734.00	987,978.00	6,049,387.00	243,325.00
2005	4,839,396.00	2,709,997.00	4,263,898.50	3,285,494.50
2006	4,494,122.00	1,794,674.00	4,618,838.81	1,669,957.19
2007	4,478,737.00	0.00	0.00	4,478,737.00
2008	4,305,431.00	1,401,421.00	1,401,421.00	4,305,431.00
TOTAL	73,103,734.00	10,475,106.00	68,965,332.08	14,613,507.92

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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	
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	4,196,450.00	4,196,450.00	600,052.00	4,796,502.00	0.00	4,796,502.00
2002	4,180,300.00	4,180,300.00	491,800.00	4,672,100.00	0.00	4,672,100.00
2003	7,731,854.00	7,731,854.00	488,331.00	8,220,185.00	0.00	8,220,185.00
2004	5,562,737.00	5,562,737.00	486,650.00	6,049,387.00	0.00	6,049,387.00
2005	3,580,527.00	3,877,527.00	386,371.50	4,263,898.50	0.00	4,263,898.50
2006	5,845,133.30	4,618,838.81	0.00	4,618,838.81	0.00	4,618,838.81
2007	1,032,508.51	0.00	0.00	0.00	0.00	0.00
2008	1,401,421.00	1,401,421.00	0.00	1,401,421.00	0.00	1,401,421.00
TOTAL	63,446,580.58	61,484,777.58	7,480,554.50	68,965,332.08	0.00	68,965,332.08

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----- TOTAL PROGRAM PERCENT -----									
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
			%	%	%	%	%	%	%
FISCAL	TOTAL	PROGRAM INCOME	COMMITTED	DISB FOR	DISB FOR	NET	DISBURSED	TOTAL	AVAILABLE
YEAR	AUTHORIZATION	AMOUNT	FOR	ACTIVITIES	ADMIN/OP	DISBURSED	PENDING	DISBURSED	TO
							APPROVAL		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	85.0	85.0	12.1	97.1	0.0	97.1	2.8
2002	4,918,000.00	0.00	85.0	85.0	10.0	95.0	0.0	95.0	5.0
2003	4,883,314.00	3,581,036.00	100.0	91.3	5.7	97.1	0.0	97.1	2.8
2004	5,304,734.00	987,978.00	100.0	88.3	7.7	96.1	0.0	96.1	3.8
2005	4,839,396.00	2,709,997.00	73.9	51.3	5.1	56.4	0.0	56.4	43.5
2006	4,494,122.00	1,794,674.00	100.0	73.4	0.0	73.4	0.0	73.4	26.5
2007	4,478,737.00	0.00	23.0	0.0	0.0	0.0	0.0	0.0	100.0
2008	4,305,431.00	1,401,421.00	32.5	24.5	0.0	24.5	0.0	24.5	75.4
TOTAL	73,103,734.00	10,475,106.00	86.7	73.5	8.9	82.5	0.0	82.5	17.4

Status of HOME Activities (Report from HUD IDIS System)

IDIS - C04PR22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
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STATUS OF HOME ACTIVITIES

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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 ---									
1990	881 69TH AVENUE AND 6814 - 6846 HAWLEY OAKLAND, CA 94621	115	12	12-22-04	1,500,000.00	1,500,000.00	100.0	CP	05-18-09
2295	928-988 66TH AVE OAKLAND, CA 94621	106	11	03-05-07	1,600,000.00	1,400,000.00	87.5	OP	12-23-08
--- REHABILITATION ---									
1832	1101 PERALTA STREET OAKLAND, CA 94607	1	1	05-12-03	38,268.00	38,268.00	100.0	CP	04-17-09
1953	438 43RD ST OAKLAND, CA 94609	0	0	04-12-04	40,000.00	27,000.00	67.5	OP	12-23-08
2008	5407 WADEAN PL OAKLAND, CA 94601	0	0	02-26-05	40,000.00	40,000.00	100.0	FD	12-23-08
2010	2520 13TH AVE OAKLAND, CA 94606	1	1	02-26-05	40,000.00	40,000.00	100.0	CP	03-17-09
2011	1933 69TH AVE OAKLAND, CA 94621	1	1	02-26-05	30,850.00	30,850.00	100.0	CP	03-17-09
2076	1074 106TH AVE OAKLAND, CA 94603	1	1	07-01-05	39,945.00	39,945.00	100.0	CP	03-31-09
2078	745 60TH ST OAKLAND, CA 94609	1	1	07-01-05	48,875.00	48,875.00	100.0	CP	06-30-09
2105	634 DOUGLAS AVE OAKLAND, CA 94303	1	1	08-31-05	73,160.00	73,160.00	100.0	CP	03-31-09
2107	432 HALE AVE OAKLAND, CA 94603	1	1	08-31-05	74,549.00	74,549.00	100.0	CP	04-17-09
2110	4722 BOND ST OAKLAND, CA 94601	1	1	10-24-05	74,894.00	74,894.00	100.0	CP	04-17-09
2116	15 FOSTER ST OAKLAND, CA 94603	1	1	10-24-05	47,000.00	47,000.00	100.0	CP	06-12-09
2200	6015 MARTIN LUTHER KING, JR WAY OAKLAND, CA 94609	0	0	06-28-06	162,100.00	160,650.00	99.1	OP	05-09-07
2204	1627 15TH ST OAKLAND, CA 94607	1	1	06-30-06	75,000.00	75,000.00	100.0	CP	04-17-09
2340	2425 26TH AVE OAKLAND, CA 94601	0	0	06-26-07	75,000.00	43,340.00	57.7	OP	05-27-09
2341	10207 DANTE AVE OAKLAND, CA 94603	1	1	06-26-07	75,000.00	75,000.00	100.0	CP	07-01-09
2342	994 63RD ST OAKLAND, CA 94608	1	1	06-26-07	18,900.00	18,900.00	100.0	CP	04-17-09

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

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

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- REHABILITATION ---									
2343	3220 61ST AVE OAKLAND, CA 94605	0	0	06-26-07	62,672.00	500.00	0.7	OP	12-23-08
2346	7239 FRESNO ST OAKLAND, CA 94605	1	1	06-29-07	75,000.00	75,000.00	100.0	CP	04-17-09
2347	2627 76TH AVE OAKLAND, CA 94605	1	1	06-29-07	65,098.00	65,098.00	100.0	CP	06-30-09
2425	1955 87TH AVE OAKLAND, CA 94621	1	1	09-28-07	75,000.00	75,000.00	100.0	CP	04-17-09
2442	1212 CENTER STREET OAKLAND, CA 94607	0	0	05-09-08	753,600.00	603,004.00	80.0	OP	12-23-08
2443	3250 SAN PABLO AVENUE OAKLAND, CA 94704	0	0	05-09-08	748,300.00	454,307.00	60.7	OP	04-08-09
2450	1210 75TH AVE OAKLAND, CA 94621	1	1	06-30-08	75,000.00	75,000.00	100.0	CP	07-01-09
2451	624 POIRIER ST OAKLAND, CA 94612	1	1	06-30-08	73,725.00	73,725.00	100.0	CP	07-01-09
2452	856 WOOD ST OAKLAND, CA 94601	1	1	06-30-08	30,000.00	30,000.00	100.0	CP	04-17-09
2454	2208 9TH AVE OAKLAND, CA 94606	0	0	06-30-08	75,000.00	54,252.00	72.3	OP	12-23-08
--- ACQUISITION ONLY ---									
2427	66 FAIRMONT AVE, UNIT 214 OAKLAND, CA 94611	1	1	03-24-08	15,900.00	15,900.00	100.0	CP	04-17-09
2428	2012 48TH AVENUE OAKLAND, CA 94601	1	1	03-24-08	26,940.00	26,940.00	100.0	CP	04-17-09
2429	2735 BELLAIRE PLACE OAKLAND, CA 94601	1	1	03-24-08	24,120.00	24,120.00	100.0	CP	04-17-09
2430	425 ORANGE STREET, #316 OAKLAND, CA 94610	1	1	03-24-08	14,100.00	14,100.00	100.0	CP	04-17-09
2431	2753 PARKER AVENUE OAKLAND, CA 94605	1	1	03-24-08	18,540.00	18,540.00	100.0	CP	04-17-09
2432	1532 5TH STREET, UNIT B OAKLAND, CA 94607	1	1	03-24-08	18,814.00	18,814.00	100.0	CP	04-17-09
2433	940 46TH STREET OAKLAND, CA 94608	1	1	03-24-08	15,480.00	15,480.00	100.0	CP	04-17-09
2434	753 26TH STREET OAKLAND, CA 94612	1	1	03-24-08	22,200.00	22,200.00	100.0	CP	04-17-09

