

**CONSOLIDATED PLAN**  
**for**  
**Department of Housing and Community  
Development**

**Annual Action Plan**  
**July 1, 2013 – June 30, 2014**



**May 15, 2013**

**City of Oakland**  
**Department of Housing and Community Development**



# Table of Contents

<b>I. Executive Summary of Action Plan .....</b>	<b>1</b>
A. Proposed Objectives and Outcomes .....	1
B. Evaluation of Past Performance .....	1
C. FY 2013-14 Grant Funds and Uses.....	2
D. Planned Actions to Address Identified Needs and Priorities .....	3
1. Housing.....	3
2. Homelessness.....	3
3. Economic Development .....	4
4. District Programs.....	4
5. Other CDBG-Funded Activities .....	5
E. Description and Organization of the Annual Action Plan .....	8
F. Applications for Federal Assistance (HUD Form 424) .....	10
<b>II. Resources.....</b>	<b>15</b>
A. Federal Resources .....	16
B. Local Resources.....	20
C. Leveraging of Non-Federal Resources & Support for Other Applications.....	20
D. Matching Funds for Federal Programs .....	22
1. HOME Program.....	22
2. HEARTH Emergency Solutions Grant.....	23
3. Families In Transition/Scattered Sites Transitional Housing Program.....	23
4. Homeless Families Support Network/Supportive Housing Program .....	24
5. Matilda Cleveland Transitional Housing Program .....	24
6. Oakland Homeless Youth Collaborative.....	25
7. Other Federal Programs .....	25
<b>III. Strategy Implementation.....</b>	<b>26</b>
A. Programs and Activities to be funded with CDBG, HOME, ESG and HOPWA funds .....	26
B. Non-Housing Community Development .....	27
1. Economic Development Activities .....	27

2. District Programs.....	30
C. Affordable Housing .....	35
D. Homelessness .....	65
1. Permanent Access to Housing (PATH) Plan .....	65
2. Discharge Planning .....	66
E. Geographic Distribution and Service Delivery and Management.....	72
1. Geographic Distribution of Funds.....	72
2. Service Delivery and Management .....	73
3. Maps Showing General Service Area, Low/Moderate Income Block Groups and Areas of Minority Concentration. ....	75
F. Cross Cutting Issues .....	80
1. Lead-Based Paint Hazard Reduction .....	80
2. Public Housing Improvements .....	81
3. Public Housing Resident Initiatives .....	84
4. Anti-Poverty Actions.....	85
5. Institutional Structure .....	89
6. Barriers Removal .....	90
7. Monitoring .....	91
G. Citizen Participation and Public Comment.....	94
1. Citizen Participation Process .....	94
2. Public Comments .....	95

#### **IV. Program Specific Information ..... 96**

A. Specific CDBG Submission Requirements.....	96
1. Float Funded Activities.....	96
B. Specific HOME Submission Requirements .....	96
1. Provisions to Ensure Continuing Affordability of Homeownership Units.....	96
2. Minority and Business Outreach Efforts .....	102
3. Affirmative Marketing Procedures .....	102
C. Specific HEARTH ESG Submission Requirements.....	112
1. Process and Criteria for Awarding Funds.....	115
2. Matching Funds.....	117
D. Specific HOPWA Submission Requirements.....	115
1. Urgent Housing and Supportive Service Needs Not Currently Being Addressed.....	118
2. Public and Private Resources Expected to be Made Available in Connection with HOPWA Activities .....	121
3. Method of Selecting Project Sponsors .....	121

<b>V. Projects/Activities Proposed for Federal Grant Funding .....</b>	<b>120</b>
A. Funding Sources .....	121
B. Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code) .....	122
C. Detailed Project Information Sheets by Sponsor and Project Name.....	131
<b>VI.Certifications .....</b>	<b>191</b>

## **List of Tables**

Table 1 Five-Year and One-Year Goals for Housing and Homelessness.....	6
Table 2 Economic Development Planned Actions, FY 2013-14 .....	27
Table 3 District Programs Planned Actions, FY 2013-14 .....	31
Table 4 Affordable Housing Planned Actions, FY 2013-14.....	36
Table 5 Homeless Planned Actions, FY 2013-14.....	68
Table 6 Lead-based Paint Hazard Reduction Goals .....	81
Table 7 Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code).....	123

## **List of Maps**

Map 1 Community Development Districts and Low/Mod Areas.....	76
Map 2 Areas of Minority Concentration.....	77
Map 3 Neighborhood Stabilization Program (NSP) Target Areas.....	78
Map 4 Neighborhood Revitalization Strategy Areas.....	79

# **I. Executive Summary of Action Plan**

## **A. Proposed Objectives and Outcomes**

The City of Oakland proposes to use 2013-14 HOME, HOPWA, CDBG and ESG Grant Funds to fund activities to accomplish the following objectives and outcomes. The activities are described in more detail in Table 7. Each activity includes information about the specific objective and intended outcome for that activity.

- 17 activities will provide accessibility for the purpose of creating suitable living environments.
- 10 activities will provide availability and accessibility for the purpose of creating suitable living environments.
- 11 activities will provide accessibility for the purpose of providing decent affordable housing.
- 7 activities will provide accessibility for the purpose of creating economic opportunities.
- 2 activities will provide affordability for the purpose of providing decent affordable housing.
- 7 activities will provide sustainability for the purpose of creating suitable living environments.

## **B. Evaluation of Past Performance**

The City was successful in addressing the majority of the goals and objectives addressed in the FY 2012-13 Annual Action Plan. The City continues to work to improve the delivery of the restructured Citizen Participation and Evaluation process.

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

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

The City of Oakland's Permanent Access To Housing (PATH) Strategy is supported by HUD's HEARTH (Homeless Emergency And Rapid Transition To Housing) Emergency Solutions Grant (ESG) to provide rapid rehousing, homeless prevention, housing relocation & stabilization

services, rental assistance, emergency shelter, and street outreach (essential services) to assist homeless clients into permanent (supportive) housing.

Within the Oakland EMSA, HOPWA funds are used to: develop housing for persons with HIV/AIDS and their families; fund property acquisition and rehabilitation to increase HIV/AIDS housing inventory; maintain current inventory of HIV/AIDS housing within the Oakland EMSA; and to provide HIV/AIDS services including, but not limited to information and referral services, tenant based rental assistance, short term rental and utilities assistance, and other support services to assist HIV/AIDS clients and their families to stabilize their lives while housed.

## **C. FY 2013-14 Grant Funds and Uses**

The City expects to receive and allocate funds under four formula grant programs as shown below:

<b><i>Community Development Block Grant (CDBG)</i></b>	<b><i>\$6,891,416</i></b>
<b><i>CDBG Program Income</i></b>	<b><i>800,000</i></b>
<b><i>Reallocated Prior Year Funds</i></b>	<b><i>756,393</i></b>
Housing	3,277,290
Homeless Services	405,836
Economic Development	559,300
District Programs	1,741,690
Program Planning & Coordination (including Fair Housing)	2,226,693
Section 108 Loan Repayments	237,000
 <b><i>HOME Investment Partnership Program</i></b>	 <b><i>\$2,238,312</i></b>
Housing Development	2,014,228
Program Administration/Monitoring	223,803
 <b><i>Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) -- Emergency Solutions Grant (ESG)</i></b>	 <b><i>\$623,499</i></b>
Homeless Services under the City's	
Permanent Access To Housing (PATH) Strategy	576,737
Program Administration/Monitoring	46,762



## ***Housing Opportunities for Persons with AIDS (HOPWA)***

***\$2,540,205<sup>1</sup>***

Alameda County	\$1,870,011
Contra Costa County	\$619,389
Planning/Administration	\$50,805

Actual allocation of 2013 HOPWA Grant funds will be based on the ratio of AIDS cases in Alameda and Contra Costa Counties. These two counties make up the Oakland Eligible Metropolitan Statistical Area (EMSA) for which the formula HOPWA grant is awarded. Specific uses of HOPWA funds will be based on previously adopted AIDS Housing Plans in each county and the Alameda County EveryOne Home Plan<sup>2</sup>.

## **D. Planned Actions to Address Identified Needs and Priorities**

The Consolidated Plan identifies a number of priorities to address the City's needs for housing and community development. This Annual Action Plan for July 1, 2013 through June 30, 2014 describes the City's plan of action for the fourth year covered by the Consolidated Plan for July 1, 2010 through June 30, 2015. The goals of this Plan are consistent with the Five Year Strategy and reflect the goals of the City Council.

### **1. Housing**

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

### **2. Homelessness**

- Reduction of Homelessness
- Rapid Re-Housing

---

<sup>1</sup> Allocation of 2012 HOPWA funds to Project Sponsors will be based on December 2011 AIDS EPI data to be published at <http://www.cdph.ca.gov/data/statistics/Pages/OASS2011Stats.aspx>. Allocations between two counties, based on HIV/AIDS cases is expected to be around a 75%--25% split, with an additional 1% allocated to Alameda County for grantee administration cost.

<sup>2</sup> [www.EveryOneHome.org](http://www.EveryOneHome.org)<sup>3</sup> Homeless Emergency Assistance and Rapid Transition to Housing<sup>4</sup> [HIV/AIDS and Homelessness](http://www.nationalhomeless.org/factsheets/index.html) Fact Sheet – National Coalition for the Homeless – June 2009, <http://www.nationalhomeless.org/factsheets/index.html>

- Elimination of Chronic Homelessness
- Prevention of Homelessness

### **3. Economic Development**

- Provide comprehensive business retention, expansion and attraction services to stimulate investment and job & business opportunities for Oakland residents
- Complete and begin to implement a focused Economic Development Strategy to target resources on key industry clusters and emerging economic sectors including: Custom and Advanced Manufacturing, including Specialty Food Production; Green & Clean Tech Industry; Health & Wellness; International Trade & Logistics; Creative Industries, including Technology to promote investment and tax revenue to provide quality community services and employment and business opportunities for residents
- Work with the Workforce Investment Board (WIB) to ensure responsive employer services to promote effective training and hiring of Oakland residents consistent with Economic Development Strategy sectors
- Encourage small business development and micro-enterprise growth through effective services of the Oakland Business Assistance Center and through implementation of the Open for Business Pledge. The Pledge promotes a positive business climate for all businesses (start-up, small, mid and larger sized businesses)
- Strengthen commercial corridors in targeted neighborhoods and increase corridor potential for providing jobs, services and opportunities for residents through the Community Benefit and Business Improvement Districts; expand services and support formation of new districts through development of strong public/private partnerships to focus on major capital improvement projects and key community issues like public safety
- Encourage retail development throughout City
- Encourage public/private partnerships with merchant associations, industry associations, Community Benefit Districts, Business Improvements Districts, private developers, the non-profit sector and other government agencies to promote revitalization and investment.
- Expand mobility in the Greater Downtown area so as to spur greater vitality and business growth
- Market Oakland's business development successes and promote opportunities for leasing, development and investment
- Seek grant opportunities which spur sustainable economic development opportunities

### **4. District Programs**

- The City will develop grant agreements with subrecipients and MOU's with City Departments to ensure implementation of services and projects for which funding has been allocated to address the needs and priorities of the seven CD districts.

## **5. Other CDBG-Funded Activities**

- Program administration and monitoring
- Funding to support fair housing agencies
- Maintains the Commercial Lending Unit (CLU) for the purpose of providing small business technical assistance and lending services to Oakland's business community.

The table on the following page describes the City's goals for housing and homeless activities in FY 2013-14.

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

<b>Housing and Homelessness Program Goal</b>	<b>5-Year Goal (July 2010 – June 2015)</b>	<b>1- Year Goal (FY 2013-14)</b>
<b>Objective 1: Expansion of the Supply of Affordable Rental Housing</b> Rental Housing New Construction: Units Built	403 Units Built or Underway	194
<b>Objective 2: Preservation of the Supply of Affordable Rental Housing</b> Rental Housing Preservation: Units Built Public Housing Reconstruction: Units Built	650 Units Built or Underway	380
<b>Objective 3: Expansion of the Supply of Affordable Ownership Housing</b> Ownership Housing Construction: Units Built	52 Units Built or Underway	0
<b>Objective 4: Expansion of Ownership Opportunities for First-Time Homebuyers</b> Mortgage and Down Payment Assistance Housing Counseling Mortgage Credit Certificates CalHome Program	165 Households Prepare Residents 100 Households 15 Households	17 400-600 0 25
<b>Objective 5: Improvement of Existing Housing Stock</b> Owner-Occupied Housing Rehabilitation: Units Completed	1,365 Housing Units	955
<b>Objective 6: Provision of Rental Assistance for Extremely Low Income and Low Income Families</b> Tenant Based Rental Assistance	Maintain Current Level of Assistance	574
<b>Objective 7: Provision of Supportive Housing for Seniors and Persons with Special Needs</b> Housing Development: Units Built Access Improvement: Units Completed	300 Units Built or Underway 40 Housing Units	237 8

<b>Housing and Homelessness Program Goal</b>	<b>5-Year Goal (July 2010 – June 2015)</b>	<b>1- Year Goal (FY 2013-14)</b>
<b>Objective 8: Prevention of Foreclosures and Stabilization of Neighborhoods</b>		
Ownership Housing: Acquisition/Rehabilitation	150 Units Built or Underway	5
Rental Housing: Acquisition/Rehabilitation	58 Housing Units	137
Board Up/Clean Up Program	30 Households	30
Foreclosure Counseling	1,000 Households	
Land Trust Pre and Post Purchase Counseling	200 Households	20
<b>Objective 9: Removal of Impediments to Fair Housing</b>		
Referral, Information, and Counseling to Residents	7,500 Households	479
Discrimination Education and Investigation	300 Households	200
<b>Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (PATH)</b>		
Homeless Reduction	4,563 Individuals/Households	1,573
Outreach	2,800 Individuals	429
Winter Shelter	2,700 Individuals	270
Year-Round Shelter and Services	3,500 Individuals	874
HIV/AIDS Housing and Services	2,500 Individuals	370-500
Rapid Rehousing		878
Elimination of Homelessness	4,427 Individuals/Households	1022
Development & Maintenance of Existing Permanent and Supportive Housing	761 Beds	14
Support of Collaboratives to Assist Chronically Homeless in Enrolling in Appropriate Public Benefits Program	10 Agencies	9
Integrated Planning Activities Through the Continuum of Care Council	20 Agencies	11
Raising Awareness about Chronic Homelessness in the Community	--	--
Homelessness Prevention	4,563 Households	144
Special Needs Objectives		
HIV/AIDS Housing & Housing Development	216 Bedroom Units	16

## E. Description and Organization of the Annual Action Plan

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

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

Section III, "Strategy Implementation," is the principal component of the City's Action Plan for FY 2013-14, and is divided into seven subsections.

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

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

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

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

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

*Subsection E* is a description of the geographic areas served by the projects and activities described in this Action Plan. Included in this section are maps showing the locations of activities proposed for Federal grant funding in FY 2013-14. Also provided is a list of the various entities responsible for the delivery and management of housing and community development programs in the City.

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

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

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

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

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

## **F. Applications for Federal Assistance (HUD Form 424)**



**Insert Form 424 for CDBG on this page (page 1 of 4)\*\*\***

**Insert Form 424 for HOME on this page (page 2 of 4)**

**Insert Form 424 for ESG on this page (page 3 of 4)**

**Insert Form 424 for HOPWA on this page (page 4 of 4)**

## **II. Resources**

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

## A. Federal Resources

PROGRAM	ANTICIPATED
<b>Community Development Block Grant (CDBG)</b> The City has received Community Development Block Grant Funds allocation in the amount of \$6,891,416 for FY 2013-14, and also anticipates receiving program income (loan repayments) of \$800,000, and reprogramming \$756,393 in unspent prior year funds. Loan payments in excess of that amount will be allocated to housing rehabilitation loan programs.	<b>\$8,447,809</b> (grant and program income)
<b>Section 108 Loan Repayment</b>	<b>\$237,000</b>
<b>Housing</b>	<b>\$3,277,290</b>
<u>Housing Rehabilitation Activities</u>	<u>\$2,961,890</u>
Housing Rehabilitation Loan Program (incl. program delivery costs)	2,532,536
Emergency Home Repair Program	92,832
Access Improvement Grants	136,099
Lead Paint Hazard Abatement Program	41,196
Minor Home Repair	159,200
<u>Other Housing Services</u>	<u>\$315,400</u>
Blighted Property Board Up and Cleanup	118,275
Relocation Services	118,275
Unity Council <sup>1</sup>	78,850
<b>Homeless Assistance</b>	<b>\$405,836</b>
EOCP <sup>1</sup>	158,445
PATH Activities <sup>1</sup>	247,391
<b>Economic Development</b>	<b>\$559,300</b>
Economic Development Proj Delivery Costs (ED Dir/Bus Dev units)	311,719
Commercial Lending	55,154
Oakland Business Development Corporation (OBDC)	192,427
<b>District Programs</b>	<b>\$1,741,690</b>
Public Facilities, Economic Development and Public Services <sup>2</sup>	
<b>Program Planning and Coordination <sup>3</sup></b>	<b>\$2,226,693</b>
Planning and Coordination	1,984,887
Fair Housing Activities	241,806
<sup>1</sup> These activities are included in HUD's 15% cap on public services <sup>2</sup> Some activities are included in HUD's 15% cap on public services <sup>3</sup> These activities are included in HUD's 20% cap on planning and administration	
<b>Additional details on the proposed uses of CDBG funds are in Section E.</b>	

PROGRAM	ANTICIPATED
<p><b>HOME</b></p> <p>These funds are expected to be allocated as follows:</p> <p style="padding-left: 40px;">Housing Development (rental and ownership) \$2,014,228</p> <p style="padding-left: 40px;">Program Administration/Monitoring \$223,803</p> <p>If the City receives program income generated by repayment of first-time homebuyer loans, these funds will be allocated to support rehabilitation of owner-occupied single-family homes. Loan repayments of funds used as HOME matching funds will be used for development of affordable rental and ownership housing. On a cash basis, program income will be spent prior to drawing down any additional grant funds.</p> <p>At least 15 percent of the grant will be reserved for projects that are owned, sponsored or developed by Community Housing Development Organizations (CHDOs).</p>	<p><b>\$2,238,312</b></p>
<p><b>HEARTH Emergency Solutions Grant (ESG)</b></p> <p>Funds are expected to be allocated as follows:</p> <p style="padding-left: 40px;">Rapid rehousing and homeless prevention services under the City of Oakland PATH Strategy \$576,737</p> <p style="padding-left: 40px;">PATH Program Administration and Monitoring \$46,762</p>	<p><b>\$623,499</b></p>

PROGRAM	ANTICIPATED
<p><b>Housing Opportunities for Persons With AIDS (HOPWA)</b></p> <p>The City of Oakland receives funding under the Housing Opportunities for Persons With AIDS (HOPWA) Program for the Oakland Eligible Metropolitan Area (EMA), which includes both Alameda and Contra Costa Counties. The City awards funds to each county, which in turn make awards to housing and service providers. The City retains 2% of the 3% eligible grantee administration to cover costs of grant administration and reporting. The 1% balance for grantee administration is shared with Alameda County Housing Community Development.</p> <p><b><u>Alameda County</u></b> Based on the multi-year priorities established in the <i>Alameda County EveryOne Home Plan</i> and the progress reported in the Plan, HCD staff, in consultation with the City of Oakland and with the community, will recommend priorities for the FY 2013/14 HOPWA funds, categories for funding and a schedule for awarding funds within Alameda County. The recommendation will take into consideration the priorities of the community as expressed in <i>Alameda County EveryOne Home Plan</i>, changes in the AIDS epidemic which may change the demand for AIDS housing and related services, and priorities established by complimentary funding streams which HOPWA funds may be used to leverage.</p> <p><b><u>Contra Costa County</u></b> The Contra Costa County Department of Conservation and Development is responsible for preparation of the Contra Costa Consortium Consolidated Plan with the Consortium Members, including the cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek. Preparation of all these plans included consultation with the following entities: all Contra Costa Entitlement Jurisdictions and Cities within the Urban County; the HIV/AIDS Consortium and Planning Council; public and private organizations involved in the provision of housing and services to persons with HIV/AIDS; and local interest groups. The Department of Conservation and Development and the Health Services Department will coordinate the development of HIV/AIDS priorities and strategies in order to ensure consistency in the Consolidated and Comprehensive Plans. All HOPWA priorities identified by Contra Costa County are reviewed and approved by the City of Oakland prior to full execution of HOPWA activities and developments. For FY 2013/14 Contra Costa County's major objectives for the HOPWA program are to:</p> <ul style="list-style-type: none"> <li>• Acquire, rehabilitate or construct residential facilities to provide affordable rental housing to extremely-low and very-low income persons with HIV/AIDS who are either homeless or have unstable housing.</li> <li>• Provide housing counseling and advocacy programs.</li> </ul> <p><b><u>Grantee Administration/Reporting</u></b> The City of Oakland will utilize 2% of the 3% eligible for grantee administration cost to cover eligible HOPWA administration cost incurred in the operation, reporting and audit of the program</p>	<p><b>\$2,540,205</b> (Estimate based on - Sequestration)</p> <p><b>\$1,870,011</b></p> <p><b>\$619,389</b></p> <p><b>\$50,805</b></p>



PROGRAM	ANTICIPATED
<p><b>Supportive Housing Programs</b></p> <p>The City expects to be awarded funds from the Supportive Housing Program to provide transitional housing and services for the homeless.</p> <p><u>Matilda Cleveland Transitional Housing Program</u> Transitional housing and services for up to 24 months to families at the Matilda Cleveland Transitional Housing Facility</p> <p><u>Families In Transition/Scattered Sites Transitional Housing Program</u> Transitional housing and services to families for up to 24 months at scattered transitional housing properties owned by the City.</p> <p><u>Homeless Families Support Network</u> Provides transitional housing and supportive services for up to 24 months to families at the Henry Robinson Multi-Service Center. The program is designed to provide a continuum or network of services ranging from shelter, supportive services, life skills training and temporary housing with the expected outcome of clients accessing permanent housing.</p> <p><u>Oakland Homeless Youth Collaborative</u> To provide coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, age 18-25, move toward self-sufficiency and permanent housing.</p>	<p><b>\$2,882,900</b> (Estimate based on Sequestration)</p> <p>\$246,833</p> <p>\$233,149</p> <p>\$1,738,137</p> <p>\$664,781</p>
<p><b>Section 8 Rental Assistance</b></p> <p>No new funding is anticipated in FY 2013-14.</p> <p>OHA will apply for 383 Tenant Protection Vouchers, subject to approval by HUD of OHA's disposition application for public housing senior site developments (383 public housing units at 5 senior designated properties).</p> <p>Due to funding uncertainty and sequestration, OHA cannot confirm future funding levels for this program. OHA will seek to maintain 100% utilization of current allocations and may apply for additional Section 8 Rental Assistance if new funding is made available by HUD in FY 2013-14.</p>	<p><b>0</b> (Tenant Protection Vouchers)</p> <p><b>0</b> (VASH program)</p>
<p><b>Low-Income Housing Tax Credits</b></p> <p>The amount of anticipated Low-Income Housing Tax Credits is unknown. However, the City will support applications from developers, if possible, that are applying for Low-Income Tax Credits to increase the competitiveness of the developers' applications.</p>	<p><b>Unknown</b></p>

## B. Local Resources

PROGRAM	ANTICIPATED
<b>City of Oakland General Funds – Match Funds</b>	<b>\$487,156</b>
<u>Emergency Solutions Grant Program Matching Funds</u> City of Oakland will combine General Purpose Funds for programs and staff costs with other fund sources to meet fund match requirements of the Emergency Solutions Grant (ESG) Program. The ESG supports the City of Oakland Permanent Access To Housing (PATH) Strategy, Oakland's housing first program, providing rapid rehousing homeless prevention, shelter and support services to the homeless and near homeless populations of Oakland.	\$304,156
<u>Matilda Cleveland Transitional Housing Program and Families in Transition / Transitional Housing Program</u> City of Oakland General Purpose Funds will be used to provide matching funds for the Matilda Cleveland Transitional Housing Program and the Families in Transition/ Transitional Housing Program to provide temporary housing with support services to families for up to 24 months per family. Said services are provided to assist the family in becoming self-sufficient and able to move into permanent housing.	\$183,000
<b>Mortgage Credit Certificates</b>  Alameda County administers the Mortgage Credit Certificate (MCC) program for Oakland and surrounding cities. MCC's provide assistance to first time homebuyers by providing a direct income tax credit that reduces their effective interest rate and thereby increases the amount of mortgage a household can borrow.  Alameda County anticipates receiving between \$10 - \$30 million from two applications that are submitted in January and July of each year.	<b>\$10,000,000</b> <b>to</b> <b>\$30,000,000</b>  (dependent on success of applications submitted in 2013 and 2014)

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

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

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

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

***Federal Programs***

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

***State Programs***

- California Housing Finance Agency programs
- State of California Low Income Housing Tax Credits
- State of California Multifamily Housing Program
- State of California Predevelopment Loans and Grants
- State of California Supportive Housing Program
- State of California Mental Health Services Act
- State of California Transit-Oriented Development Program
- State of California Infill Infrastructure Program

***Private Sources***

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

## **D. Matching Funds for Federal Programs**

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

### **1. HOME Program**

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

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

## 2. HEARTH Emergency Solutions Grant

The FY 2013/14 HEARTH<sup>3</sup> Emergency Solutions Grant (HESG), a HUD formula grant, provides funding for rapid rehousing, homeless prevention, outreach, shelter, homeless management information system, and administration costs. The City estimates an award of not less than \$623,499 under the 2013/14 HESG. HESG regulations mandate that the grantee (the City of Oakland) to provide 100% matching funds from any combination local, non-Federal sources, Federal and non-cash resources as long as the funds identified as match are not Emergency Shelter Grant funds or other funds identified as match to other funding sources. The City intends to meet this match requirement with the following allocations from the City's General Purpose Fund and Community Development Block Grant as follows:

<b>Purpose</b>	<b>Match Amount</b>
Emergency Housing Program- Oakland General Purpose Funds	\$115,000
Homeless Mobile Outreach Program – Oakland General Purpose Funds	\$179,310
Community Housing Services Staff Costs- Oakland General Purpose Funds	\$9,846
Community Development Block Grant – Federal Funds	\$319,343
<b>Total Match</b>	<b>\$623,499</b>

## 3. Families In Transition/Scattered Sites Transitional Housing Program

For FY 2013/14, the City estimates an award of not less than \$233,149 from HUD under the Supportive Housing Program for the City's Families in Transition (FIT)/Transitional Housing Program (THP), pending final Sequestration decisions. This HUD grant requires not less than a 25% fund match for operations costs and not less than a 20% fund match for support services costs. The total match requirement of approximately \$48,198.39 (\$29,005.78 for Support Services and \$19,192.61 for Operations) along with not less than \$104,751 in budget gap funding for this program will be met with the funding sources listed below:

<b>Purpose</b>	<b>Match Amount</b>
Emergency Housing Program – Oakland General Purpose Fund	\$133,000
THP/FIT Tenant Rents	\$19,950
<b>Total Match</b>	<b>\$152,950</b>

<sup>3</sup> Homeless Emergency Assistance and Rapid Transition to Housing<sup>4</sup> HIV/AIDS and Homelessness Fact Sheet – National Coalition for the Homeless – June 2009, <http://www.nationalhomeless.org/factsheets/index.html>

#### 4. Homeless Families Support Network/Supportive Housing Program

The City is administering the eighteenth year (FY 2013/14) of the Homeless Families Support Network/Supportive Housing Program (HFSN). City estimates an award of not less than \$1,738,137, pending final Sequestration decisions. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. Based on estimated award total of \$1,738,137, the total match requirement for this grant is estimated at \$339,179.74 (\$188,559.71 for support services and \$150,584.03 for operations). Match funds are not required for leasing, homeless management information system, and administration budget line item costs. Match requirements and gap funding for the drop-in center portion of the program will be met as follows:

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

#### 5. Matilda Cleveland Transitional Housing Program

For FY 2013/14, the City estimates an award of not less than \$246,833 under the Supportive Housing Program grant for the Matilda Cleveland Transitional Housing Program (MCTHP), pending final Sequestration decisions. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. Match funds are not required for leasing and administration costs. Match requirements (total of \$52,922) and program gap funding requirements will be satisfied through the following:

<b>Purpose</b>	<b>Match Amount</b>
Community Promotions Program for Service Organizations (General Purpose Funds)	\$50,000
MCTHP Tenant Rents	\$23,988
<b>Total Match</b>	<b>\$73,988</b>

## 6. Oakland Homeless Youth Collaborative

For FY 2013/14, the City estimates an award of not less than \$664,781 to fund the Oakland Homeless Youth Housing Collaborative, maintaining Oakland's inventory of youth housing and services, providing coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, ages 18-24, move toward self-sufficiency and permanent housing. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD (approximate OHYHC match fund requirement - \$160,265). Match funds are not required for leasing and administration costs. Matching funds in the amount of \$123,017 will be provided through the Grant Project Sponsors of the grant as follows:

<b>Grant Project Sponsor</b>	<b>Match Amount</b>
Covenant House	\$104,500
East Oakland Community Project	\$34,200
First Place Fund For Youth	\$21,565
<b>Total Match</b>	<b>\$160,265</b>

## 7. Other Federal Programs

To the extent that other Federal programs require that Federal funds be matched in some proportion by contributions from the City, the City has met this requirement by providing local funding.