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OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- ACQUISITION ONLY ---									
2435	1525 3RD STREET OAKLAND, CA 94607	1	1	03-24-08	25,800.00	25,800.00	100.0	CP	04-17-09
2436	814 45TH STREET OAKLAND, CA 94608	1	1	03-24-08	21,900.00	21,900.00	100.0	CP	04-17-09
2437	1122 WOOD STREET OAKLAND, CA 94607	1	1	03-24-08	17,280.00	17,280.00	100.0	CP	04-17-09
2438	2724 BARTLETT OAKLAND, CA 94602	1	1	03-24-08	30,000.00	30,000.00	100.0	CP	04-17-09
2439	9533 BURR STREET OAKLAND, CA 94605	1	1	03-24-08	22,556.00	22,556.00	100.0	CP	04-17-09
2440	3431 66TH AVENUE OAKLAND, CA 94605	1	1	03-24-08	19,500.00	19,500.00	100.0	CP	04-17-09
2441	3778 ANGELO AVENUE OAKLAND, CA 94619	1	1	04-30-08	28,500.00	28,500.00	100.0	CP	04-17-09
2455	8033 IRIS ST OAKLAND, CA 94605	1	1	07-01-08	19,620.00	19,620.00	100.0	CP	04-17-09
2456	962 55TH ST OAKLAND, CA 94608	1	1	07-01-08	21,600.00	21,600.00	100.0	CP	04-17-09
2457	275 CAIRO RD OAKLAND, CA 94603	1	1	07-01-08	21,900.00	21,900.00	100.0	CP	04-17-09
2458	857 MCELROY ST OAKLAND, CA 94607	1	1	07-01-08	21,840.00	21,840.00	100.0	CP	04-21-09
2547	834 A 59TH STREET OAKLAND, CA 94608	1	1	04-22-09	14,004.00	14,004.00	100.0	CP	07-01-09
2548	3650 MAGEE AVENUE OAKLAND, CA 94619	1	1	04-22-09	29,280.00	29,280.00	100.0	CP	07-01-09
2549	6007 SAN PABLO AVE OAKLAND, CA 94608	1	1	04-22-09	24,600.00	24,600.00	100.0	CP	07-01-09
2550	2709 PLEASANT STREET OAKLAND, CA 94602	1	1	04-22-09	17,394.00	17,394.00	100.0	CP	07-01-09
2551	2400 108TH AVENUE OAKLAND, CA 94603	1	1	04-22-09	17,100.00	17,100.00	100.0	CP	07-01-09
2552	2656 FISHER AVENUE OAKLAND, CA 94605	1	1	04-22-09	18,600.00	18,600.00	100.0	CP	07-01-09
--- ACQUISITION AND REHABILITATION ---									
2159	1720 MACARTHUR BLVD OAKLAND, CA 94108	93	69	01-12-06	1,901,740.00	1,901,740.00	100.0	CP	04-17-09

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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
--- ACQUISITION AND REHABILITATION ---									
2596	2647 INTERNATIONAL BLVD OAKLAND, CA 94601	77	77	05-29-09	3,991,000.00	3,891,000.00	97.4	OP	06-10-09
--- ACQUISITION AND NEW CONSTRUCTION ---									
1958	2946 INTERNATIONAL BLVD OAKLAND, CA 94601	36	9	08-10-04	1,216,600.00	1,054,288.00	86.6	OP	09-28-07
2203	160 14TH ST OAKLAND, CA 94612	79	32	06-30-06	2,472,585.00	2,472,585.00	100.0	CP	04-17-09
2294	8TH ST AND MANDELA PARKWAY OAKLAND, CA 94612	14	8	03-05-07	771,300.00	580,677.00	75.2	OP	09-28-07
2345	2719 FOOTHILL BLVD OAKLAND, CA 94601	65	64	06-27-07	3,475,000.00	3,475,000.00	100.0	CP	06-30-09
2518	1720 MACARTHUR BLVD OAKLAND, CA 94602	81	40	07-31-08	5,815,000.00	5,079,751.00	87.3	OP	06-10-09

*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

2008-09 EMERGENCY SHELTER GRANT - ACCOMPLISHMENT NARRATIVE

Assessment Goals & Objectives:

Through ESG funded activities and activities supported by match funding sources for the City's Permanent Access To Housing (PATH) Strategy, approximately 1,074 clients prevented eviction through legal services, 32 youth maintained stable housing and services, 63 individuals maintained housing as the Harrison Hotel, and 215 clients transitioned from shelter to permanent and/or transitional housing. From homeless encampments, an additional 51 clients transitioned to permanent or transitional housing settings. A total of 55,485 shelter bednights were provided, 175 hotel motel voucher bednights provided. 813 obtained income or employment through PATH program. PATH and PATH partnering programs served over 4,000 people, with 1,435 obtaining and or maintaining permanent and/or transitional housing.

Coupled with various resources and/or programs, the 2008/09 PATH Strategy, partially funded by ESG helped address pertinent Strategic Plan objectives related to housing and other priority homeless needs by providing homeless prevention services and financial assistance, support services related to housing, and rapid re-housing services.

Leveraging Resources:

To meet the dollar-for-dollar match requirements for the \$372,694 awarded in the 2008-09 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
Homeless Mobile Outreach Program	\$200,000
Oakland Army Base Temporary Winter Shelter	\$100,000
Total Match	\$415,000

Self-Evaluation:

It is estimated that over 6,300 persons are homeless in Oakland during the course of a year. On any given night, there are approximately 3,000 homeless persons in Oakland.¹ The supply of shelter beds in Oakland meets approximately 6% of this demand. Through ESG activities and other shelter programs funded through the City, additional beds and/or services are provided or maintained to temporarily house those individuals and/or families plagued with issues leading to homelessness.

Under the 2008/09 PATH Strategy, with ESG and other funds 4,000 people received housing related services and support services resulting in 1,435 obtaining or maintaining permanent housing or transitional housing. In addition, shelter services and hotel/motel vouchers were provided to assist those that needed short term assistance.

The City also operated a temporary winter shelter at the Oakland Army Base site from November 2008 through mid April 2009. Over 12,980 shelter bednights were provided to clients unable to access the shelter system during the cold and rainy winter months. With shelter, 525 Oakland Army Base Temporary Winter Shelter clients received 30,000. This effort is a continued and vital partnership between Alameda County, City of Berkeley, Anka Behavioral Health, Inc., and the City, benefitting the homeless population for the winter months.

The City, along with Operation Dignity administered the Homeless Mobile Outreach Program, serving the homeless living in encampments. Within the 2008/09 program year, assessments for 62 encampments were completed. 318 unduplicated intakes were completed. Approximately 54 housing placements were made. Of the 54 households placed in housing, 36 received move-in assistance. 15,646 units of blankets, sleeping bags, clothing, condoms, ponchos and hygiene kits were distributed. 22,937 meals were provided, various referrals and 2,486 bednights of shelter placements.

¹ Oakland PATH Strategy (Final), Adopted May 8, 2007

IDIS ESG REPORTS TO BE INSERTED HERE

Program Specific Narrative

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)



Housing Opportunities for Persons With AIDS (HOPWA) Program

Consolidated Annual Performance and Evaluation Report (CAPER) Measuring Performance Outcomes

OMB Number 2506-0133 (Expiration Date: 12/31/2010)

The HOPWA CAPER report for formula grantees provides annual information on program accomplishments in meeting the program's performance outcome measure: maintain housing stability; improve access to care; and reduce the risk of homelessness for low-income persons and their families living with HIV/AIDS. This information is also covered under the Consolidated Plan Management Process (CPMP) report and includes Narrative Responses and Performance Charts required under the Consolidated Planning Regulations. The public reporting burden for the collection of information is estimated to average 45 hours per manual response, or less if an automated data collection and retrieval system is in use, along with 68 hours for record keeping, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Grantees are required to report on the activities undertaken only, thus there may be components of these reporting requirements that may not be applicable. 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.

Overview. The Consolidated Annual Performance and Evaluation Report (CAPER) provides annual performance reporting on client outputs and outcomes that enables an assessment of grantee performance in achieving the housing stability outcome measure. The CAPER, in conjunction with the Integrated Disbursement Information System (IDIS), fulfills statutory and regulatory program reporting requirements and provides the grantee and HUD with the necessary information to assess the overall program performance and accomplishments against planned goals and objectives.

HOPWA formula grantees are required to submit a CAPER, and complete annual performance information for all activities undertaken during each program year in the IDIS, demonstrating coordination with other Consolidated Plan resources. HUD uses the CAPER and IDIS data to obtain essential information on grant activities, project sponsors, housing sites, units and households, and beneficiaries (which includes racial and ethnic data on program participants). The Consolidated Plan Management Process tool (CPMP) provides an optional tool to integrate the reporting of HOPWA specific activities with other planning and reporting on

The revisions contained within this edition are designed to accomplish the following: (1) provide for an assessment of unmet need; (2) streamline reporting sources and uses of leveraged resources; (3) differentiate client outcomes for temporary/short-term and permanent facility-based assistance; (4) clarify indicators for short-term efforts and reducing the risk of homelessness; and (5) clarify indicators for Access to Care and Support for this special needs population. In addition, grantees are requested to comply with the Federal Funding Accountability and Transparency Act 2006 (Public Law 109-282) which requires federal grant recipients to provide general information for all entities (including subrecipients) receiving \$25,000+ in federal funds.

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 - C. Barriers or Trends Overview
 - D. Assessment of Unmet Housing Needs

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PART 4: Summary of Performance Outcomes

1. Housing Stability: Permanent Housing and Related Facilities
2. Prevention of Homelessness: Short-Term Housing Payments
3. Access to Care and Support: Housing Assistance with Supportive Services

PART 5: Worksheet - Determining Housing Stability Outcomes

PART 6: Certification of Continued Use for HOPWA Facility-Based

Continued Use Periods. Grantees that use HOPWA funds for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for ten years for HOPWA-eligible beneficiaries. For the years in which grantees do not receive and expend HOPWA funding for these activities, the grantee must submit an Annual Certification of Continued Project Operation throughout the required use periods. This certification is included in Part 5 in CAPER.

Final Assembly of Report. After the entire report is assembled, please number each page sequentially.

Filing Requirements. Within 90 days of the completion of each program year, grantees must submit their completed CAPER to the CPD Director in the grantee's State or Local HUD Field Office, and to the HOPWA Program Office: Office of HIV/AIDS Housing, Room 7212, U.S. Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, D.C. 20410.

Definitions: Facility-Based Housing Assistance: All HOPWA housing expenditures which provide support to facilities, including community

residences, SRO dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities approved by HUD.

Grassroots Organization: An organization headquartered in the local community where it provides services; has a social services budget of \$300,000 or less annually; and six or fewer full-time equivalent employees. Local affiliates of national or larger organizations are not considered "grassroots."

Housing Assistance Total: The non-duplicated number of households receiving housing subsidies and residing in units of facilities that were dedicated to persons living with HIV/AIDS and their families that were supported with HOPWA or leveraged funds during this operating year.

In-kind Leveraged Resources: These involve additional types of support provided to assist HOPWA beneficiaries such as volunteer services, materials, use of equipment and building space. The actual value of the support can be the contribution of professional services, based on customary rates for this specialized support, or actual costs contributed from other leveraged resources. In determining a rate for the contribution of volunteer time and services, use the rate established in HUD notices, such as the rate of ten dollars per hour. The value of any donated material, equipment, building, or lease should be based on the fair market value at time of donation. Related documentation can be from recent bills

Leveraged Funds: The amount of funds expended during the operating year from non-HOPWA federal, state, local, and private sources by grantees or sponsors in dedicating assistance to this client population. Leveraged funds or other assistance used directly in HOPWA program delivery.

Output: The number of units of housing or households that receive HOPWA housing assistance during the operating year.

Outcome: The HOPWA assisted households who have been enabled to establish or better maintain a stable living environment in housing that is safe, decent, and sanitary, (per the regulations at 24 CFR 574.310(b)) and to reduce the risks of homelessness, and improve access to HIV treatment and other health care and support. The goal that eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care by 2011.

Permanent Housing Placement: A supportive housing service that helps establish the household in the housing unit, including reasonable costs for security deposits not to exceed two months of rental costs).

Program Income: Gross income directly generated from the use of HOPWA funds, including repayments. See grant administration requirements on program income for state and local governments at 24 CFR 85.25, or for non-profits at 24

Short-Term Rent, Mortgage and Utility Payments (STRMU): Subsidy or payments subject to the 21-week limited time period to prevent the homelessness of a household (e.g., HOPWA short-term rent, mortgage and utility payments).

Stewardship Units: Units developed, where HOPWA funds were used for acquisition, new construction and rehabilitation, but no longer receive operating subsidies. Report information for the units subject to the three-year use agreement if rehabilitation is non-substantial, and those subject to the ten-year use agreement if rehabilitation is substantial.

Tenant-Based Rental Assistance (TBRA): An on-going rental housing subsidy for units leased by the client, where the amount is determined based in part on household income and rent costs. Project-based costs are considered facility-based expenditures.

Total by Type of Housing Assistance/Services: The non-duplicated households assisted in units by type of housing assistance dedicated to persons living with HIV/AIDS and their families or services provided that were supported with HOPWA and leveraged funds during the operating year.

Housing Opportunities for Persons with AIDS (HOPWA)

Consolidated Annual Performance and Evaluation Report -

Measuring Performance Outcomes

OMB Number 2506-0133 (Expiration Date: 12/31/2010)

Part 1: Grantee Executive Summary

As applicable, complete the charts below followed by the submission of a written narrative to questions A through C, and the completion of Chart D. Chart 1 requests general grantee information and Chart 2 is to be completed for each organization selected or designated as a project sponsor, as defined by CFR 574.3. In Chart 3, indicate each subrecipient organization with a contract/agreement of \$25,000 or greater that assists grantees or project sponsors carrying out their activities. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

1. Grantee Information

HUD Grant Number		Operating Year for this report	
CA-H08-F001, CA-H07-F001, CA-H06-F001, CA-H05-F001, CA-H04-F001		<i>From (mm/dd/yy)</i>	<i>To (mm/dd/yy)</i>
		07/01/08	06/30/09
Grantee Name			
CITY OF OAKLAND			
Business Address		150 FRANK H. OGAWA PLAZA	
City, County, State, Zip		OAKLAND	ALAMEDA CA 94612
Employer Identification Number (EIN) or Tax Identification Number (TIN)		DUN & Bradstreet Number (DUNs) if applicable	
946000384			
Congressional District of Business Address		9TH DISTRICT	
*Congressional District(s) of Primary Service Area(s)		N/A	
*Zip Code(s) of Primary Service Area(s)		N/A	
*City(ies) and County(ies) of Primary Service Area(s)		N/A	
Organization's Website Address		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
WWW.OAKLANDNET.COM		If yes, explain in the narrative section how this list is administered.	
Have you prepared any evaluation report?			
If so, please indicate its location on an Internet site (url) or attach copy			
NO			

* Service delivery area information only needed for program activities being directly carried out by the grantee

2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

Project Sponsor Agency Name ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT		Parent Company Name, if applicable COUNTY OF ALAMEDA	
Name and Title of Contact at Project Sponsor Agency	HAZEL WEISS, COMMUNITY DEVELOPMENT MANAGER		
Email Address	HAZEL.WEISS@ACGOV.ORG		
Business Address	224 WEST WINTON AVE, ROOM 108		
City, County, State, Zip	HAYWARD	ALAMEDA	CA 94544
Phone Number (with area code)	(510) 670-5941	Fax Number (with area code) (510) 670-6378	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-6000-501	DUN & Bradstreet Number (DUNs) if applicable	
Congressional District of Business Location of Sponsor	DISTRICT 13		
Congressional District(s) of Primary Service Area(s)	9TH & 13TH DISTRICTS		
Zip Code(s) of Primary Service Area(s)	94501, 94541, 94545, 94601, 94603, 94611, 94621, 94612, 94607, 94546, 94608		
City(ies) and County(ies) of Primary Service Area(s)	Alameda, Oakland, Castro Valley, Hayward	ALAMEDA COUNTY	
Total HOPWA Contract Amount for this Organization	\$4,539,052.00		
Organization's Website Address ACGOV.ORG	Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>	If yes, explain in the narrative section how this list is administered.		

Please indicate whether your organization is a non-profit organization and check one of the boxes.