### **III. Strategy Implementation**

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

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

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

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

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

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



## B. Non-Housing Community Development

### 1. Economic Development Activities

**Table 2**  
**Economic Development Planned Actions, FY 2013-14**

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
<b>Creation of an Economic Development Strategy (citywide)</b>	Create refined Economic Development City-wide Strategy; economic performance, market analysis, industry markets; creation of targeted action plans.	City of Oakland General Funds	Complete Economic Development Strategy, including Industry Action Plans to spur investment and job creation opportunities. Maintain an Economic Indicators Dashboard to guide City Economic Development programming and actions.
<b>Business Retention, Expansion &amp; Attraction</b>	Outreach to business for advice and retention services; outreach to growing business to aid with facilities, workforce training referrals, permits; attraction services of new businesses; collaboration with business development partners.	City of Oakland General Funds CDBG	Attract 35 new businesses Create and/or retain 1000 jobs. Establish a stronger Business Ambassador Program to promote business expansion and assist with businesses early warning and retention response.

## Economic Development

<b>Business Assistance Center</b>	<p>Provide direct technical assistance to businesses; provide information and referral to Oakland Business Service Providers for technical assistance and provide assistance with City business requirements and issues.</p> <p>Facilitate meetings of the Oakland Business Service Providers Network to coordinate business services, including financing opportunities to Oakland businesses, especially small businesses and micro enterprises.</p>	City of Oakland General Funds	<p>Provide on-site or referral assistance services to at least 300 businesses per month.</p> <p>Facilitate 10 technical assistance workshops for business owners and start up enterprises.</p> <p>Host 3 meetings of the Business Service Providers Network.</p>
<b>Broadway Shuttle</b>	<p>Continue operation and explore possible expansion of the free business shuttle for Downtown Oakland – Broadway Corridor commuters.</p> <p>Promote Shuttle as part of effort to attract and retain businesses to Oakland through this public/partnership funded program.</p>	City of Oakland General Funds Bay Area Quality Management District (BAQMD) , Alameda County Transportation Commission (ACTA) and Private Business Sponsors	Continue providing service to at least 10,000 riders per week
<b>Business Development Programs</b>	<p>Continue <u>Enterprise Zone Tax Credits</u> Program for Oakland &amp; expansion areas.</p> <p>Expand <u>Community Benefit District/Business Improvement District Program</u> to strengthen commercial corridors and increase corridor potential for providing jobs, services and opportunities for business growth.</p>	Enterprise Zone Program Fees City of Oakland General Fund CDBG	<p>Administer the Enterprise Zone Program; serve a minimum of 400 Oakland businesses and create or retain 2,000 jobs throughout the full Enterprise Zone Program boundaries.</p> <p>Supporting existing nine Districts with business development needs; assist in formation of two new commercial districts, including one commercial-industrial district.</p>

## Economic Development

<b>Business Loan Program (Program Delivery Costs)</b>  <i>Citywide</i>	Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$249,500. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans.	CDBG \$192,427  CDBG and Expanded EEC Section 108 loan guaranty authority as authorized agent of the City.	10 NEDF loans and 3 Expanded EEC Section 108 loans. Technical and referral assistance to eligible clients.
<b>Micro Loan Program</b>  <i>Citywide</i>	OBDC operates a micro-loan program (max. \$20,000) on behalf of the City. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.	CDBG funds as part of Business Loan Program.	5 micro loans. Technical and referral assistance to eligible clients
<b>Commercial Lending Program (CLP)</b>  <i>Citywide</i>	CLP provides owners of small businesses and entrepreneurs in Oakland with direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. To better impact the small business community, an expansion of the 3 EEC designated target areas has been extended through Oakland's Seven Community Development (CD) districts to support new business activity and job creation within the 7 CD districts.	CDBG \$ 55,154	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 500 clients; fund approximately \$1m of loans; increase employment opportunities and create approximately 100 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation.

## 2. District Programs

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland has allocated \$1,741,690 in FY13-14 funding for CDBG-eligible activities based on recommendations from the City's seven Community Development District Councils. These activities will be carried out through 21 subrecipient agreements with 20 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 12 City-administered programs will be funded. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2010 to June 30, 2015. The numbers of programs by category are as follows:

Crime Awareness/Prevention	1
Homeless	2
Housing Related Services	1
Microenterprise and Business Assistance	3
Public Facilities and Infrastructure	13
Senior Services	4
Tenant/Landlord Counseling	1
Youth Services	8

**Table 3**  
**District Programs Planned Actions, FY 2013-14**

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b><u>Crime Awareness/Prevention</u></b> <ul style="list-style-type: none"> <li>Vietnamese American Community Center of the East Bay: Anti-Crime Project</li> </ul>	Multi-lingual outreach and education, informational publications, and crime reporting access	Limited English-speaking residents	\$25,000 CDBG	30 individuals
<b><u>Homeless</u></b> <ul style="list-style-type: none"> <li>Civicorps Schools: Academic &amp; Professional Pathway Program</li> <li>Society of St. Vincent de Paul of Alameda County: Job Training for the Re-Entry Population</li> </ul>	Case management and support services Academic instruction Job training and career counseling	Youth adults	\$53,000 CDBG	40 individuals
<b><u>Housing Related Services</u></b> <ul style="list-style-type: none"> <li>Rebuilding Together Oakland: Home Repairs &amp; Safety/Accessibility Modifications</li> </ul>	Exterior/interior home repairs Safety modifications Accessibility modifications Energy efficiency modifications	Owner-occupants Elderly Disabled seniors	\$134,463 CDBG	39 Housing Units

### District Programs (cont'd)

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b><u>Microenterprise and Business Assistance</u></b> <ul style="list-style-type: none"> <li>▪ Oakland Citizens' Committee for Urban Renewal: Heartlands Neighborhood Revitalization/Façade Improvement</li> <li>▪ Women's Initiative for Self-Employment: Providing Economic Opportunity through Microenterprise Assistance</li> </ul>	Green business training, counseling and technical assistance Resource access Façade improvement referral Community revitalization coordination Marketing, promotion & outreach Leadership development & sustainability Resident/civic engagement Business management skills training Assistance in establishing microenterprises Support services	Businesses and merchants Micro-entrepreneurs Micro-business owners Community residents Low-income bilingual women	\$216,470 CDBG	6,028 individuals
<b><u>Public Facilities and Infrastructure</u></b> <ul style="list-style-type: none"> <li>▪ City of Oakland/Office of Parks &amp; Recreation</li> <li>▪ City of Oakland/Public Works Agency</li> </ul>	Rehabilitation of recreational facilities and parks Rehabilitation of neighborhood centers Installation of recreational equipment Creation of kitchen garden Sod and play surface replacement Safety enhancements Planning of park play options Accessible park walkway	Residents Children and Youth	\$860,157 CDBG	13 Facilities

### District Programs (cont'd)

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<b><u>Seniors</u></b> <ul style="list-style-type: none"> <li>Alameda County Community Food Banks: Food Security Scholarships</li> <li>Alzheimers Services of the East Bay/Dementia Specific Adult Day Care</li> <li>Lifelong Medical Care: LifeLong In-Home Health Access</li> <li>Vietnamese Community Development, Inc.: Oakland Vietnamese Senior Project</li> </ul>	Medical and psychosocial home visits Care management and support services Food subsidies Distribution of nutritious food Nutritious meals Support services Information and referral Training and education Translation services Health Services Adult day care Therapy English-as-a-Second-language classes Safety prevention Language and culturally appropriate social activities	Seniors Frail and disabled Elderly Caregivers and families Limited-English speaking seniors and caregivers	\$100,200  CDBG	69,123 individuals
<b><u>Tenant/Landlord Counseling</u></b> <ul style="list-style-type: none"> <li>East Bay Community Law Center: Housing Advocacy Project-Tenant Landlord &amp; Legal Services</li> </ul>	Outreach Information and referral Mediation & reconciliation services Legal assistance Direct legal representation Counseling	Tenants Low-income residents	\$19,670  CDBG	113 individuals

### District Programs (cont'd)

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<u>Youth</u> <ul style="list-style-type: none"> <li>▪ City of Oakland/Dept. of Human Services: Safe Walk To School Program</li> <li>▪ City of Oakland/Parks &amp; Recreation: STRIDE</li> <li>▪ EastSide Arts Alliance: Youth Arts Program</li> <li>▪ First Place for Youth: Steps to Success</li> <li>▪ Friends of Peralta Hacienda Historical Part: Youth Interns for Camp A.C.E.</li> <li>▪ OCCUR: Eastmont Technology Center</li> <li>▪ Project Re-Connect</li> <li>▪ Youth Alive!: Teens on Target</li> </ul>	Monitoring of safe passage to school Job skills and readiness training Job development and linkages Employment search and job retention training Career planning and development Educational counseling and college application & enrollment Assistance with completion of high school diplomas, GED certificates Academic tutoring Computer training Internet access and instruction Leadership skills training Substance abuse workshops Support Services Life skills training Energy conservation and recreation programming training Afterschool and summer arts workshops Training in community based arts productions and performances Training in event production and community organizing Peer-led violence prevention workshops Recreational activities	Children Elementary and Middle School students Former foster youth Youth Young Adults Families Juvenile offenders Youth at risk of violent crimes	\$332,730  CDBG	2,215 Individuals



## **C. Affordable Housing**

This section describes the affordable housing planned actions for FY 2013-14. Table 4 lists each affordable housing activity name and location; description of activity; categories of residents to be assisted; funding programs and resources to be used; and one year goals.

**Table 4**  
**Affordable Housing Planned Actions, FY 2013-14**

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>1701 Martin Luther King Blvd</b> 1701 Martin Luther King Blvd  <i>Downtown</i>	New construction of 26 units for formerly homeless or households with special needs  25 1 BR 1 2BR (mgr unit)	Households between 20% and 50% Area Median Income  7 units at 20% AMI 7 units at 30% AMI 11 units at 50% AMI	City HOME funds: \$1,960,000	Secure 9% tax credits and continue with other predevelopment activities.
<b>94<sup>th</sup> and International</b> 9400-9500 International Blvd.  <i>Elmhurst</i>	New Construction of 59-unit family affordable housing project (including 1 managers unit)  18 1-BR 22 2-BR 18 3-BR  3,500 sq. ft. commercial	24 units affordable at 30% Area Median Income  34 affordable at 50% Area Median Income	Redevelopment Agency: \$5,597,000	Project applied multiple times for 9% tax credits and has applied again in March, 2013. If project receives tax credits, construction would begin in October, 2013.  Anticipated completion date: May 2015

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Cathedral Gardens</b> 688 21st Street  <i>Western Oakland</i>  See also Objective #1: Expansion of the Supply of Affordable Rental Housing	New construction and rehabilitation for former rectory building totaling 100 new units.  35 1-bdrm units 34 2-bdrm units 31 3-bdrm units  Services provided for developmentally disabled, persons with HIV/AIDS, and formerly homeless households with a mental disability	40 units for extremely low income households at or below 30% AMI.  39 units for low income households at or below 50% AMI  20 units for moderate income households at or below 60% AMI  69 units for small families  31 units for large families  5 units for homeless households  15 units for people with developmental disabilities or HIV/AIDS	Redevelopment Agency: \$9,840,000  OHA: 40 Project-Based Section 8 Vouchers	Project started construction in July, 2012.  Anticipated completion date is June, 2014.
<b>Grove Park</b> 3801-3807 Martin Luther King Jr. Way  <i>North Oakland</i>	Purchase of 3801-3807 Martin Luther King Jr. Way for possible assembly with two adjacent parcels.	8 units must be kept affordable at 80% AMI for 45 years.	Redevelopment Agency (Non-Housing): \$800,000	No one year goals. Developer legally abandoned project. New developer (LANDIS) is negotiating to buy construction lender's note. City affordability restrictions will remain in place.
<b>Housing Development Program</b>  <i>Citywide</i>	Funding for new construction of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 30% and 60% of AMI.  Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds.	HOME: \$2,000,000	Funding is significantly reduced due to dissolution of Redevelopment Agencies and resulting loss of the Low Moderate Income Housing set-aside funds.  HOME and any other available funds will be awarded through a NOFA process to be published in September, 2013 with awards in March, 2014.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Lion Creek Crossings (formerly Coliseum Gardens HOPE VI)</b> New Rental Housing, Phase V 69 <sup>th</sup> Avenue at Snell Street  <i>Elmhurst / Central East Oakland</i>	New construction of 127 income restricted, senior apartments and 1 manager's unit.  2 studio units 117 1-BR units 9 2-BR units (inc. 1 manager's unit)	70 units to serve extremely low- income households (0-30% Area Median Income)  57 units to serve very low-income households (31-50% Area Median Income)  1 unit set aside for an onsite manager and has no income restrictions	Redevelopment Agency: \$TBD  HOME: \$2,000,000	Loans closed Spring 2013. Construction to commence Summer 2013.  Anticipated completion date September 2014.
<b>MacArthur Apartments</b> 9800 MacArthur Blvd  <i>Elmhurst</i>	New construction of 32 rental units  14 1-BR 8 2-BR 10 3-BR  1,000 sq. ft. commercial space  Supportive services for 6 MHSA units	14 units to serve tenants with extremely low incomes (0-30% Area Median Income) 16 units to serve tenants with very low incomes (31-50% Area Median Income) 1 unit to serve a tenant with low income (51-80% Area Median Income)  Units are to serve small families (2-4 persons) and large families (5+ persons)  6 Special needs units for individuals with mental illness or emotional disturbance that are homeless or at-risk of homelessness	Redevelopment Agency \$4,485,000	Project started construction in April, 2012  Anticipated completion date: September, 2013.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>MacArthur Transit Village</b> 40th Street and Telegraph Ave.  <i>North Oakland</i>	New construction of 90 units  2 studio units 22 1-BR units 29 2- BR units 36 3- BR units	29 units for extremely low income households at or below 30% AMI.  60 units for low income households at or below 50% AMI.  53 units for small families  36 units for large families	Redevelopment Agency: \$17,200,000  OHA: 22 Project-Based Section 8 Vouchers	Project has been delayed due to delays in transit village infrastructure improvements. Project will submit for Bonds and Tax Credits in March, 2013.  Anticipate construction to start by August, 2013  Anticipated completion date is February, 2015.
<b>MLK/MacArthur</b> 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.	Low/Mod Housing Fund Site Acquisition Loan: \$52,000	Developer now bankrupt; City will eventually foreclose to get control of parcel and combine into Grove Park or similar plans. See Grove Park for further details.
<b>Saint Joseph's Affordable Family Apartments</b> 2647 International Blvd.  <i>Fruitvale/San Antonio</i>	New construction of 62 units:  15 1-BR units 27 2-BR units (inc. 1 manager's unit) 20 3-BR units	25 units for households at or below 35% AMI;  18 units for households at or below 50% AMI;  18 units for households at or below 60% AMI.	Redevelopment Agency: \$6,427,656  HOME: \$3,850,344  Total City/Agency Funds: \$10,278,000	Project started construction January, 2012  Anticipated completion date: September, 2013

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>California Hotel</b> 3501 San Pablo Avenue  <i>Western Oakland</i>  See also Objective #2: Preservation of the Supply of Affordable Rental Housing	Rehabilitation of 137 units:  4 2-BR 12 1-BR 119 Studios 2 manager's units	55 units for extremely low- income households (at or below 30% Area Median Income)  80 units for low-income households (between 31 – 50% Area Median Income)  25% of the units will be set aside for housing of formerly homeless people with special needs	Low/Mod Housing Fund: \$5,253,000  City of Oakland: HOME: \$541,750 NSP1: \$775,000 NSP3: \$1,300,000 CA HCD LHFTF: \$551,250  Total: \$8,421,000	Continue construction/rehabilitation.  Anticipated completion date: December 2013.
<b>Capital Needs Rehabilitation Program</b>  <i>Citywide</i>	Funding for rehabilitation and preservation of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 30% and 60% of AMI.	A portion of the funds allocated for the affordable housing NOFA under “Objective 1: Expansion of Supply of Affordable Housing” may be used for this purpose.	Funding is significantly reduced due to dissolution of Redevelopment Agencies and resulting loss of the Low Moderate Income Housing set-aside funds.  HOME and any other available funds will be awarded through a NOFA process to be published in September, 2013 with awards in March, 2014. NOFA may include rehabilitation of existing affordable housing.
<b>Effie's House Phase 2</b> 829 E. 19th Street  <i>Chinatown/Eastlake/San Antonio</i>	Rehabilitation of 21 units (including 1 manger's unit)  11 studios 10 1-BR units	2 units for households at or below 35% AMI  2 units for households at or below 50% AMI  17 units for households at or below 60% AMI.	Low/Mod Housing Fund: \$1,260.000  Weatherization Assistance Program: \$32,914	Estimated Rehabilitation start date: TBD  Estimated Rehabilitation completion date: TBD

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Eldridge Gonaway</b> 1165 Third Avenue  <i>Chinatown/Eastlake/San Antonio</i>	Rehabilitation of 40 existing affordable rental units:  10 1-BR units 14 2-BR units 14 3-BR units 2 4-BR units	39 units targeted to Low-Income households below 50% of AMI.  24 units are for smaller families  16 units are for larger families	Redevelopment Agency: \$1,655,000  Predevelopment Loan: \$35,000  ARRA-WAP: \$99,976	Property started rehabilitation in December, 2012.  Anticipated completion date: April, 2013.
<b>Kenneth Henry Court</b> 6455 Foothill Blvd.  <i>Central East Oakland</i>	Rehabilitation of 51- unit property  27 2-BR 14 3-BR 2 4-BR	22 units at 40% Area Median Income  21 units at 50% Area Median Income  <i>7 units at 60% Area Median Income</i>	Redevelopment Agency: \$1,375,000	Rehabilitation completed in FY13. In FY14, close-out financing, turn over to asset monitor. Project lease-up of “hotel” and “storage” units from construction process completed.
<b>Madison Park Apartments</b> 100 9 <sup>th</sup> Street  <i>Chinatown/East Lake/San Antonio</i>	Rehabilitation of 98 units (including 2 mangers’ units)  20 studios 69 1BR units 9 2BR units	21 units for households at or below 30% AMI  75 units for households at or below 50% AMI	HOME: \$1,250,000  Weatherization Assistance Program: \$152,111	The construction start date is April 2013.  The estimated construction completion date: December 2013.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Marcus Garvey Commons</b> 721 Wood Street  <i>Western Oakland</i>	Rehabilitation of 21 units of affordable family housing.  4 1BR units 7 2BR units 8 3BR units 2 4 BR units 1 Manager's Unit	12 units reserved for very low-income households (30-50% Area Median Income)  9 units reserved for low income households (50-80% Area Median Income)	Low/Mod Housing Fund: \$352,000	Closed Redevelopment Agency Loan in March 2013.  Estimated Construction Date: TBD due to NEPA-related delays.
<b>The Savoy (Formerly: Jefferson Oaks Apartment or Oaks Hotel)</b> 587 15 <sup>th</sup> Street and 1424 Jefferson Street  <i>Western Oakland</i>	Rehabilitation of 85 existing SRO units at the Oaks Hotel. Adding an additional 31 units from the Jefferson Hotel (the adjacent property), for a total of 106 units (105 affordable units).	42 units for households at or below 25% AMI;  63 units for households at or below 50% AMI.	Low/Mod Housing Fund: \$1,100,000  HOME: \$2,500,000  Total City/Agency Funds: \$3,600,000	Complete final phase of construction (old Oaks Hotel) by August 2013.



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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>1574 – 1590 7<sup>th</sup> Street (aka Peralta Gardens)</b>  <i>Western Oakland</i>	New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable.	2 households with incomes at or below 100% AMI.  Large families (two 3-bdrm units)	Redevelopment Agency: \$127,327	Project stalled due to bankruptcy of project developer/owner.
<b>3701 Martin Luther King Jr. Way</b>  <i>Western Oakland</i>	Site acquisition of a lot for future ownership housing.	Households with incomes at or below 80% AMI.	Low/Mod Housing Fund: \$109,510	Soil cleanup stalled.  Developer now bankrupt; City will eventually foreclose to gain control.  There is no anticipated completion date at this time.
<b>7<sup>th</sup> &amp; Campbell Properties (formerly Faith Housing)</b> Corner of 7 <sup>th</sup> and Campbell Streets  <i>Western Oakland</i>	Site acquisition/land assembly for 30 ownership housing units.	To be determined	Redevelopment Agency (Low/Mod): \$689,598  Redevelopment Agency (Non-Housing): \$100,000	Project is essentially dead. The current owner of the properties is no longer a functioning organization. The Redevelopment Agency purchased the LISC lien (2 <sup>nd</sup> lien holder) in March 2010. The loans are considered Housing Assets in the post-Redevelopment era, but have significant liens. Staff is weighing our options for how to deal with these liens in order to decide how to handle property disposition.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Brookfield Court</b> 9507 Edes Avenue  <i>Elmhurst</i>	Acquisition and development of the currently owned City of Oakland property for the construction of 12 wood framed duet style family residences.  2-2 BR 8-3 BR 1-4 BR 1-4 BR–accessible unit	3 households with incomes between 31-50% Area Median Income (very low-income). 9 households with incomes between 51–80 % Area Median Income (low-income).	Predevelopment Loan (FY 2009-10): \$35,000  Low/Mod Housing Fund: \$1,867,000  City Land Donation: \$421,501	Construction commenced in August 2012 and completion is expected in August 2014.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Pacific Renaissance Plaza Below Market Rate Units</b> 989 Webster Street  <i>Chinatown/Eastlake/San Antonio</i>	<p>Interim Plan: To address slow sales due to market concerns, Council approved to rent most of the units until the ownership market recovers, and refinance the property in order to make an interim partial payment to the City.</p> <p>Long-Term Plan: Sale of 50 one, two, and three bedroom condominium units to moderate income homebuyers</p> <p>Portion of proceeds to reimburse City litigation expenses incurred per a 2007 settlement agreement.</p>	<p>Interim Plan: Small Family, Moderate Income (&lt;80% AMI) households</p> <p>Long-Term Plan: Fifty households earning up to 100% AMI on initial sale of units.</p> <p>Subsequent re-sale of the units are limited to households earning up to 120% AMI.</p> <p>Affordability period is 45 years, enforced by agreement with East Bay Asian Local Development Corporation.</p>	<p>Reimbursement of City General Fund</p> <p>Homebuyers may be eligible to utilize the City's First-Time Homebuyer Mortgage Assistance Program to purchase units</p>	<p>One year goals include renting the majority of the units, provide training/counseling to encourage renters to eventually purchase units if possible, and keep several units listed for sale to test the ownership market for signs of recovery.</p>
<b>Redwood Hill (formerly Calaveras Townhomes)</b> 4862-4868 Calaveras  <i>Outside Community Development Districts</i>	<p>New construction of 12 wood framed duet style family residence. Owner has agreed to sell to Habitat for Humanity East Bay once NOFA funds are in place.</p>	<p>Households with incomes at or below 110% AMI.</p>	<p>Low/Mod Housing Fund: \$1,310,000</p>	<p>Development of this site by Habitat for Humanity East Bay will depends on Habitat's decision to exercise their option by April 30, 2013. AT that point, development rights will revert back to Community Assets, Inc.</p>

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Sausal Creek Townhomes</b> 2464 26 <sup>th</sup> Avenue  <i>Fruitvale/San Antonio</i>	New construction of 17 ownership units.  9 2 BR units 8 3 BR units	Moderate Income households at or below 100% AMI. (Restrictions on subsequent re-sales are at or below 120% AMI.)  Units are for small to large families.	Redevelopment Agency: \$2,329,000  Redevelopment Agency 2006 Housing Bond: \$1,651,000	Construction completed in Spring 2008; Due to market conditions, unit sales have been slow. With additional funds provided in Spring 2009, sales prices have been lowered on remaining units.  One year goals include selling the remaining 2 units.
<b>Wood Street Affordable Housing Parcel</b> Wood Street between 18 <sup>th</sup> and 20 <sup>th</sup> Streets  <i>Western Oakland</i>	New construction of between 140 and 170 affordable housing units	Not yet determined	Low/Mod Housing Fund: \$8,000,000	RFP for developer currently on hold due to housing market conditions.  Anticipated completion date: Unknown at this time.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>First-Time Homebuyers CalHome Program</b>  <b>Citywide</b>	Grant Funding provided by State Department of Housing and Community Development to assist first-time homebuyers with deferred loans – up to 30% of purchase price, not to exceed \$60,000.	First-time homebuyers with incomes $\leq$ 80% of Area Median Income.	State HCD: up to \$1,500,000	2013 NOFA application for additional CalHome Program grant funds is in process as of March 2013. If awarded the grant, (est. Fall 2013) provide Down Payment Assistance loans to a minimum of 25 first time homebuyer families, or about 2 households per month on average if the grant is awarded.
<b>First-Time Homebuyers Shared Appreciation Mortgage [Local Housing Trust Fund] Program (SAM)</b>  <i>Citywide</i>	Grant Funding provided by State Department of Housing and Community Development to assist first-time homebuyers with deferred loans. Up to 30% of purchase price, not to exceed \$60,000.	First-time homebuyers with incomes $\leq$ 80% of Area Median Income.	State HCD: up to \$1,023,750	Funds have been awarded. New SAM program is currently in development and anticipated to make the first loans in Spring 2013. Goal for 2013-2014 is to assist at least 17 families and expend the entire grant allocation by June 2014.

**Objective #4: Expansion of Ownership Opportunities for First-Time Homebuyers (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Homeownership Education Program</b>  <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homebuyer workshops. The classes meet the educational requirements of the city's loan programs and educate buyers on other assistance programs offered by lender partners.	Potential first-time homebuyers.	Presented by Homeownership staff.	Offer monthly homebuyer-education classes to a total of 400-600 potential first-time homebuyers annually. Increase attendance pull-through in 2013-14 by applying enrollment technology and follow-up reminders. Develop a PowerPoint slide show to assist in streamlining the presentation and hopefully increasing comprehension.

**Objective #5: Improvement of the Existing Housing Stock**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Emergency Home Repair Program</b>  <i>Citywide</i>	Emergency repair and rehabilitation financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000.	Homeowners with incomes at or below 50% Area Median Income.	CDBG \$117,574	10 units will be assisted in FY 2013-14.
<b>Home Maintenance and Improvement Program</b>  <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred loans at zero interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties.  This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.	Homeowners with incomes at or below 80% Area Median Income.	CDBG \$996,069  Other program income from prior years will be used to supplement these funds.	20 units will be assisted in FY 2013-14.
<b>Lead Safe Housing Program</b>  <i>7 Community Development Districts</i>	Grants for seniors, disabled and some families for exterior painting and lead hazard remediation.	Senior and disabled homeowners with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI.	CDBG: \$178,691	50 units will be repainted after lead hazards are removed or contained in FY 2013-14.
<b>Minor Home Repair Program</b>  <i>Citywide</i>	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County.	Senior and disabled homeowners with incomes at or below 50% AMI.	CDBG: \$201,632	90 units will be assisted in FY 2013-14.

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

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Community Development District</b> <b>Neighborhood Housing Revitalization Program</b> <i>7 Community Development Districts</i>	Provides financial assistance to owners of vacant and blighted residential properties of one to four units that are in need of extensive rehabilitation to correct code violations and to eliminate safety and health hazards. Maximum loan amount is \$150,000 at 10% deferred interest for 2 years.	All interest is waived if the property is sold to a first-time homebuyer with household income not exceeding 120% AMI	Rental Rehabilitation Program Income : \$1,000,641	The number of units assisted within the Consolidated Plan Period FY 2013-14 is to be determined.
<b>Rebuilding Together Oakland Safe at Home Modifications for Senior Citizens</b> <i>Eastlake/Chinatown/San Antonio/ Central East Oakland/Elmhurst</i>	Renovation of homes for Mobility and Disability issues	Low income seniors (at or below 80% Area Median Income) and /or disabled homeowners	CDBG: \$75,904	15 Housing Units (5 in District 6 and 10 in District 7)
<b>Residential Receivership Program</b> Citywide	A program designed to facilitate the rehabilitation of vacant and/or blighted substandard properties. A third party "Receiver" is appointed by the courts to obtain the financing, design and construction services necessary to rehabilitate blighted properties throughout the City of Oakland.	Receiver costs, existing City liens, City evaluation/analysis costs, and Attorney's fees are repaid on sale. The balance of sales proceeds are released to the owner.	Receiverships are financed by the Receiver.	The number of units assisted within the Consolidated Plan Period FY 2013-14 is to be determined.