2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

Project Sponsor Agency Name CONTRA COSTA COUNTY COMMUNITY & ECONOMIC DEVELOPMENT AGENCY		Parent Company Name, if applicable CONTRA COSTA COUNTY		
Name and Title of Contact at Project Sponsor Agency				
Email Address		KSHER@CD.CCOUNTY.US		
Business Address		2530 ARNOLD DRIVE, #190		
City, County, State, Zip		MARTINEZ	CONTRA COSTA	CA 94553
Phone Number (with area code)		(925) 334-7234	Fax Number (with area code) (925) 334-7201	
Employer Identification Number (EIN) or Tax Identification Number (TIN)		94-6000509	DUN & Bradstreet Number (DUNs) if applicable	
Congressional District of Business Location of Sponsor		DISTRICT 7		
Congressional District(s) of Primary Service Area(s)		DISTRICTS 6, 7, 9, 11, AND 13		
Zip Code(s) of Primary Service Area(s)		94553, 94509, 94520, 94553, 94565, 94597		
City(ies) and County(ies) of Primary Service Area(s)		MARTINEZ, PINOLE, ANTIOCH, CONCORD, PACHECO	WALNUT CREEK, PITTSBURG, BAY POINT	
Total HOPWA Contract Amount for this Organization		\$1,614,622.00		
Organization's Website Address www.ccreach.org		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		
Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>				

Please indicate whether your organization is a non-profit organization and check one of the boxes.

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (*Public Law 109-282*).

Subrecipient Name		Parent Company (if applicable)	
ARK OF REFUGE/WALKER HOUSE		ARK OF REFUGE	
Name and Title of Contact at Subrecipient	FRANZETTA L. HOUSTON,		
Email Address	FHOUSTON@PACBELL.NET		
Business Address	9702 INTERNATIONAL BOULEVARD		
City, State, Zip, County	OAKLAND	CA	ALAMEDA 94603
Phone Number (with area code)	(510)635-8422	Fax Number (with area code) (510) 635-8424	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-3157940	DUN & Bradstreet Number (DUNs) if applicable	
Congressional District of Location	DISTRICT 9		
Congressional District of Primary Service Area	DISTRICT 9		
Zip Code of Primary Service Area(s)	94603		
City(ies) and County(ies) of Primary Service Area(s)	OAKLAND	ALAMEDA	
Total HOPWA Contract Amount	\$452,009.00		

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (*Public Law 109-282*).

Subrecipient Name EDEN INFORMATION AND REFERRAL		Parent Company (if applicable) 	
Name and Title of Contact at Subrecipient	DENISE ROSS, AHIP COORDINATOR		
Email Address	DROSS@EDENIR.ORG		
Business Address	570 B STREET		
City, State, Zip, County	HAYWARD	CA	94541 ALAMEDA
Phone Number (with area code)	510 537 2600	Fax Number (with area code) 510 537 0986	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-233-9050	DUN & Bradstreet Number (DUNs) if applicable 	
Congressional District of Location	DISTRICT 9		
Congressional District of Primary Service Area	DISTRICT 9, 13		
Zip Code of Primary Service Area(s)	94705,, 94607,94541, 94545, 94501, 94621, 94611, 94612		
City(ies) and County(ies) of Primary Service Area(s)	OAKLAND, HAYWARD, BERKELY, CASTRO VALLEY, SAN LEANDRO		
Total HOPWA Contract Amount	\$176,425.00		

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (*Public Law 109-282*).

Subrecipient Name		Parent Company (if applicable)	
EAST OAKLAND COMMUNITY PROJECT/CROSSROADS		EAST OAKLAND COMMUNITY PROJECT	
Name and Title of Contact at Subrecipient	WENDY JACKSON, EXECUTIVE DIRECTOR		
Email Address	WENDYJ@EOCP.NET		
Business Address	7515 INTERNATIONAL BOULEVARD		
City, State, Zip, County	OAKLAND	CA	94621 ALAMEDA
Phone Number (with area code)	510 532 3211	Fax Number (with area code) 510 532 2112	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-3078181	DUN & Bradstreet Number (DUNs) if applicable	
Congressional District of Location	DISTRICT 9		
Congressional District of Primary Service Area	DISTRICT 9 AND 13		
Zip Code of Primary Service Area(s)	94621		
City(ies) and County(ies) of Primary Service Area(s)	OAKLAND	ALAMEDA	
Total HOPWA Contract Amount	\$473,877.00		

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (*Public Law 109-282*).

Subrecipient Name CATHOLIC CHARITIES OF THE EAST BAY		Parent Company (if applicable) 	
Name and Title of Contact at Subrecipient	CAROL LEAHY, DIRECTOR		
Email Address	CLEAHY@CCEB.ORG		
Business Address	433 JEFFERSON STREET		
City, State, Zip, County	OAKLAND	CA	94607 ALAMEDA
Phone Number (with area code)	510 768 3165	Fax Number (with area code) 510 451 6998	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-2677202	DUN & Bradstreet Number (DUNs) if applicable 	
Congressional District of Location	DISTRICT 9		
Congressional District of Primary Service Area	DISTRICT 6, 7, 9, 11, 13,		
Zip Code of Primary Service Area(s)	94607, 94601, 94602, 94612, 94705, 94545, 94611, 94553, 94564, 94509, 94520, 94565, 94597		
City(ies) and County(ies) of Primary Service Area(s)	OAKLAND, HAYWARD, CASTRO VALLEY, PINOLE, ANTIOCH	BAY POINT, PITTBURG, PACHECO	
Total HOPWA Contract Amount	\$563,431.23		

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (*Public Law 109-282*).

Subrecipient Name		Parent Company (if applicable)	
RCD - 720 E 11th STREET		RESOURCES FOR COMMUNITY DEVELOPMENT	
Name and Title of Contact at Subrecipient	DAN SAWOSLAK, EXECUTIVE DIRECTOR		
Email Address	CONTACTRCD@RCD.ORG		
Business Address	2730 TELEGRAPH AVENUE		
City, State, Zip, County	OAKLAND	CA	94705 ALAMEDA
Phone Number (with area code)	510 841 4110	Fax Number (with area code) 510 548 3502	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-2952466	DUN & Bradstreet Number (DUNs) if applicable	
Congressional District of Location	9		
Congressional District of Primary Service Area	9		
Zip Code of Primary Service Area(s)	94705		
City(ies) and County(ies) of Primary Service Area(s)	OAKLAND/BERKELY	ALAMEDA	
Total HOPWA Contract Amount	\$391,482.00		

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (*Public Law 109-282*).

Subrecipient Name		Parent Company (if applicable)	
ALAMEDA POINTE COLLABORATIVE			
Name and Title of Contact at Subrecipient	DOUG BIGGS, EXECUTIVE DIRECTOR		
Email Address	DBIGGS@APCOLLABORATIVE.ORG		
Business Address	677 W. RANGER AVENUE		
City, State, Zip, County	ALAMEDA	CA	94501 ALAMEDA
Phone Number (with area code)	510 898 7800	Fax Number (with area code) 510 898 7858	
Employer Identification Number (EIN) or Tax Identification Number (TIN)		DUN & Bradstreet Number (DUNs) if applicable	
Congressional District of Location	DISTRICT 13		
Congressional District of Primary Service Area	DISTRICT 13		
Zip Code of Primary Service Area(s)	94501		
City(ies) and County(ies) of Primary Service Area(s)	ALAMEDA	ALAMEDA	
Total HOPWA Contract Amount	\$170,399.00		

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (*Public Law 109-282*).

Subrecipient Name		Parent Company (if applicable)	
LILLIE MAE JONES PLAZA		COMMUNITY HOUSING DEVELOPMENT CORPORATION OF NORTH RICHMOND	
Name and Title of Contact at Subrecipient	DONALD A. GILMORE, EXECUTIVE		
Email Address	DGILMORE@CHDCNR.COM		
Business Address	1535 A - THIRD STREET		
City, State, Zip, County	RICHMOND	CA	94801 CONTRA COSTA
Phone Number (with area code)	510 412 9290	Fax Number (with area code) 510 215 9276	
Employer Identification Number (EIN) or Tax Identification Number (TIN)		DUN & Bradstreet Number (DUNs) if applicable	
Congressional District of Location	DISTRICT 7		
Congressional District of Primary Service Area	DISTRICT 7		
Zip Code of Primary Service Area(s)	94801		
City(ies) and County(ies) of Primary Service Area(s)	RICHMOND	CONTRA COSTA COUNTY	
Total HOPWA Contract Amount	\$159,585.00		

A. Grantee and Community Overview

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD's website.

ATTACHED (ATTACHMENT A)

B. Annual Performance under the Action Plan

Provide a narrative addressing each of the following four items:

1. Outputs Reported. Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans

2. Outcomes Assessed. Assess program goals against actual client outcomes for achieving housing stability, reducing risks of homelessness, and improving access to care. If current year results are lower than the national program targets (80 percent of HOPWA clients maintain housing stability, avoid homelessness and access care), please describe the steps being taken to achieve the national outcome goal in next operating year.

3. Coordination. Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

4. Technical Assistance. Describe any program technical assistance needs and how they would benefit program beneficiaries.

ATTACHED

(ATTACHMENT

B)

Requests for more HOPWA trainings are made by HOPWA service and housing providers, as well as the project sponsors/subgrantees.

C. Barriers and Trends Overview

Provide a narrative addressing items 1 through 3. Explain how barriers and trends affected your program's ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> HOPWA/HUD Regulations | <input type="checkbox"/> Planning Issues | <input checked="" type="checkbox"/> Housing Availability | <input checked="" type="checkbox"/> Rent Determination and Fair Market Rents |
| <input type="checkbox"/> Discrimination/Confidentiality | <input checked="" type="checkbox"/> Multiple Diagnosed Issues | <input type="checkbox"/> Eligibility Issues | <input type="checkbox"/> Technical Assistance or Training |
| <input type="checkbox"/> Supportive Services | <input type="checkbox"/> Credit History | <input type="checkbox"/> Rental History | <input type="checkbox"/> Criminal Justice History |
| <input checked="" type="checkbox"/> Housing Affordability | <input checked="" type="checkbox"/> Other, please explain further | | |

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.

3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

ATTACHED (ATTACHMENT C)

D. Unmet Housing Needs: An Assessment of Unmet Housing Needs

In Chart 1, provide an assessment of the number of HOPWA-eligible households that require housing assistance but are not currently served by HOPWA in this service area.

In Line 1, report the total unmet need of the geographical service area, as reported in Unmet Needs for Persons with HIV/AIDS, Table 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool. *Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.*

In Rows a through c, enter the number of HOPWA-eligible households by type of housing assistance whose housing needs are not met. For an approximate breakdown of overall unmet need by type of housing assistance refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds.

1. Assessment of Unmet Need for HOPWA-eligible Households

1. Total number of households that have unmet housing needs	=	3656
From Item 1, identify the number of households with unmet housing needs by type of housing assistance.		
a. Tenant-Based Rental Assistance (TBRA)	=	914
b. Short-Term Rent, Mortgage and Utility payments (STRMU)	=	1828
c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities	=	914

Note:
This field automatically sums your entries below.

2. Recommended Data Sources for Assessing Unmet Need (check all sources used)

<input checked="" type="checkbox"/>	= Data as reported in the area Consolidated Plan, e.g. in Table 1B, CPMP charts, and related narratives
<input type="checkbox"/>	= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
<input type="checkbox"/>	= Data from client information provided in Homeless Management Information Systems (HMIS)
<input type="checkbox"/>	= Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on needs
<input type="checkbox"/>	= Data from prisons or jails in the community on persons being discharged with HIV/AIDS, if mandatory testing is conducted
<input type="checkbox"/>	= Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
<input type="checkbox"/>	= Data collected for HIV/AIDS surveillance reporting or related care assessments, e.g. local health department or CDC surveillance data

End of PART 1

PART 2: Sources of Leveraging

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars.

[1] Sources of Leveraging		Total Amount of Leveraged Dollars (for this operating year)			
		[2] Housing Assistance		[3] Supportive Services and other non-direct housing costs	
1	Program income	=		=	
2	Federal government (please specify):	=	\$ 6,385,340	=	\$ 201,351
	Ryan White	=	\$ -	=	\$ 151,351
	HUD-Supportive Housing Program	=	\$ 208,502	=	
	Community Development Block Grant, Tax Credit Equity	=	\$ 6,176,838	=	\$ 50,000
3	State government (please specify)	=	\$ 6,031,540	=	\$ -
	CALHFA Help	=	\$ 500,000	=	
	HCD Multi-Family Housing Program	=	\$ 5,031,540	=	
	Mental Health Services Act (MHSA)	=	\$ 500,000	=	
4	Local government (please specify)	=	\$ 3,546,174	=	\$ 55,000
	Ryan White Part A - Alameda County Office of AIDS - Case management-Medical	=		=	\$ 55,000
	Alameda County & ESIC Green Grants	=	\$ 55,000	=	
	City Accrued Interest & City of Oakland grant	=	\$ 3,491,174	=	
5	Foundations and other private cash resources (please specify)	=	\$ 3,699,964	=	\$ 9,000
	Horizons San Francisco AIDS Foundation, AIDS Health Project (AHP)	=	\$ 165,000	=	\$ 4,000
	Private Donations, Mortgage Bond	=	\$ 461,000	=	\$ 5,000
	Deferred Developer Fee, Oakland Housing Authority Loan	=	\$ 3,073,964	=	
6	In-kind Resources	=		=	
7	Resident rent payments in Rental, Project-Based Units, and Facilities	=	\$ 16,574	=	
8	Grantee/project sponsor (Agency) cash	=		=	
9	TOTAL (Sum of 1-7)	=	\$ 19,679,592	=	\$ 265,351

End of PART 2

PART 3: Accomplishment Data - Planned Goal and Actual Outputs

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families. *Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.*

1. HOPWA Performance Planned Goal and Actual Outputs

	HOPWA Performance Planned Goal and Actual	Output Households				Funding	
		HOPWA Assistance		Non-HOPWA		e.	f.
		a.	b.	c.	d.		
		Goal	Actual	Goal	Actual	Goal	Actual
	Housing Subsidy Assistance	Output Households					
1.	Tenant-Based Rental Assistance	16	16	21	21	\$ 280,051	\$ 132,589
2a.	Households in permanent housing facilities that receive operating subsidies/leased units	9	21			\$ 452,009	\$ 195,229
2b.	Households in transitional/short-term housing facilities that receive operating subsidies/leased units	75	82	75	82	\$ 473,877	\$ 254,321
3a.	Households in permanent housing facilities developed with capital funds and placed in service during the program year						
3b.	Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year						
4.	Short-Term Rent, Mortgage and Utility Assistance						
5.	Adjustments for duplication (subtract)	0	0	0	0		
6.	Total Housing Subsidy Assistance	100	119	96	103	\$ 1,205,937	\$ 582,139
	Housing Development (Construction and Stewardship of facility based housing)	Output Households					
7.	Facility-based units being developed with capital funding but not opened (show units of housing planned)	4	4	76	76	\$ 300,000	\$ 230,000
8.	Stewardship Units subject to 3 or 10 year use agreements	92	92	621	621		
9.	Total Housing Developed	96	96	697	697	\$ 300,000	\$ 230,000
	Supportive Services	Output Households					
10a.	Supportive Services provided by project sponsors also delivering HOPWA housing assistance	107	119			\$ -	\$ 19,132
10b.	Supportive Services provided by project sponsors serving households who have other housing arrangements	300	299			\$ -	\$ -
11.	Adjustments for duplication (subtract)	0	0				
12.	Total Supportive Services	407	418			\$ -	\$ 19,132
	Housing Placement Assistance Activities	Output Households					
13.	Housing Information Services	135	137			\$ 88,213	\$ 48,837
14.	Permanent Housing Placement Services	150	162			\$ 88,213	\$ 48,838
15.	Adjustments for duplication (subtract)						
16.	Total Housing Placement Assistance	285	299			\$ 176,425	\$ 97,675
	Grant Administration and Other Activities	Output Households					
17.	Resource Identification to establish, coordinate and develop housing assistance						
18.	Technical Assistance (if approved in grant agreement)					\$ 309,209	\$ 68,853
19.	Grantee Administration (maximum 3% of total HOPWA grant)					\$ 142,126	\$ 31,686
20.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)						
	Total Expenditures for program year (Sum of rows 6, 9, 12, 16, and 20)	888	932	793	800	\$ 2,133,697	\$ 1,029,484

2. Listing of Supportive Services

Report on the use of HOPWA funds for all supportive services. In Rows 1 through 16, provide the (unduplicated) total of all households and expenditures for each type of supportive service for all project sponsors.