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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Weatherization and Energy Retrofit Loan Program</b>  <i>Citywide</i>	Loans to owner-occupied low-income and moderate-income households to provide weatherization and baseline energy efficiency upgrades. Minimum loan of \$6,500 maximum loan of \$30,000 Deferred loans @ 0% interest	Homeowners with income at or below 80% Area Median Income	CDBG-R: \$880,863  (Total project budget: \$1,450,121.)	Complete energy retrofits and efficiency modifications for 20 units within the Consolidated Plan Period FY 2013-14.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Family Unification Section 8 Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals, including eligible emancipated Foster Youth.	Eligible Family Unification Program (FUP) households that are involved with the Alameda County Child and Family Services (CFS) department who lack adequate housing and have incomes $\leq$ 50% AMI.	<p>FUP program vouchers are funded from OHA's existing tenant-based voucher allocation. OHA reserves 50 vouchers for FUP eligible families and youth.</p> <p>Due to Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.</p>	Each year the program experiences turnover of approximately 5-10 families. In FY 2013-2014, OHA anticipates that it will admit 10 new FUP participants, 5 families and 5 youths, to maintain 100% lease-up, based on current program size.
<b>Local Housing Assistance Program (LHAP)</b>  <i>Citywide</i>	Alternate form of rental assistance for residents impacted by OHA administered public housing disposition.	Current Public Housing participants, 30% to above 80% of AMI in units approved for disposition.	<p>0 new Section 8 vouchers. OHA will fund Local Housing Assistance Programs (LHAP) assisted units from the Authority's MTW block grant.</p> <p>Due to Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.</p>	OHA provides LHAP assistance to current Public Housing participants who are not eligible or who would be negatively impacted by the conversion to Section 8, as a result of the disposition and permanent removal of the unit they currently occupy from the public housing inventory. OHA does not anticipate a need to assist additional families under LHAP in FY 2013-14 and estimates that 35 to 40 families will continue as LHAP participants in FY2013.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Project-Based Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals.	Renter households with incomes at $\leq$ 50% AMI.	Project-Based Vouchers (PBV) are funded from OHA's existing tenant-based voucher allocation.  OHA has set aside 2,650 units of voucher funding for the Project Based Voucher (PBV) Program.  Due to Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.	At the end of FY 2013-14, OHA anticipates that it will have approx. 1,360 units under PBV program HAP contracts.
<b>Section 8 Mainstream Program</b>  <i>Citywide</i>	Rental assistance for disabled families and individuals.	Disabled renters with incomes at $\leq$ 50% AMI.	OHA is budgeted for 175 Mainstream Vouchers  Due to Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.	No new funding is anticipated. OHA will seek to achieve 100% lease-up based on allocated funding.
<b>Section 8 Rental Assistance Program</b>  <i>Citywide</i>	Rental assistance to families and individuals.	Renters with incomes $\leq$ 50% AMI.	OHA is budgeted for 12,687 Section 8 Rental Assistance Vouchers  Due Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.	No new funding is anticipated. OHA will seek to maximized utilization of available funding.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Shelter Plus Care Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals.	Formerly homeless renters with disabilities and incomes at $\leq$ 50% AMI.	OHA is budgeted for 296 Shelter Plus Care Rental Assistance Vouchers.  Due to Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.	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 2013-14.
<b>Sponsor Based Housing Assistance Program</b>  <i>Citywide</i>	Align OHA's programs to address community need by leveraging new resources and expertise to serve traditionally underserved populations.	Individuals and families that do not normally benefit from OHA's programs because they need services to successfully maintain housing. Income requirements consistent with Section 8 rules $\leq$ 50% of AMI	0 new Section 8 vouchers. OHA will fund assisted units from the Authority's MTW block grant.  Due to funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.	No new funding is anticipated for SBHAP in FY 2013-14.
<b>Tenant Protection Vouchers</b>  <i>Citywide</i>	<i>Section 8 rental assistance for residents at public housing scattered sites units to be converted to project based voucher assistance.</i>	<i>Low income households at or below 80% of AMI</i>	OHA received 109 Section 8 Tenant Protection Vouchers (TPV) in FY 2012-13  The TPV's were received to assist for residents of an expiring HUD 202 program contract, Westlake Christian Terrace Apartments.  <i>Due to Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.</i>	No new funding is anticipated in FY 2013-14. Upon receipt of funding, OHA will issue Tenant Protection Vouchers to eligible occupants of expiring Moderate Rehabilitation Program, HUD Multi-family program opt-outs, or new increments received for public housing units approved for disposition.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Veterans Affairs Supportive Housing (VASH)</b>  <i>City-wide</i>	<i>Rental assistance for homeless veterans.</i>	<i>Homeless veterans with incomes at ≤ 50% AMI.</i>	OHA is budgeted for 205 Veterans Administration Supportive Housing (VASH) program vouchers.  <i>Due to Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.</i>	No new funding is anticipated. OHA will work to achieve 100% lease-up of the 205 allocated vouchers.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>1701 Martin Luther King Blvd</b> 1701 Martin Luther King Blvd  <i>Downtown</i>	New construction of 26 units for formerly homeless or households with special needs  25 1 BR 1 2BR (mgr unit)	Households between 20% and 50% Area Median Income  7 units at 20% AMI 7 units at 30% AMI 11 units at 50% AMI	City HOME funds: \$1,960,000	Secure 9% tax credits and continue with other predevelopment activities.
<b>Access Improvement Program</b>  <i>7 Community Development Districts</i>	Grants for accessibility modifications to one to four unit properties where owners or tenants have disabilities.	Physically challenged owners or tenants with incomes at or below 50% AMI.	CDBG: \$172,374	Complete accessibility modifications for 8 units in FY 2013-14.
<b>California Hotel</b> 3501 San Pablo Avenue  <i>Western Oakland</i>  See also Objective #2: Preservation of the Supply of Affordable Rental Housing	Rehabilitation of 137 units:  4 2-BR 12 1-BR 119 Studios 2 manager's units	55 units for extremely low-income households (at or below 30% Area Median Income)  80 units for low-income households (between 31 – 50% Area Median Income)  25% of the units will be set aside for housing of formerly homeless people with special needs	Low/Mod Housing Fund: \$5,253,000  City of Oakland: HOME: \$541,750 NSP1: \$775,000 NSP3: \$1,300,000 CA HCD LHTE: \$551,250  Total: \$8,421,000	Continue construction/rehabilitation.  Anticipated completion date: December 2013.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Cathedral Gardens</b> 688 21st Street  <i>Western Oakland</i>  See also Objective #1: Expansion of the Supply of Affordable Rental Housing	New construction and rehabilitation for former rectory building totaling 100 new units.  35 1-bdrm units 34 2-bdrm units 31 3-bdrm units  Services provided for developmentally disabled, persons with HIV/AIDS, and formerly homeless households with a mental disability	40 units for extremely low income households at or below 30% AMI.  39 units for low income households at or below 50% AMI  20 units for moderate income households at or below 60% AMI  69 units for small families  31 units for large families  5 units for homeless households  15 units for people with developmental disabilities or HIV/AIDS	Redevelopment Agency: \$9,840,000  OHA: 40 Project-Based Section 8 Vouchers	Project started construction in July, 2012.  Anticipated completion date is June, 2014.
<b>Center for Independent Living</b>  <i>Fruitvale/San Antonio</i>  See also Objective #9: Removal of Impediments to Fair Housing	Provide housing services and housing- rights counseling to persons with physical and mental disabilities.	Persons with disabilities and incomes at 30-50% AMI.	CDBG \$16,600	Provide tenant/landlord counseling and dispute resolution services to 75 disabled low-income residents.  Provide landlord education seminar to 15 landlords and/or real estate professionals.  Provide tenant education seminar to 15 disabled low-income residents and/or their households.
<b>Emancipation Village</b> 3800 Coolidge Avenue  <i>Outside Community Development  Districts</i>	New construction of 32 units (including 2 manager units) for emancipated foster youth/foster youth nearing emancipation	30 emancipated young adults between 18-24 at or below 35% AMI	Redevelopment Agency: \$1,652,000	Project completed in Spring 2013; closeout and lease-up to be completed in FY14.

**Objective #7: Provision of Supportive Housing for Seniors and 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
<b>Housing Opportunities for Persons With AIDS (HOPWA)</b>  <i>Alameda County &amp; Contra Costa County</i>	<p>Housing and continued services for individuals and family members of individuals living with HIV/AIDS.</p> <p>Acquisition of housing units</p> <p>New construction of permanent housing for persons with HIV/AIDS.</p>	<p>Persons with HIV/AIDS and incomes at 30-50% AMI, and their families.</p>	<p><b>HOPWA</b> (estimate-sequestration) <b>\$2,540,205</b></p> <p>Alameda County: \$1,870,011</p> <p>Contra Costa County: \$619,389</p> <p>City Administration: \$50,805</p> <p>(Actual allocations are based on the proportion of People Living With AIDS (PLWA) in 2012 as reported for Alameda County and Contra Costa County by the California Department of Public Health.) [<a href="http://www.cdph.ca.gov/programs/aids/Documents/SSSemiAnnualRptDec2012.pdf">http://www.cdph.ca.gov/programs/aids/Documents/SSSemiAnnualRptDec2012.pdf</a>]</p>	<p>Assist approximately 370-500 household with persons with HIV/AIDS with housing assistance (tenant based rental assistance, short term rental mortgage utility assistance, permanent supportive housing, and other housing).</p> <p>Approximately 280 households and/or individuals will gain access to stable permanent housing (including those clients in HOPWA Stewardship housing units).</p> <p>Provide information and referral for HIV/AIDS services and housing to at least 350 individuals or households.</p> <p>Maintain capacity of existing housing inventory and support services (136 housing units including 25 shelter beds).</p> <p>Complete acquisition, rehabilitation and/or development of 16 set-aside HIV/AIDS living units.</p> <p>Continue acquisition, rehabilitation and/or development of additional set-aside of 10-12 HIV/AIDS living units.</p>



**Objective #8: Prevention of Foreclosures and Stabilization of Neighborhoods**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Board Up/Clean Up</b> <i>Citywide</i>	Board up and clean up vacant properties	Vacant properties	CDBG: \$100,000	Board up 30 vacant properties.
<b>Causa Justa:: Just Cause</b> <i>Citywide</i>	Overall coordination and training around foreclosure prevention outreach	Homeowners and tenants residing in properties going through or at high risk of foreclosure	City blight penalty funds: \$50,000	Overall outreach program to provide referral to tenant and homeowner hotlines to at least 3,500 Oakland households at risk of foreclosure
<b>OCCUR</b> <i>Citywide</i>	Foreclosure prevention and mitigation direct outreach	Homeowners and tenants residing in properties going through or at high risk of foreclosure	City blight penalty funds: \$24,999	Direct outreach and referral to tenant and homeowner hotlines to at least 875 Oakland households at risk of foreclosure
<b>Allen Temple Housing and Economic Development Corporation</b> <i>Citywide</i>	Foreclosure prevention and mitigation direct outreach	Homeowners and tenants residing in properties going through or at high risk of foreclosure	City blight penalty funds: \$24,999	Direct outreach and referral to tenant and homeowner hotlines to at least 875 Oakland households at risk of foreclosure
<b>Martin Luther King, Jr. Freedom Center</b> <i>Citywide</i>	Foreclosure prevention and mitigation direct outreach	Homeowners and tenants residing in properties going through or at high risk of foreclosure	City blight penalty funds: \$24,999	Direct outreach and referral to tenant and homeowner hotlines to at least 875 Oakland households at risk of foreclosure
<b>Family Bridges, Inc.</b> <i>Citywide</i>	Foreclosure prevention and mitigation direct outreach	Homeowners and tenants residing in properties going through or at high risk of foreclosure	City blight penalty funds: \$24,999	Direct outreach and referral to tenant and homeowner hotlines to at least 875 Oakland households at risk of foreclosure

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Housing and Economic Rights Advocates</b>  <i>Citywide</i>	Legal services, counseling and advocacy for homeowners going through or at risk of foreclosure	Oakland homeowners facing foreclosures	City blight penalty funds: \$100,000	In depth legal advocacy and case-specific technical assistance: 100 clients  Consumer education workshops: 120 homeowners  Administer homeowner foreclosure defense hotline  Train City staff, outreach workers and HUD-certified housing counselors on foreclosure-related information
<b>Foreclosure Counseling and Prevention</b> The Unity Council  <i>Citywide</i>	Provide informational mailings, outreach and counseling services to homeowners facing possible foreclosure.	Low- and moderate-income homeowners.	CDBG: \$ 83,000	Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented.
<b>Neighborhood Stabilization Program - Owner</b>  <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	See individual program descriptions below			.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Oakland Community Land Trust</b>  Portions of Western Oakland, Central East Oakland, and Elmhurst	Rehabilitation of foreclosed single family residential units. Properties will be held in a Community Land Trust to provide permanently affordable homeownership.	Households between 50% and 80% of AMI	Neighborhood Stabilization Program: Sales proceeds from properties purchased with the original \$5,025,000 will be used fund the rehabilitation of additional properties.	Rehabilitate and sell at least 5 homes for owner occupancy.
<b>Pre and Post Purchase Counseling</b>  <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	Pre and post-purchase counseling for purchasers of land trust units, including counseling on specific requirements of a land trust form of ownership.	Potential low/mod homeowners interested in Land Trust properties.	NSP \$100,000	20 Households
<b>Neighborhood Stabilization Program - Rental</b>  <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	See individual projects listed below.			
<b>California Hotel</b> 3501 San Pablo Avenue  <i>Western Oakland</i>  See also Objective #2: Preservation of the Supply of Affordable Rental Housing	Rehabilitation of 137 units:  4 2-BR 12 1-BR 119 Studios 2 manager's units	55 units for extremely low-income households (at or below 30% Area Median Income)  80 units for low-income households (between 31 – 50% Area Median Income)  25% of the units will be set aside for housing of formerly homeless people with special needs	Low/Mod Housing Fund: \$5,253,000  City of Oakland: HOME: \$541,750 NSP1: \$775,000 NSP3: \$1,300,000 CA HCD LHFT: \$551,250  Total: \$8,421,000	Continue construction/rehabilitation.  Anticipated completion date: December 2013.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Drasnin Manor</b> 2530 International Blvd  <i>San Antonio/Fruitvale</i>  See also Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods	Rehabilitation and ownership interest transfer of 26 existing affordable rental units  3 1-BR units 9 2-BR units (inc. manager's unit) 14 3-BR units  2,958 sq. ft. commercial	25 units targeted to Low-Income households below 50% of AMI. Project Based Section 8 vouchers on 25 units will push effective affordability levels much deeper.  Units are for small (2-4 persons) and large families (5+ persons). 1 Unit for mobility impaired	Redevelopment Agency: \$1,800,000  Neighborhood Stabilization Program: \$1,159,031	Rehabilitation completed in FY13. In FY14, close-out financing, turn over to asset monitor. Project lease-up fully completed (building turned over vacant).

**Objective #9: Removal of Impediments to Fair Housing**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Community Development District</b>  <b>Fair Housing Services</b> <b>Master Contract with East Bay</b> <b>Community Law Center</b>  <i>Citywide</i>	<p>Limited scope legal representation.</p> <p>Direct legal representation to selected clients.</p> <p>Foreclosure-related services</p> <p>Information and referral on housing related issues.</p> <p>Tenant/Landlord rights and responsibility counseling.</p> <p>Tenant/Landlord conciliation and meditation.</p> <p>Limited English Proficiency (Spanish) limited-scope legal assistance.</p> <p>Limited English Proficiency (Spanish) direct legal representation</p>	<p>Individuals and families with incomes &lt; 80%.</p>	<p>CDBG: \$261,476</p> <p>Includes District Funding:</p> <p>District #1 -\$ 7,500</p> <p>District #4 -<u>\$12,170</u></p> <p>\$19,670</p>	<p>Limited scope legal representation: 300 clients</p> <p>Direct Legal Representation to selected clients: 35 clients</p> <p>Foreclosure-Related Services: 60 limited scope clients, 10 direct legal services clients</p> <p>Information and Referral on housing related issues: 600 clients</p> <p>Tenant/Landlord rights and responsibility counseling: 500 clients</p> <p>Tenant/Landlord Conciliation and Meditation: 150 clients</p> <p>Limited English Proficiency (Spanish) limited-scope legal assistance: 300 clients</p> <p>Limited English Proficiency (Spanish) direct legal representation: 22 clients</p>

**Removal of Impediments to Fair Housing (cont'd.)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Eden Council for Hope and Opportunity (aka ECHO)</b>	<p>Provide consultations, investigate allegations of housing discrimination, and perform outreach.</p> <p>Housing discrimination case management.</p> <p>Fair Housing outreach and training.</p>	<p>Individuals and families with incomes &lt; 80%.</p> <p>Special outreach directed to underserved and isolated populations (very low income, persons of color, immigrants, non-English speakers, large families, persons with disabilities, and seniors.)</p>	CDBG: \$125,000	<p>Provide in-depth consultations to 200 callers with discrimination complaints. Investigate 75 allegations of illegal housing discrimination and resolve.</p> <p>Execute the outreach plan to include presentations, billboards, radio, etc.</p>

## **D. Homelessness**

### **1. Permanent Access to Housing (PATH) Plan**

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

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

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

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

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

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

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

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

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

**PATH Strategy Implementation Priorities for 2013/14 are as follows:**

1. Rapid Re-Housing Services: Activities that clearly lead to permanent housing outcomes and services that help people obtain and maintain permanent housing.
2. Preventing Homelessness: Activities assist households in maintaining current housing and preventing households from becoming homeless.
3. Support Services to increase Housing Retention among the target population
4. Housing Resources: Expand the inventory of appropriate housing opportunities as a direct exit from homelessness.

## **2. Discharge Planning**

Many of those who are homeless were discharged from institutions, such as jails, prisons, or hospitals or they have aged-out of the foster care system. For example, one in five homeless adults in Alameda County was in foster care or a group home when younger than 18. There are high personal and financial costs associated with discharging people into homelessness rather than directly into appropriate housing. As the Sponsoring Agencies and stakeholders who developed the EveryOne Home Plan, it is recognized that it is critical that housing and service systems throughout the county work well together to address complexities of timing, availability of options, and admission criteria in order to develop alternatives to discharging people into homelessness.

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

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

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

**Problem:**

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

**Solution:**

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



**Action Step:**

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

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

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

**Solution:**

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

**Action Steps:**

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

**Table 5**  
**Homeless Planned Actions, FY 2013-14**

**Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Community Development District Code Enforcement Relocation Plan (CERP)</b>  <i>Citywide</i>	Residential tenants mandated to move due to the City's enforcement of housing and bldg codes.	There are no income restrictions. Any qualified City of Oakland residential tenant with an Order to vacate from the City's Code Enforcement and/or Building Department may apply.	CDBG: \$24,500	Revolving program.
<b>East Oakland Community Project/Crossroads</b> 7515 International Boulevard	State-of-the-art-green emergency shelter facility offering 125 beds with comprehensive support services for homeless persons seeking a better life.	Homeless	CDBG: \$20,747	Capital Improvement grant.
<b>Eden Council for Hope and Opportunity (aka ECHO)</b>	Provide consultations, investigate allegations of housing discrimination, and perform outreach.  Housing discrimination case management.  Fair Housing outreach and training.	Individuals and families with incomes < 80%.  Special outreach directed to underserved and isolated populations (very low income, persons of color, immigrants, non-English speakers, large families, persons with disabilities, and seniors.)	CDBG \$86,250	Provide in-depth consultations to 200 callers with discrimination complaints. Investigate 75 allegations of illegal housing discrimination and resolve. Execute the outreach plan to include presentations, billboards, radio, etc.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>HEARTH Emergency Solutions Grant Program</b> Funds the City's Permanent Access To Housing Strategy (PATH)  <i>Citywide</i>	Housing and services leading to Permanent Access To Housing: 1)Rapid-Rehousing Services 2)Homeless Prevention 3) Support Services in Housing 4)Outreach 5)Shelter 6)Housing Resources	Homeless families, individuals and seniors with incomes at 30-50% AMI.	ESG: (estimate-sequestration) \$ 623,499  (PATH Strategy Providers- \$576,737, City Administration: \$46,762)  General Fund: \$115,000 (Emergency Housing Program)  General Fund: \$179,310 (Homeless Mobile Outreach Program)  Community Housing Services Staff Cost Approximately: \$ 9,846  Community Development Block Grant: (estimate –sequestration) \$319,343	Assist approximately 600 persons with access to permanent housing through rapid rehousing and homeless prevention (legal assistance and financial assistance) Provide temporary shelter, hotel vouchers, outreach, homeless encampment services and/or other support services to approximately individuals experiencing homelessness.

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

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Matilda Cleveland Transitional Housing Program (MCTHP)</b> 8314 MacArthur Blvd.  <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing:  5 Studios 3-1 BR units 3-2 BR units 3-3BR units	Homeless families with incomes at 30-50% AMI.	Supportive Housing Program (estimate-sequestration) \$246,833  (MCTHP: Provider-\$240,633 & City Admin. \$6,170)  City General Purpose Fund \$50,000  Contractor Match \$19,000  Tenant Rents \$23,988	Assist approximately 18 families with Transitional Housing & support services to further assist families into permanent housing.
<b>Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN)</b>  Anka Behavioral Health, Inc. (located at Henry Robinson Multi-Service Center) 559-16 <sup>th</sup> Street Oakland, CA 94612  <i>Chinatown/East Lake/San Antonio</i>	Provide a continuum of services, shelter and transitional housing (54 units) to homeless families. Assist families to permanent housing.	Families with incomes at 30-50% AMI.	Supportive Housing Program: (estimate-sequestration) \$ 1,738,137 (HSFN Provider: \$1,694,684 & City Admin.: \$43,453)  Alameda County: \$250,000  Excess Cash Value of Monthly Lease: \$122,558	Assist between 54-60 families with transitional housing and support services and approximately 6-8 people with emergency shelter.

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

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>
<b>Community Development District</b>  <b>Transitional Housing Program (THP)</b> 1) 173 Hunter Avenue 2) 1936 84 <sup>th</sup> Avenue 3) 5239-A/B 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St.	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing.  4-1 BR units 5-2 BR units 1-3 BR units	Homeless families with incomes at 30-50% AMI	Transitional Housing Program: (estimate-sequestration) \$233,149 (THP/FIT Provider: \$227,321 & City Admin: \$5,828)  General Fund \$133,000  Tenant Rents \$19,950	Assist 9-12 families with transitional housing.
<b>Oakland Homeless Youth Collaborative (OHYC)</b> 1) Covenant House 2001 Harrison Street  2) East Oakland Community Project 1024 101 <sup>st</sup> Street  3) First Place for Youth Scattered sites	24-29 transitional housing beds for homeless youth.	Homeless Youth ages 18-24.	Oakland Homeless Youth Collaborative (estimate-sequestration) \$664,781 (OHYHC Contractors: \$631,542 & City Admin: \$33,239)  <u><b>Project Sponsor Match:</b></u> Covenant House \$104,500 East Oakland Community Project \$34,200 First Place For Youth \$21,565	Assist 21 – 40 young adults with transitional housing and support services

## **E. Geographic Distribution and Service Delivery and Management**

### **1. Geographic Distribution of Funds**

#### **a. Target Areas for CDBG Funds**

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

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

To better impact the small business community, an expansion of the three (3) Enhanced Enterprise Community (EEC) designated target areas have been extended to the Seven (7) Community Development (CD) districts. These EEC areas were expanded in 2010. The EEC loan guidelines will remain fundamentally equivalent to the current HUD Section 108 2010 lending guidelines, with the exception of the newly expansion of the CD boundaries. The districts include: District 1-North Oakland; District 2-Eastlake/San Antonio/Chinatown; District 3-Western Oakland; District 4-Central Oakland; District 5-Fruitvale; District 6-Central East Oakland; and District 7-Elmhurst. Additionally, the City is requesting extension of its designation as an Enhanced Enterprise Community (EEC) through its requested NRSA designation for West Oakland, East Oakland and San Antonio/Fruitvale EEC areas. The time period of the extension would be the same time period as the Five Year Consolidated Plan – July 1, 2011 through June 30, 2015.

The City of Oakland's Department of Housing and Community Development has elected to re-establish designation of the U.S. Department of Housing and Urban Development (HUD) Neighborhood Revitalization Strategy Areas (NRSA).

#### **b. Target Areas for Housing Development and Homeless Programs**

Funding for development of ownership and rental housing is allocated on a citywide basis. New rental projects that are outside areas of low income concentration are given preference points in order to promote a wider range of housing opportunities. New homeownership projects are given preference if they are located in areas that have a

homeownership rate significantly lower than the citywide average, in order to increase ownership rates and contribute to neighborhood revitalization. Efforts are made to locate housing development projects in proximity to other major focus areas, such as Neighborhood Commercial Revitalization areas. The City has a general policy of encouraging higher density multi-family housing along major arterial streets, in the downtown, and near mass transit stations.

Funds to assist the homeless are allocated throughout the City.

**c. Location of Specific Activities Funded with Federal Grant Funds**

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

**2. Service Delivery and Management**

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

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

INTENTIONALLY LEFT BLANK

<b>Program/activity</b>	<b>Responsible party</b>	<b>Phone</b>
Community Development District Funding – financial assistance for public services and infrastructure (neighborhood improvements)	DHCD - CDBG Program	238-3716
Comprehensive land use planning	DHCD – Planning and Zoning	238-3941
Emergency shelter, transitional housing, supportive services for homeless persons	Department of Human Services - Community Housing Services	238-3526
Fair housing - support for counseling and advocacy agencies	DHCD - Housing Policy	238-3015
Fair housing planning	DHCD - Housing Policy	238-3015
First time homebuyer programs	DHCD - Homeownership Programs	238-2934
Housing and supportive services for persons with HIV/AIDS	Department of Human Services - Community Housing Services	238-3526
Housing code enforcement	HCD - Code Enforcement	238-3381
Housing development for families, seniors and persons with special needs (new construction and rehabilitation)	DHCD - Housing Development	238-2934
Housing rehabilitation (owner-occupied and small rental properties)	DHCD - Residential Lending	238-3909
Housing services contracts (housing counseling and search services)	DHCD – CDBG Programs	238-6158
Monitoring of City-assisted community development activities	DHCD - CDBG Programs	238-3716
Monitoring of City-asst housing developments	DHCD - Housing Development	238-3502
Preservation of existing assisted housing	DHCD - Housing Development	238-3502
Public housing	Oakland Housing Authority - Housing Management Division	874-1500
Section 8 Rental Assistance	Oakland Housing Authority - Leased Housing Department	874-1500
Small businesses – technical and financial assistance	DHCD - Commercial Lending Program	238-3703
Zoning	Office of Planning & Zoning	238-3911