Supportive Services		Number of <u>Households</u> Receiving HOPWA Assistance	Amount of HOPWA Funds Expended
1	Adult day care and personal assistance		
2	Alcohol and drug abuse services	77	\$ 23,120
3	Case management/client advocacy/ access to benefits & services	97	\$ 42,252
4	Child care and other child services	2	\$ 23,120
5	Education		
6	Employment assistance and training	9	\$ 23,120
7	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310	102	\$ 195,229
8	Legal services	81	\$ 23,120
9	Life skills management (outside of case management)	81	\$ 23,120
10	Meals/nutritional services	82	\$ 23,120
11	Mental health services	46	\$ 23,120
12	Outreach	31	\$ 23,120
13	Transportation	65	\$ 23,120
14	Other Activity (if approved in grant agreement). Specify: <div></div>		
15	Adjustment for Duplication (subtract)	554	
16	TOTAL Households receiving Supportive Services (unduplicated)	119	\$ 445,561

End of PART 3

Part 4: Summary of Performance Outcomes

HOPWA Long-term Performance Objective: *Eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care each year through 2011.*

Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)

In Column 1, report the total number of eligible households that received HOPWA housing assistance, by type. In Column 2, enter the number of households continuing to access each type of housing assistance, the following year. In Column 3, report the housing status of all households that exited the program. Columns 2 (Number of Households Continuing) and 3 (Exited Households) summed will equal the total households reported in Column 1. *Note: Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes*

[A] Permanent Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Assessment: Number of Households Continuing with this Housing (per plan or expectation for next year)		[3] Assessment: Number of Exited Households and Housing Status		
Tenant-based Rental Assistance	= 16	Total number of households that will continue in residences:	= 14	1 Emergency Shelter/Streets	=	
				2 Temporary Housing	=	
				3 Private Housing	=	
				4 Other HOPWA	=	1
				5 Other Subsidy	=	
				6 Institution	=	
				7 Jail/Prison	=	
				8 Disconnected/Unknown	=	
				9 Death	=	1
Permanent Supportive Housing Facilities/Units	= 103	Total number of households that will continue in residences:	= 29	1 Emergency Shelter/Streets	=	
				2 Temporary Housing	=	
				3 Private Housing	=	28
				4 Other HOPWA	=	
				5 Other Subsidy	=	
				6 Institution	=	1
				7 Jail/Prison	=	
				8 Disconnected/Unknown	=	42
				9 Death	=	3
[B] Transitional Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Assessment: Number of Households Continuing with this Housing (per plan or expectation for next year)		[3] Assessment: Number of Exited Households and Housing Status		
Transitional/Short term Support Facilities/Units	=	Total number of households that will continue in residences:	=	1 Emergency Shelter/Streets	=	
				2 Temporary Housing	=	
				3 Private Housing	=	
				4 Other HOPWA	=	
		Total number of households whose tenure exceeded 24 months	=	5 Other Subsidy	=	
				6 Institution	=	
				7 Jail/Prison	=	
				8 Disconnected/Unknown	=	
				9 Death	=	

Section 2. Prevention of Homelessness: Assessment of Client Outcomes on reduced risks of homelessness (Short-Term Housing Assistance)

Report the total number of households that received STRMU assistance in Column 1. In Column 2, identify the result of the housing assessment made at time of assistance, or updated in the operating year. (Column 3 provides a description of housing outcomes; therefore, data is not required.) In Row 1a, enter the total number of households served in the prior operating year that received STRMU assistance this year. In Row 1b, enter the total number of households that received STRMU Assistance in the 2 prior operating years that received STRMU assistance this year. *Note: The sum of Column 2 should equal the number of households reported in Column 1*

Assessment of Households receiving STRMU Assistance

[1] STRMU Housing Assistance	[2] Assessment of Housing Status			[3] HOPWA Client Outcomes	
= <input type="text"/>	Maintain private housing without subsidy (<i>e.g. Assistance provided/completed and client is stable, not likely to seek additional support</i>)	=	N/A	Stable/Permanent Housing (PH)	
	Other Private Housing without subsidy	=	N/A		
	Other HOPWA support (PH)	=	N/A		
	Other housing subsidy (PH)	=	N/A		
	Institution (<i>e.g. residential and long-term care</i>)	=	N/A		
	Likely to maintain current housing arrangements, with additional STRMU assistance	=	N/A	Temporarily Stable, with Reduced Risk of Homelessness	
		Transitional Facilities/Short-term (<i>e.g. temporary or transitional arrangement</i>)	=		N/A
		Temporary/Non-Permanent Housing arrangement (<i>e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days</i>)	=		N/A
	Emergency Shelter/street	=	N/A	Unstable Arrangements	
	Jail/Prison	=	N/A		
Disconnected	=	N/A			
Death	=	N/A	Life Event		
1a. Total number of those households that received STRMU Assistance in the prior operating year, that received STRMU assistance in the current operating year				= N/A	
1b. Total number of those households that received STRMU Assistance in the two (2 years ago) prior operating years, that received STRMU assistance in the current operating year				= N/A	

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Section 3. HOPWA Outcomes on Access to Care and Support

1A. Status of Households Accessing Care and Support by Project Sponsors delivering HOPWA Housing Assistance/Housing Placement/Case Management

Use Table 1 A for project sponsors that provide HOPWA housing assistance/housing placement with or without case management services. In Table 1A, identify the number of client households receiving any type of HOPWA housing assistance that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. *Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 1C and 1D.*

Categories of Services Accessed	Households Receiving Housing Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing	98	Support for Stable Housing
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan.	119	Access to Support
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan.	119	Access to Health Care
4. Has accessed and can maintain medical insurance/assistance.	36	Access to Health Care
5. Successfully accessed or maintained qualification for sources of income.	7	Sources of Income

1B. Number of Households Obtaining Employment

In Table 1B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. *Note: This includes jobs created by this project sponsor or obtained outside this agency.*

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	7	Sources of Income

Chart 1C: Sources of income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none">• Earned Income• Unemployment Insurance• Supplemental Security Income (SSI)• Social Security Disability Income (SSDI)• Veteran's Disability Payment• General Assistance, or use local program name• Temporary Assistance for Needy Families (TANF) income, or use local program name	<ul style="list-style-type: none">• Veteran's Pension• Pension from Former Job• Child Support• Alimony or other Spousal Support• Retirement Income from Social Security• Private Disability Insurance• Worker's Compensation
--	--

Chart 1D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none">• MEDICAID Health Insurance Program, or use local program name• Veterans Affairs Medical Services• State Children's Health Insurance Program (SCHIP), or use local program name	<ul style="list-style-type: none">• MEDICARE Health Insurance Program, or use local program name• AIDS Drug Assistance Program (ADAP)• Ryan White-funded Medical or Dental Assistance
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2A. Status of Households Accessing Care and Support through HOPWA-funded Services receiving Housing Assistance from Other Sources

In Table 2A, identify the number of client households served by project sponsors receiving HOPWA-funded housing placement or case management services who have other and housing arrangements that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits.

Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 2C and 2D.

Categories of Services Accessed	Households Receiving HOPWA Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing		<i>Support for Stable Housing</i>
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan.		<i>Access to Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan.		<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.		<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income.		<i>Sources of Income</i>

Chart 2B. Number of Households Obtaining Employment

In Table 2B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. *Note: This includes jobs created by this project sponsor or obtained outside this agency.*

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job		<i>Sources of Income</i>

Chart 2C: Sources of income include, but are not limited to the following (*Reference only*)

<ul style="list-style-type: none">• Earned Income• Unemployment Insurance• Supplemental Security Income (SSI)• Social Security Disability Income (SSDI)• Veteran's Disability Payment• General Assistance, or use local program name• Temporary Assistance for Needy Families (TANF) income, or use local program name	<ul style="list-style-type: none">• Veteran's Pension• Pension from Former Job• Child Support• Alimony or other Spousal Support• Retirement Income from Social Security• Private Disability Insurance• Worker's Compensation
--	--

2D: Sources of medical insurance and assistance include, but are not limited to the following (*Reference only*)

<ul style="list-style-type: none">• MEDICAID Health Insurance Program, or use local program name• Veterans Affairs Medical Services• State Children's Health Insurance Program (SCHIP), or use local program name	<ul style="list-style-type: none">• MEDICARE Health Insurance Program, or use local program name• AIDS Drug Assistance Program (ADAP)• Ryan White-funded Medical or Dental Assistance
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End of PART 4

PART 5: Worksheet - Determining Housing Stability Outcomes

1. This Chart is designed to help you assess program results based on the information reported in Part 4.

Permanent Housing Assistance	Stable Housing (# remaining in program plus 3+4+5+6=#)	Temporary Housing (2)	Unstable Arrangements (1+7+8=#)	Life Event (9)
Tenant-based Rental Assistance (TBRA)	15			1
Permanent Facility-Based Housing Assistance/Units	58		42	3
Transitional/Short-term Facility-Based Housing Assistance/Units				
Total Permanent HOPWA Housing Assistance	73		42	4
Reduced Risk of Homelessness: Short-Term Assistance	Stable/Permanent Housing	Temporarily Stable, with Reduced Risk of Homelessness	Unstable Arrangements	Life Events
Short-term Rent, Mortgage, and Utility Assistance (STRMU)				
Total HOPWA Housing Assistance	73		42	4

Background on HOPWA Housing Stability Codes

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).

Temporary Housing

2 = Temporary housing: moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

Unstable Arrangements

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).

7 = Jail /Prison.

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

Life Event

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

Tenant-based Rental Assistance: Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Permanent Facility-Based Housing Assistance: Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households

that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2.

Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Transitional/Short-Term Facility-Based Housing Assistance: Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8

Tenure Assessment. A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

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 permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance; Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements Unstable Situation is the sum of number of households reported under housing status:

End of PART 5

PART 6: Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)

Grantees that use HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years. If non-substantial rehabilitation funds were used they are required to operate for at least three years. Stewardship begins once the facility is put into operation. This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility that had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

1. General information

HUD Grant Number(s) SEE ATTACHMENT D (CERTIFICATION OF CONTNUED USE FOR FACILITY BASED STEWARDSHIP UNITS ONLY)	Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input checked="" type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name 	Date Facility Began Operations

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods		

3. Details of Project Site

Project Sites: Name of HOPWA-funded project	
Project Zip Code(s) and Congressional District(s)	
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official 	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> 	Contact Phone (with area code)

End of PART 6

ATTACHMENT A

GRANTEE AND COMMUNITY OVERVIEW:

The City of Oakland is the grantee for the Oakland Eligible Metropolitan Statistical Area (EMSA) under HUD's Housing Opportunity for Persons With AIDS (HOPWA) formula grant. HUD selected the City of Oakland in 1993 as the designated grantee for the Oakland Eligible Statistical Metropolitan 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 5938 cumulative AIDS cases and 2,818 cumulative HIV cases diagnosed from 1981 - 2007². 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. 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.

In the 2008/09 fiscal year, approximately 375 persons with HIV/AIDS & their families were assisted with housing assistance services in the Oakland EMSA, made up of Alameda and Contra Costa Counties. More than 115 individuals received housing assistance in HOPWA Stewardship living units. Information and referral was provided to over 197 persons with HIV/AIDS housing and their families. More than 28 households exited the HOPWA program to obtain permanent housing.

During the 2008/09 operating year, HOPWA funds were used to support essential services, housing advocacy, and property acquisitions, rehabilitation, and construction of 273 living units, with 31 units dedicated to persons living with HIV/AIDS and their families. As stated above, some of these units are scheduled to be completed in 2010. HOPWA living units (including stewardship units) decreased from 277 units to 272 units, as a result of the loss of the Hale Laulima facility. Stewardship of the Hale Laulima facility expired in 2004. BOSS returned control of the facility to the owner, Eden Housing. Alameda County and the City of Oakland are working cooperatively to rehabilitate and regain management of these units for the purpose of providing permanent supportive housing to persons living with AIDS.

² 2008 Contra Costa Public Health "The Public's Health" newsletter for medical professionals in Contra Costa County, California & 2008 Alameda County HIV/AIDS EPI chart

Funding has been secured for 243 additional living units to be completed as early as April 2010. Thirty-one of these units will be dedicated to persons with HIV/AIDS & their families.

ATTACHMENT B

ANNUAL PERFORMANCE UNDER THE ACTION PLAN

The Oakland EMSA, comprised of Alameda and Contra Costa Counties distributes annual HOPWA awards to the two counties based on the number of People Living With AIDS (PLWA) as reported in each of the county's latest (prior year) Epidemiology reports. PLWA totals for both counties are added to provide total number of PLWA in the Oakland EMSA. Each County's individual PLWA total is divided by the Oakland EMSA PWLA total, yielding each County's percentage share of PLWA cases in the Oakland EMSA. This percentage is then applied to the fund allocation of HOPWA service and housing funds. Applying the PLWA percentages results in the overall grant awards to the counties for housing, services and project sponsor administration.

Once funds are allocated to each county, the counties then publish Notices of Fund Availability (NOFA) of HOPWA funds. In each NOFA, housing and service priorities are outlined. Applicants submit proposals based on the stated housing and service priorities. Once proposals are ranked, proposed HOPWA projects are submitted to the City for approval. As a result, the following activities were accomplished during the 2008/09 fiscal year:

Catholic Charities of the East Bay (CCEB) provided support services and tenant based rental assistance (TBRA) to 16 very low-income HIV/AIDS diagnosed, disabled persons living in Alameda County. 88% of the 16 maintained their permanent housing situation with TBRA. One household obtained other HOPWA housing.

Ark of Refuge provided housing and services to dual and triple diagnosed clients at the Walker house. 21 persons with AIDS received housing and services at Walker House. Each client was support to maintain or gain access to primary health care. All Walker House clients maintained stable incomes, the majority receiving Social Security benefits.

East Oakland Community Project provided HOPWA dedicated shelter beds and services to 82 individuals at the newly constructed Crossroads shelter facility. Approximately 34% of the HOPWA shelter clients at Crossroads were living on the streets or in other places not meant for habitation. Out of the 68 that exited the program, 28 (41%) accessed private housing. In addition, 7 HOPWA clients at EOCP obtained an income producing job during the year.

Eden I&R Successfully assessed the housing needs of clients and referred them to appropriate, available low-cost housing including emergency shelter, shared housing, transitional housing and permanent housing. Maintained housing database containing over 69,000 market rate, subsidized and low income housing units in 6,885 buildings. Of this number, 63 maintained dedicated AIDS housing units and skilled nursing facilities. There are over 2,300 programs offered by over 1,000 agencies listed in our service database that is updated daily. AHIP provided roving services to 6 AIDS Serving Organizations (ASO's). They included Vital Life, Casa Segura, Highland AIC, AIDS Project of the East Bay, Fairmont AIC and Casa Segura. Each site is visited a minimum of once a month, for three hours at each site. AHIP sends out monthly fax alerts throughout Alameda County reminding ASO' health care provider's service organization and social workers of the services available through the AHIP phone line. AHIP coordinator also facilitates the Alameda County monthly HIV case managers meetings at Fairmont Hospital every first Thursday of the month. Successfully assessed and referred 299 clients to appropriate housing related services and other services (legal aid, rental assistance, health care) to help ensure long term housing stability. Empowered clients with information so that they can

advocate for themselves for housing, services, and benefits. Conducted advocacy and outreach activities among case managers, community workshops and forums to increase available housing and services for clients.

Throughout the Oakland EMSA, prior HOPWA funding was secured for construction, rehabilitation, acquisition and substantial rehabilitation of facilities operated serving eligible HOPWA individuals for at least ten years. All such units are in compliance, serving and housing HOPWA eligible clients in Castro Valley, Oakland, Berkeley, Alameda, Emeryville, and Contra Costa County.

In Contra Costa County, the Lillie Mae Jones Plaza in Richmond is being constructed to include 26 living units, with 5 HOPWA designated units. The project is set to begin construction in the fall of 2009. This project has experienced a \$1.5 million development gap and Contra Costa County is working to find additional funds. Contra Costa has requested an extension of their 2005 HOPWA grant agreement with the City where the project was originally HOPWA funded to utilize the available funds for completing the HOPWA share of construction costs.

Resources for Community Development is the developer of the Berrellesa Palms project in Martinez. The project involves new construction for a 49-unit affordable rental complex, to be occupied by lower-income seniors. Three units will be designated as HOPWA unit. Development has started with full construction to begin in early 2010. HOPWA funds will be used to assist with construction costs.

In Alameda County the development construction, rehabilitation and operating subsidy has started for the 720 East 11th Street facility, Tassafaronga Village, Fairmont Apartments and Alameda Point Collaborative. The 720 East 11th Street facility in Oakland is a new construction project to yield 55 units of permanent housing for very low and low income families with HOPWA dedicated units. Construction will begin in November 2009, with an estimated completion date of January 2011.

The Tassafaronga Village project is a new development project of 20 units. Five 2-bedroom units (10 bedrooms) are dedicated as HOPWA units. Tassafaronga Village project involves the demolition of the existing severely distressed 87 unit building and the development of this parcel and two vacant parcels of land to construct a 137 residential unit in phase one of the project. In phase two of the project 20 units will be added as an adaptive reuse of the existing two story, 20,000 square foot Pasta Factory. 19 units will be set aside for households that are homeless or at risk of being homeless and have an adult member with HIV/AIDS. Once completed, onsite services will be provided by AIDS Project East Bay. Oakland Housing Authority (OHA), previously secured funding for this project. However the interest rate for the commercial loan increased creating a gap of \$500,000. The \$500,000 in HOPWA funds awarded this project will cover this gap.

The Fairmount Apartments project, managed by Affordable Housing Associates is an acquisition and substantial rehabilitation of a 35 unit apartment building, creating 31 units of affordable housing. Four 1-bedroom units will be set aside for persons with HIV/AIDS. This building will also have set aside units for homeless with serious mental illnesses and households with physical or developmental disabilities. The Oakland Housing Authority has committed to subsidize 16 units with project-based section 8.