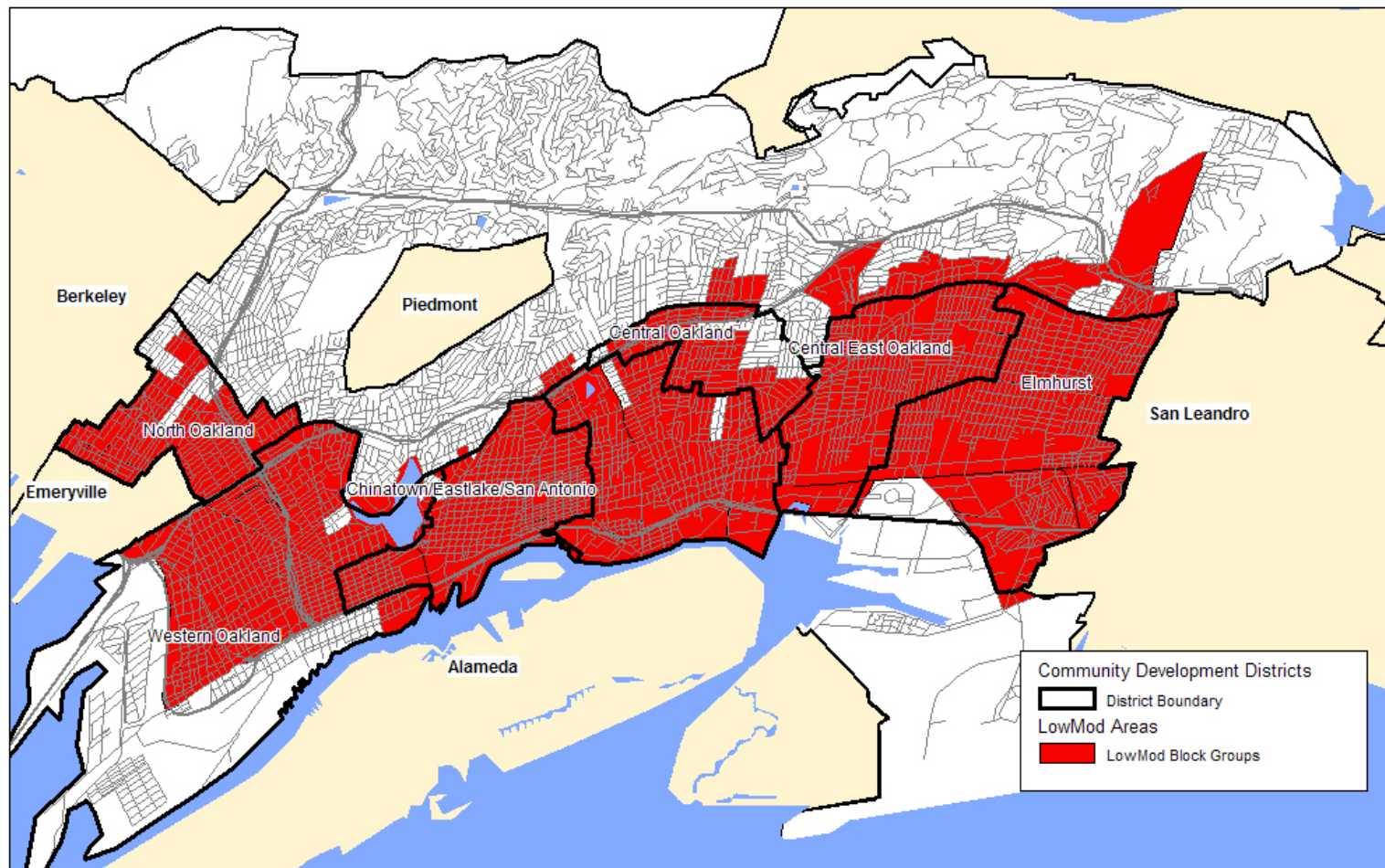


### **3. Maps Showing General Service Area, Low/Moderate Income Block Groups and Areas of Minority Concentration.**

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

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

## Map 1 Community Development Districts and Low/Mod Areas

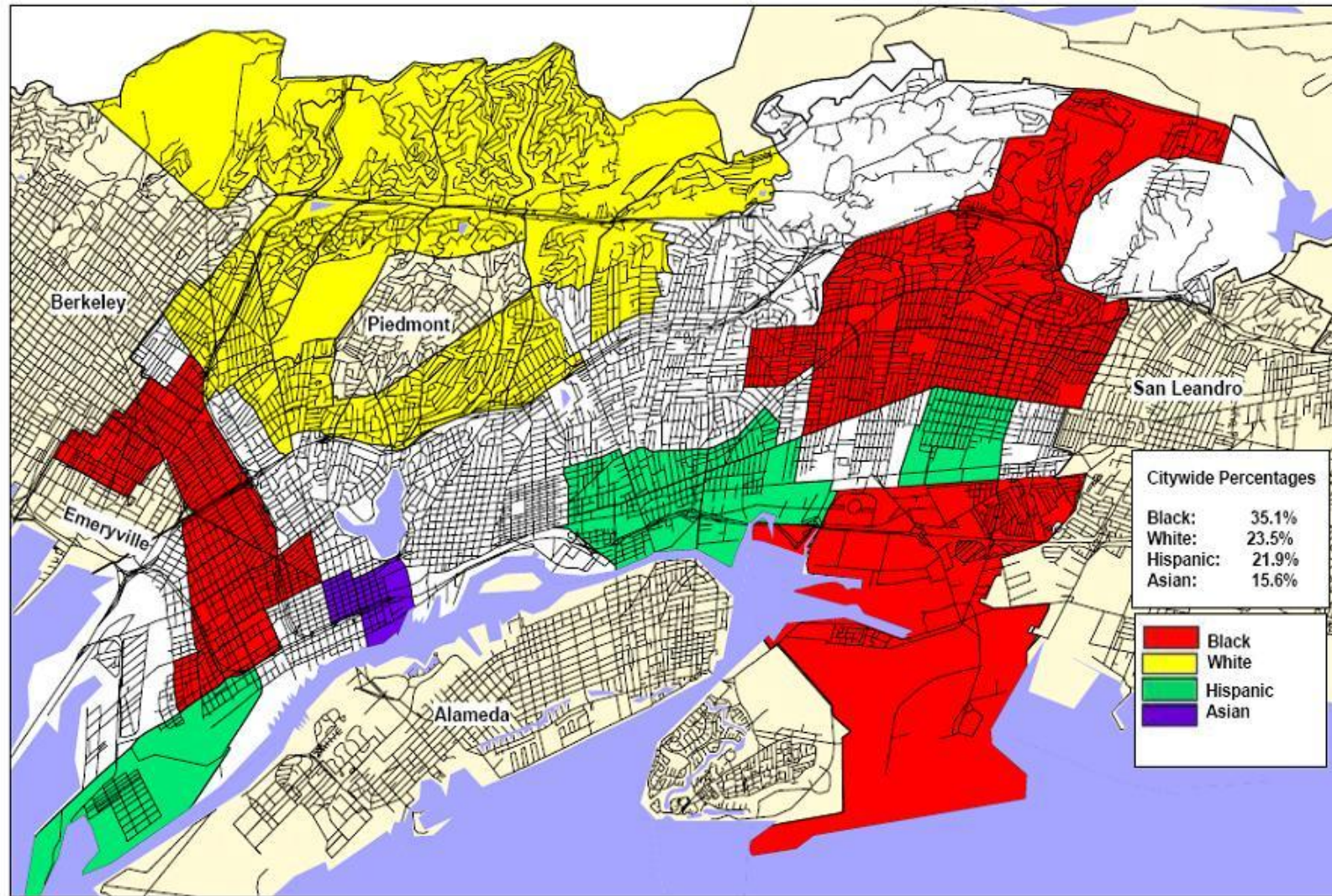


Source: U.S. Dept of HUD, based on 2000 Census data

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



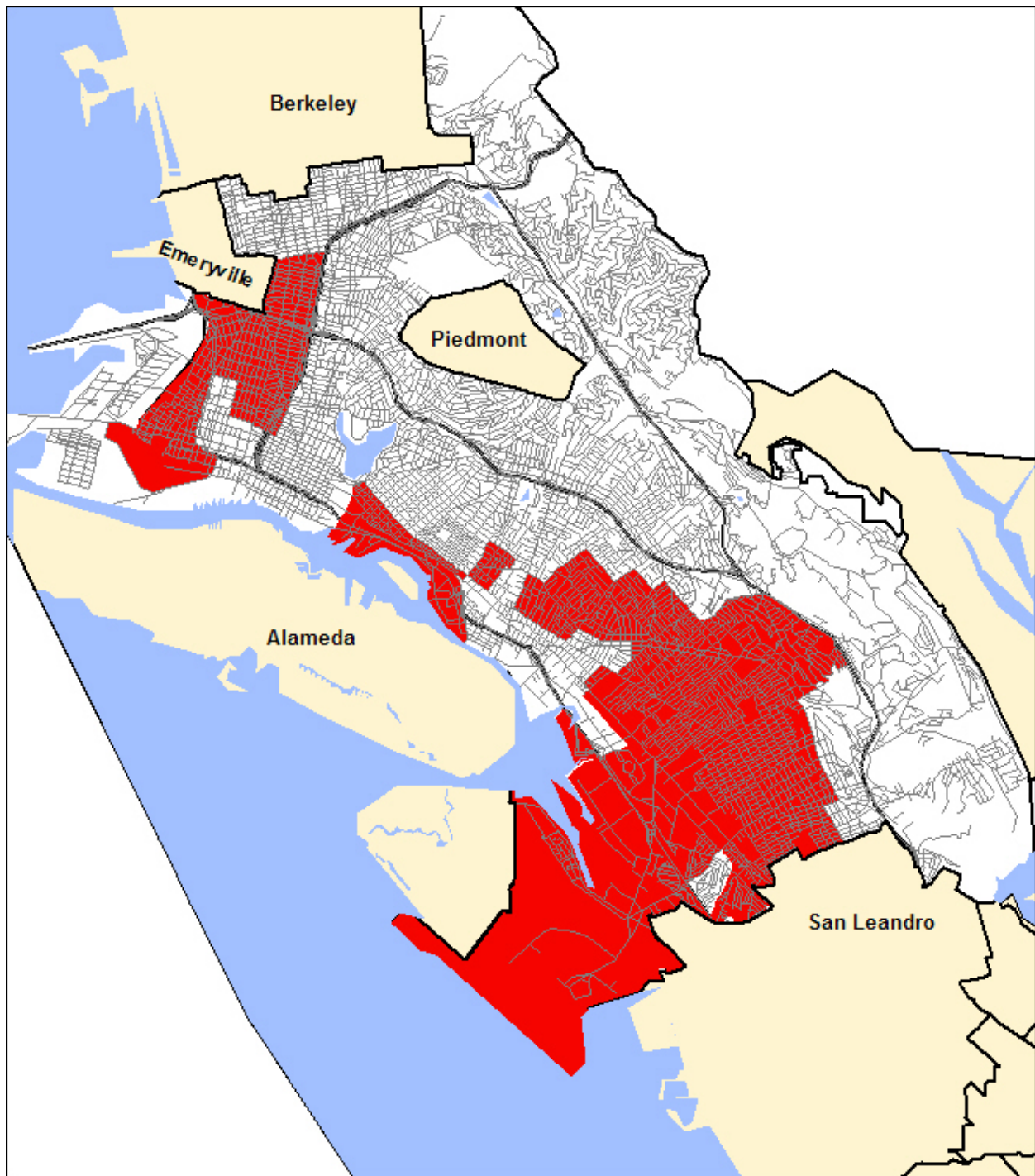
## Map 2 Areas of Minority Concentration



Source: 2000 Census, Summary File 1

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

**Map 3**  
**Neighborhood Stabilization Program (NSP) Target Areas**



**Map 4**  
**Neighborhood Revitalization Strategy Areas**  
**2010 HUD Section 108 Loan Program Areas**

**PLEASE SEE MAP ON FOLLOWING PAGE**



## **F. Cross Cutting Issues**

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

### **1. Lead-Based Paint Hazard Reduction**

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

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

In compliance with Federal regulatory changes implemented in 2000, all Home Maintenance Improvement Program properties must be referred for a lead hazard risk assessment and rehabilitation work must include full abatement resulting in passing lead hazard clearance testing. The City's Residential Lending and Housing Rehabilitation Services department is independently contracting for these services.

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

For the period February 7, 2012 through December 31, 2014, there is a partnership agreement with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for funding assistance with lead hazard reduction and abatement. Residential Lending and Rehabilitation staff identify properties where there were children under age six or expectant mothers. Qualifying properties are referred to Alameda County for lead hazard risk assessments. Work descriptions prepared by Rehabilitation Advisors included detailed specifications for lead hazard reduction and upon completion of all rehabilitation work

including lead abatement, costs were billed to ACLPPP for reimbursement at an average of \$5,000 per property.

In addition, the County provides an In-Home Consultation (IHC) service on a referral basis. This service involves a home site visit to inspect for possible lead hazards and education of the owner regarding lead hazards and treatment options. To date the rehabilitation program has referred 36 homeowners to this service.

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

**Table 6**  
**Lead-based Paint Hazard Reduction Goals**

Action	Goal
Distribution of lead hazard literature to rental property owners where families with young children may live.	1,675
Provide In-Home Consultation referrals to the County program where hazards appear significant and encourage rehab program applicants to have children tested for "elevated blood" condition.	120
Coordination of homeowner awareness events.	20
Coordination of lead safety trainings and classes.	6
Provision of information and referral services to information line callers.	335
Provision of information and referral services to Website visitors.	9,000
Provision of training and certification referrals for local contractors and their employees.	5

## **2. Public Housing Improvements**

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

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

Property Operations - OHA has implemented property-based asset management structure. Using MTW authority, OHA has increased funding to the traditional public housing units we manage, which is resulting in improved customer services, unit upgrades and better maintained properties for the residents. OHA's ability to sustain this may be negatively impacted by sequestration and Federal budget authorizations.

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

Curb Appeal – OHA has achieved property curb appeal improvements through proactive site monitoring by property management staff, maintenance crews, and the OHA Police

Department, as well as enhancements of landscaping, painting of scattered site properties, and the transition from large dumpster bins to individual household canisters at smaller properties, which has deterred illegal dumping. The graffiti abatement program has resulted in a reduced occurrence of property defacement by removing graffiti at OHA owned or managed sites within two business days.

Customer Service – OHA’s Customer Assistance Center (CAC) provides access for clients and stakeholders to all programs, services, and information offered by OHA or its affiliated nonprofits. Customer service staff are trained regularly on updated customer service methods and all OHA program changes. Customers with inquiries can 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 managed or owned properties and on the Authority’s web site. OHA conducts periodic customer service surveys to determine resident and community satisfaction of all OHA programs and services.

## **b. Improvement of the Living Environment**

i. Utilizing the flexibility of funding authorized under the Moving to Work program, OHA continues its success at improving the physical and social problems that exist around housing authority sites. These efforts have included an interior unit restoration program and a program designed to provide specific upgrades of building exteriors and interiors to address deferred maintenance and improve the physical appeal and safety of the buildings.

### *ii. Public Housing Disposition*

On December 22, 2010, OHA submitted an application to HUD for the disposition of 383 senior public housing units on five scattered sites. The Authority came to this conclusion based on the costs associated with operating and managing this portfolio, as well as, the enormous backlog of deferred maintenance at the sites created by the lack of adequate subsidy in the Public Housing program over a sustained period of time. If the disposition is approved by HUD and the subsequent request to HUD for Tenant Protection Vouchers is granted, the Authority will transfer the control of the properties to a nonprofit corporation created by OHA for this purpose. The nonprofit corporation will maintain and manage the units using conventional financing and management strategies to address the physical needs of the properties and ensure their continued operation as affordable senior housing in the City of Oakland. Disposition of these units will be contingent upon the future receipt of the Section 8 resources.

The Authority is committed to maintaining the affordability of these scattered senior site units to low-income seniors earning at or below 60% of AMI for 55 years. After disposition, the senior units will be project-based to maintain their affordability at current levels, subject to compliance with HUD requirements. Residents who choose to move may request a Tenant-Based Voucher. Any proceeds from increased operating income will be utilized to improve the existing units and properties, or used to support the Public Housing program. OHA intends to continue to make progress in our efforts toward meeting our capital improvement and quality of life goals for all our households, including our senior households, by providing healthier, greener units



and greater housing choice. OHA has determined that this is the most effective way to accomplish these goals.

*iii. HOPE VI Development Activities*

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

In 2000, OHA received \$34.5 million to revitalize the 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 Oakland Coliseum area, twenty-one (21) of the (178) public housing units were placed off site in a new 65-unit development known as Foothill Family Apartments located on Foothill Boulevard adjacent to Eastmont Mall. OHA purchased the land and the general partner for this development is Oakland Housing Initiatives, Inc. (OHI). 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 OHA and a developer partnership with East Bay Asian Local Development Corporation (EBALDC) and the Related Companies. The site development proposal included (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. The original plan included a homeownership component but due to current market conditions the development team is now planning a fifth rental development phase of 128 affordable senior housing units.

Phases I, II, III and IV of the Lion Creek Crossings development are complete. These four phases include (157) replacement public housing units.

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

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

The OHA HOPE VI activities also include social services carried out in partnership with public, private and nonprofit agencies working through the limited partnerships and management companies at the redeveloped sites.

*vii. Public Safety*

Funded through the MTW Program flexibility, the Oakland Housing Authority's Police Department and property management staff, OHA has continued to offer crime prevention education activities, and enforcement. The activities include a bi-annual resident survey, on-site education activities, access to community involvement activities, youth camping and fishing trips, and support of the National Night Out. OHA continues to partner with community-based organizations, and the Neighborhood Crime Prevention Councils and various other groups to provide services to residents. Crime prevention efforts are coordinated with the Oakland Police Department as well as the Alameda County Sheriff's Office.

### **3. Public Housing Resident Initiatives**

#### **a. Resident Participation in Management**

OHA solicits resident input into OHA's Annual MTW Plan. Resident input into the plan is largely acquired through the Resident Advisory Board (RAB), which includes public housing and Section 8 residents appointed annually to the RAB by the OHA's Board of Commissioners.

#### **b. Resident Opportunities for Homeownership**

OHA continues to provide opportunities for homeownership to its residents through collaboration with the City of Oakland, nonprofit agencies, local banks and credit unions, and other homeownership program stakeholders. Participants of OHA's homeownership program receive pre- and post-homeownership education and counseling through OHA and its partners.

##### *i. HOPE VI Homeownership Program:*

Through the HOPE VI program at Lion Creek Crossings (LCC), OHA planned to include 28 affordable homeownership units, which would have been available to public housing residents, Section 8 participants, and other low-income residents in the City. As a result of the down-turn in the home ownership market and limited access to credit, the development of new for-sale units is now considered infeasible, even with subsidy. In collaboration with the development partners EBALDC and The Related Companies, OHA is now planning to develop a 128-unit affordable senior housing development on the former LCC homeownership parcel.

##### *ii. Section 8 Homeownership Program:*

OHA operates a Section 8 Homeownership Program that aids residents by subsidizing a portion of their monthly mortgage payments. OHA developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors, and developers. OHA continues to identify homeownership opportunities for Section 8 participants. We collaborate with the City of Oakland, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners. Since 2004, OHA has assisted 90 families with purchasing homes in the City of Oakland.