The City projected to assist approximately 150 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 200 persons; Maintain capacity of existing housing inventory and support services; Continue acquisition, rehabilitation and/or development of additional set-aside of 28 HIV/AIDS living units; Reserve funds for technical assistance and address emerging issues and Continue Project Independence (shallow rent subsidy program).

In most cases the projected accomplishments were either accomplished or exceeded. Approximately 375 persons with HIV/AIDS & their families were assisted with housing assistance services. Approximately 115 received housing assistance in stewardship living units; information and referrals were provided to over 197 persons for HIV/AIDS housing and service; With the exception of Hale Laulima (5 bedrooms), HIV/AIDS housing inventory in Oakland EMSA has been maintained; funding has been secured for 243 additional units to be completed as early as April 2010. 31 of these units will be dedicated to persons with HIV/AIDS & their families. While addition of completed housing development or construction projects was desirable, the economic state made a projection of completed developments in fy 2008-09 less realistic. Therefore, such a project was not made. However, several projects are underway with estimated completion dates coming as soon as year 2010.

ATTACHMENT C

BARRIERS & TRENDS OVERVIEW

The state of the economy proves to be an overlaying barrier to housing development projects and continuing needed services for persons living with AIDS and their families. Increased interest rates and escalated difficulty in obtaining loans has caused delays in the development and the securing of mixed funds to support these projects. As a result, larger funding gaps are experienced for longer periods in the development of the housing projects. Agencies are collaborating and applying for less traditional fund sources in order to fully fund these highly needed projects, for the provision of affordable housing for persons with HIV/AIDS, as the availability of affordable housing in the bay area is another frequently stated barrier, especially for those clients living with HIV/AIDS that have bad credit and/or criminal records.

Alameda County is one of the top 10 *least* affordable housing markets in the United States. A family earning minimum wage needs to work over 142 hours a week, 52 weeks a year to afford a modest two bedroom apartment. Approximately 34,000 (6%) of Alameda County's 523,000 households are at severe risk of homelessness because they are extremely low-income renters paying more than 50% of their income on housing. A disabled individual earns less per month from SSI (\$812) than the fair market value of a studio apartment (\$900).³

Last year, BOSS ended the operation of HOPWA services at the Hale Laulima facility. BOSS and the facility owner, Eden Housing, was unable to coordinate rehabilitation and repairs necessary to continue HOPWA services at this site. Management of this site was returned to Eden Housing without continued HOPWA services. In an attempt to keep this inventory of housing available for HIV/AIDS services, Alameda County's Housing and Community Development Department and the City of Oakland's Community and Economic Development Agency are working collaboratively to secure a new owner and operator for the Hale Laulima House.

A number of clients at Ark of Refuge/Walker House are dual and triple diagnosed. Clients who are attempting to work on sobriety often need therapy but are unwilling to trust a therapist. It often requires allowing the client to reside at Walker House for at least 30-days before they are open to discussing or accepting a referral for mental health services. In addition, there are a limited number of clinicians who specialize in Transgender care. Clients who are newly transitioning, active users and HIV+ need services that address all of their specific issues which can include balancing hormone therapy and HIV medications, low self-esteem, lack of trust in medical providers and ongoing high risk behavior. There are simply not enough resources in Alameda County to address the needs of HIV+ Transgender clients.

³ EveryOne Home Plan Fact Sheet - 2009

ATTACHMENT D

**CERTIFICATIONS OF CONTINUED USE FOR
FACILITY BASED STEWARDSHIP UNITS ONLY**

Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H02-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input checked="" type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations 2006	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	2		
For Project Sites--Name of HOPWA-funded project	Housing Alliance/Lorenzo Creek		
Site Information: Project Zip Code(s) and Congressional District(s)	94546, 9 th and 13 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	22198 Center St, Castro Valley, CA 94546 510 881-0800		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility which had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H03-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input checked="" type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name		Date Facility began operations 2005	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	5		
For Project Sites--Name of HOPWA-funded project	California Hotel		
Site Information: Project Zip Code(s) and Congressional District(s)	94608, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	3501 San Pablo Oakland, CA 94608 510 522-2417		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility which had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H02-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input checked="" type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations 2005	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	4		
For Project Sites--Name of HOPWA-funded project	Eastmont Court		
Site Information: Project Zip Code(s) and Congressional District(s)	94605, 9 th District.		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	6850 Foothill Blvd Oakland, CA 94605 510 568-9259		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> CITY OF OAKLAND	Contact Phone (include area code)

This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility which had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H01-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input checked="" type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations 2004	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	2		
For Project Sites--Name of HOPWA-funded project	Sacramento Senior Homes(Outback)		
Site Information: Project Zip Code(s) and Congressional District(s)	94703, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	2517 Sacramento Street Berkeley, CA 94703 510 665-1930		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility which had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H99-F001		Operating Year for this report From (mm/dd/yy) to (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input checked="" type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	12		
For Project Sites--Name of HOPWA-funded project	Miramar/Mariposa		
Site Information: Project Zip Code(s) and Congressional District(s)	94501, 9 th and 13 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	100 Corpus Christi Alameda, CA 94501 510 898-7800		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

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Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility which had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H03-F001 CA-H04-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input checked="" type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations 2009	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	5		
For Project Sites--Name of HOPWA-funded project	Oxford Plaza		
Site Information: Project Zip Code(s) and Congressional District(s)	94704, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	2200 Oxford Plaza Berkeley, CA 94704 51 495-9091		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

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Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

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Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H01-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input checked="" type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations 2004	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	4		
For Project Sites--Name of HOPWA-funded project	Allen Temple		
Site Information: Project Zip Code(s) and Congressional District(s)	94621, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	7607 International Blvd. Oakland, CA 94621 510 567-9923		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

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Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility which had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H01-F001		Operating Year for this report From (mm/dd/yy) to (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input checked="" type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations 2005	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	9		
For Project Sites--Name of HOPWA-funded project	Ark of Refuge/Walker House		
Site Information: Project Zip Code(s) and Congressional District(s)	94603, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	9702 International Blvd Oakland, CA 94603 415 861-5382		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

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Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

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Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

Grantees that received Housing Opportunities for Persons with AIDS (HOPWA) funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years, or at least three years, if non-substantial rehabilitation funds were used. Stewardship begins once the facility is put into operation.

HUD Grant Number(s) CA-H01-F001 CA-H02-F001 CA-H03-F001 CA-H04-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input checked="" type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations 2008	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	25		
For Project Sites--Name of HOPWA-funded project	East Oakland Community Project		
Site Information: Project Zip Code(s) and Congressional District(s)	94621, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	7515 International Ave Oakland, CA 94621 510 532-3211		

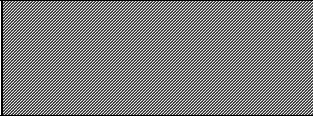
I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program)	Contact Phone (include area code)

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Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

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HUD Grant Number(s) CA-H02-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input checked="" type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	2		
For Project Sites--Name of HOPWA-funded project	University Avenue		
Site Information: Project Zip Code(s) and Congressional District(s)	94703, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	1719 University Berkeley, CA 94703 510 843-5937		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

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Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

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HUD Grant Number(s) CA-H96-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name CITY OF OAKLAND		Date Facility began operations 1998	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	6		
For Project Sites--Name of HOPWA-funded project	Bay Bridge Apartments		
Site Information: Project Zip Code(s) and Congressional District(s)	94608, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	1034 36th St. Emeryville, CA 94608		

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Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program)	Contact Phone (include area code)

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Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

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HUD Grant Number(s) CA-H96-F001		Operating Year for this report From (mm/dd/yy) to (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;	
Grantee Name City of Oakland		Date Facility began operations 1995	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	14		
For Project Sites--Name of HOPWA-funded project	Harrison Hotel		
Site Information: Project Zip Code(s) and Congressional District(s)	94612, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	1415 Harrison Street Oakland, CA		

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Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program)	Contact Phone (include area code)

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Part 6: Certification of Continued Usage For Facility-Based Stewardship Units ONLY

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HUD Grant Number(s) CA-H96-F001		Operating Year for this report <i>From (mm/dd/yy) to (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input checked="" type="checkbox"/> Yr 10;	
Grantee Name City of Oakland		Date Facility began operations 1999	
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Total Amount of HOPWA Funds Expended during Operating Year	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3- or 10- year use periods	2		
For Project Sites--Name of HOPWA-funded project	Dwight Way Apartments		
Site Information: Project Zip Code(s) and Congressional District(s)	94703, 9 th District		
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.		
If the site is available to the public, please provide the contact information, phone, email address/location, if business address is different from facility address.	1518 Dwight Way Berkeley, CA		

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (include area code)

This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility which had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.