## **4. Anti-Poverty Actions**

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

### **a. Local Hiring Goals on City-funded Projects**

#### *i. Local Employment Program*

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

The LCERP partners with 35 Community Based Organizations, (CBO) who 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.

#### *ii. 15% Apprenticeship Program*

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

### **b. Living Wage Ordinance**

The City adopted a "Living Wage" Ordinance that requires the payment of a "living wage" which as of July 2013 is \$11.96 per hour with health benefits per hour with health benefits or \$13.75 per hour without health benefits to employees of business under a City contract or receive financial assistance from the City. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide

services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

**c. Construction Requirements**

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

**d. 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 or PATH program contracts will target assisting homeless persons in need of job assistance and employment search skills.

**e. 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.

**f. Alliance for West Oakland Development**

The Alliance for West Oakland Development’s (AWOD) mission is to initiate, promote and facilitate the development of blighted districts in West Oakland through Green Building Job Training. The focus is on West Oakland residents and geared toward “at

risk” young adults (18 years to 25 years). The City makes available vacant lots for the development of affordable housing. AWOD provides the trainees with “hands-on training to develop and refine construction skills necessary to enter the construction trades.

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

**g. Job Training and Employment Programs in Public Housing**

OHA will continue to partner with HUD, the Oakland Workforce Investment Board, and locally funded programs that provide OHA residents with job training and employment opportunities. As part of HUD’s Section 3 requirements and in accordance with 135.5 of 24 CFR Part 135, OHA’s Board of Commissioners has established a policy that sets priority hiring goals for all companies who contract with OHA and have a need for additional employees. This priority establishes that “to the greatest extent possible” the contractor must consider OHA residents from Public Housing and Project Based Section 8 properties or other low income residents from the Oakland metropolitan area for their available positions.

**h. Section 8 Family Self-Sufficiency Program**

The Oakland Housing Authority’s Family Self-Sufficiency Program (FSS) links participants to appropriate supportive services that aid increased employment and wages through education, job training, and counseling. Eliminating participants’ dependence on cash aid to achieve self-sufficiency is achieved by establishing specific goals through an FSS Action Plan. Approximately (152) Section 8 and Project Based households currently participate in the program. OHA regularly hosts workshops and orientations in an effort to encourage additional families to enroll. Through the FSS program, residents establish savings accounts opened when their income increases. Upon graduation from the program they may use their saving accounts for purposes such as educational expenses, starting a business, and homeownership.

Two hundred twenty (229) families have successfully graduated from the FSS program since 1998. The average escrow amount among graduates in 2012 was approximately \$10,000. Among current participants, approximately 52% have escrow savings accounts.

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.

**i. 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.

#### **j. Workforce Development Program**

Oakland's Workforce Development Unit has been integrated into the Office of Economic and Workforce Development. The new office will further align workforce and economic development strategies. Workforce Development will continue working closely with Economic and Business Development to support local business development and expansion through customized training and supplying businesses well-trained workforce. Specific to its FY 2013-14 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) support the development of the Army Base development's job center; 4) expand and improve job training services for hundreds of youth offenders and parolees; 5) expand on the sector based strategy model to guide workforce training programs; and 6) redesign Oakland's One Stop Career Center and Youth Service delivery systems for FY 2013-14 under the leadership of the Oakland Workforce Investment Board.

#### **k. 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 anti-poverty programs for the City. In November 2011, the California State Department of Community Services and Development (CSD) expanded the agency's territory to include the surrounding Alameda County, (excluding the City of Berkeley). The agency, now known as the **Alameda County - Oakland Community Action Partnership (AC-OCAP)**, has as its overarching purpose to focus on leveraging private, local, State, and Federal resources toward empowering low-income families and individuals to attain the skills, knowledge, and motivation required to access and secure the opportunities needed to move from poverty toward the path of self-sufficiency. The unique structure of the AC-OCAP is that the process involves local low-income citizens, elected officials, and the private sector in its effort to address specific barriers to achieving self-sufficiency. Through the biennial community needs assessment, community action plan, and the Request for Partnership (RFP) process, the agency is able to identify the best opportunities to assist low-income members of the community in becoming self-sufficient and productive members of society. AC-OCAP focuses its funding priorities in the areas of education, training, and employment; community and economic development; supportive services; community engagement; and advocacy. In partnership with the Community Development Block Grant (CDBG) program, the Oakland CAP is able to leverage funds to support the United Way SparkPoint place based initiative, Families Building Wealth IDA program, and Bank on Oakland. The Oakland Community Action Partnership has been actively "fighting the war on poverty" for over 42 years.

## 5. Institutional Structure

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

### a. Increasing Available Resources

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

### b. Coordinating Resources

- Improve processes between City Departments: Housing and Community Development and Planning, Building & Neighborhood Preservation to facilitate housing service delivery. As in the past, HCD will continue to streamline its internal and external processes to facilitate program utilization and department efficiency.
- The City will continue to work with the Oakland Housing Authority to implement a program to “project base” Section 8 assistance (commitments would be tied to specific housing units) to facilitate preservation and rehabilitation of existing housing, including SRO hotels.
- Oakland is working with other East Bay HOME Participating Jurisdictions (Alameda County, Contra Costa County, Berkeley and Richmond) to compare and coordinate monitoring of HOME-assisted projects. With technical assistance from HUD, this East Bay HOME Collaborative is working to (a) ensure that all HOME requirements for compliance and monitoring are being met, and (b) develop a set of more standardized reporting forms and procedures so that developers/owners working in multiple jurisdictions will have a common set of requirements and procedures across all jurisdictions where they work.
- The Department of Housing & Community Development (formerly a division in the Community and Economic Development Agency) along with Department of Human Services continue in the effort of coordinating an “Oakland Pipeline Process” to bring together the City, nonprofit housing developers, homeless service providers, and County Social Services Agencies, to further the implementation of the City’s Permanent Access to Housing (PATH) plan. PATH provides a housing-first model to address homelessness through development and provision of permanent housing with supportive services as a principal strategy for addressing the needs of homeless families and individuals.

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

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

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

- Attempt to overcome housing discrimination by encouraging financial institutions to participate in mortgage lending to low and moderate income individuals and in low and moderate income communities, largely through joint efforts by the City, the California Reinvestment Coalition, banking institutions and industry partners to promote existing lending programs and create new programs.
- Continue to implement community reinvestment programs. The City will encourage private, for-profit lending and investment practices that meet the needs of all Oakland households and neighborhoods and discourage discrimination in lending and in the provision of insurance. One program is the City's Linked Banking Services Ordinance that requires the City to only deposit its funds with banks that are meeting their “fair share” of the City’s community credit needs, as determined by a bi-annual estimate of the citywide community credit demand. The City works with other jurisdictions and organizations to strengthen state legislation.
- In order to overcome housing discrimination by landlords, the City will continue during the coming year to fund fair housing counseling and education agencies which counsel individuals and train landlords and tenants regarding their rights and responsibilities under the law.
- Work with banks to make foreclosed properties available for acquisition/rehabilitation for the Federal Neighborhood Stabilization Program.

## **6. Barriers Removal**

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

- The City of Oakland’s Strategic Planning Division will continue to work on the following specific and area plan efforts - the Broadway Valdez District Specific Plan, Lake Merritt



Station Area Plan, West Oakland Specific Plan, Central Estuary Area Plan, and Coliseum City Specific Plan. These planning efforts seek to further define land use and urban design goals with the ultimate result of streamlined planning approvals for those areas.

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

## **7. Monitoring**

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

Monitoring continues to be an element of the City's overall program management. The City regularly monitors its housing and community development programs, and it's assisted affordable housing developments, in order to assess program effectiveness and ensure compliance with City, State, and Federal regulations.

### **a. General Monitoring Procedures**

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

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

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

cost of providing the service, who the service was provided to, and any problems encountered during the month.

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

#### **b. Construction Requirements**

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

#### **c. Environmental Requirements**

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

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

#### **d. Marketing Requirements**

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

Because conventional marketing plans often fail to reach all minority communities, HCD reviews project marketing plans before their implementation. Staff currently reviews marketing plans and ensure that information on housing openings and services is made

widely available. Monitoring and evaluation for racial and ethnic diversity is performed by the Housing Asset Monitor who is responsible for the on-going monitoring of projects.

**e. Post-Occupancy Monitoring**

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

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

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

INTENTIONALLY LEFT BLANK

## **G. Citizen Participation and Public Comment**

### **1. Citizen Participation Process**

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

The requirement for a public hearing on needs and to review past performance was met through a Public Hearing scheduled May 7, 2013.

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

A notice was placed in the Oakland Tribune on April 12, 2013 announcing the availability of the draft Plan and the date, time and purpose of the Public Hearing. Notices were placed in other community newspapers the week of April 15<sup>th</sup>.

Copies of the draft Plan were made available Friday, April 12, 2013 for a 30-day comment period that was extended until May 15, 2013. Copies were placed on file at the main branch of the Oakland Public Library and were made available from both the Department of Housing and Community Development and the Office of the City Clerk. Notices were distributed to a wide variety of nonprofit housing organizations, homeless service providers, public agencies and commissions, and other interested parties. Copies of the draft Plan were also posted on the Department of Housing and Community Development's website at [www.oaklandnet.com/hcd](http://www.oaklandnet.com/hcd).

#### **c. Public Hearing on Proposed Annual Action Plan**

A public hearing to solicit input from Oakland residents regarding housing and supportive service needs, non-housing community development needs, and to receive comments on the draft plan will be held during the City Council meeting on May 7, 2013 at 5:30 p.m. in the City Council Chambers at One City Hall Plaza.

#### **d. Citizen Participation for ESG, HOME and HOPWA Funds**

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

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

## **2. Public Comments**

### **a. Opportunity for Public Comment**

Written public comments will be accepted by the Department of Housing and Community Development through May 13, 2013. Staff will revise the documents consistent with such comments and include a summary of all written comments received and a discussion of how such comments were included, or an explanation as to why such comments were not included in the final documents.

### **b. Summary of Written Comments**

No written and verbal comments submitted will be included in the final document.

INTENTIONALLY LEFT BLANK

## IV. Program Specific Information

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

### A. Specific CDBG Submission Requirements

#### 1. Float Funded Activities

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

### B. Specific HOME Submission Requirements

#### 1. Provisions to Ensure Continuing Affordability of Homeownership Units

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

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

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

These controls are described separately in the following pages.

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

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

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

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

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

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

*i. Overview*

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

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

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

If the property increases in value, the City and the homeowner will share the increase when the property is sold, based on their relative investment shares. If the property decreases in value, the homeowner and the City will divide the net sales proceeds in the same proportion, so that the City and the homeowner share the losses. However, the program does specify that the City will not forgive more than a pro-rata share of its loan. In other words, if the sales proceeds are insufficient to repay both the owner's investment and the City's loan, the amount of the City's loan that can be forgiven will not be more than 1/20 of the loan amount for each year the owner has occupied the home.

## Examples of Repayment

### Assumptions:

Original Purchase Price	\$145,000
5% Down payment	7,500
First Mortgage	107,500
City Second	30,000

Property Resold at the End of 5 Years

### Calculation of Equity Investments:

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

### Relative Equity Shares:

Total Equity Invested:

Homeowner	\$12,800
City	<u>\$30,000</u>
Total	\$42,800

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

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



ii. *Recapture provisions when assisted property appreciates*

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

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

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

iii. *Recapture provisions when property does not appreciate*

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

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

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

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

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

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

**Minimum Repayment Required When Sales Proceeds are Insufficient to Repay Loan**

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

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

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

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

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

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

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

*i. Affordable Housing Cost:*

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

*ii. Affordable Sales Price*

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

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

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

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

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

*iii. Enforceability*

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

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

## **2. Minority and Business Outreach Efforts**

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

## **3. Affirmative Marketing Procedures**

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

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

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

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

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

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

**City of Oakland**  
**Housing and Community Development Department**

## **Affirmative Fair Marketing Procedures**

### **I. Policy on Nondiscrimination and Accessibility**

1. Owners and managing agents of housing assisted by the City of Oakland or the former Redevelopment Agency of the City of Oakland (referred to as the “City”) must not discriminate against potential tenants or purchasers on the basis of race, color, religion, sex, physical or mental (including cognitive, developmental or emotional) disability, familial status (presence of child under age of 18 and pregnant women), national origin, ancestry, age, marital status, sexual orientation, gender identity or expression, having Acquired Immune Deficiency Syndrome (AIDS) or AIDS related conditions (ARC), source of income, any arbitrary basis, or any other status protected by federal, state or local law.
2. In addition, owners must undertake affirmative marketing efforts to reach persons that are unlikely to apply for housing due its nature, location or other factors.
3. Developers receiving Federal funds are required to create units that are accessible to people with disabilities. At least five percent of new units must be accessible to people with mobility impairments and at least two percent must be accessible to people with hearing or vision impairments.
4. In addition to Federal laws requiring units for people with physical disabilities, fair housing laws require owners to make reasonable accommodations to people with all types of disabilities who request accommodations due to disability at any time during the application, resident selection and rent-up process. In doing so, owners are required to make and pay for structural and non-structural modifications to dwelling units and common areas when needed as a reasonable accommodation for tenants or applicants with disabilities. In such cases where providing a requested accommodation would result in an undue financial and administrative burden, developers are required to take any other action that would not result in an undue burden.
5. All developers who receive funds from the City are required to enter into loan agreements, and regulatory agreements or affordability agreements with the City prior to receiving any funds. These agreements are designed to bind the recipients to all of the program requirements, including the affirmative fair marketing procedures.
6. The following document outlines the affirmative fair marketing procedures that must be adhered to by developers and owners of housing units assisted by the City.

## **II. Training**

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

## **III. Methods and Practices for Informing the Public**

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

## **IV. Marketing and Outreach**

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

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

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

Marketing plans must include use of a welcoming statement to encourage people with disabilities to apply for units, as well as a description of available units, accessible

features, eligibility criteria, and the application process. The City will provide developers with sample notices, if requested.

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

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

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

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

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

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

- a. African-Americans
  - b. American Indians
  - c. Hispanics
  - d. Asians and Pacific Islanders
  - e. Persons with disabilities and persons with special supportive housing needs
  - f. Very low income households of all types (including persons making the transition from homelessness to permanent housing)
  - g. Immigrants



- h. Non-English speaking residents
  - i. Large families
5. In particular, owners are required to advertise in media which are reasonably likely to reach such targeted groups, and to provide notice to community organizations, fair housing agencies, and other similar organizations. A list of local disability organizations and community development boards will be provided by HCD if requested. HCD will also provide developers with sample advertisements if requested.

Multilingual advertising is encouraged where such efforts would result in reaching persons and groups not likely to apply. Owners and managers must ensure that people with limited English proficiency are not discouraged from applying or discriminated against and are encouraged to provide translation assistance or referrals to community-based organizations that can assist with translation.

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

1. Outreach by owners to the disability community shall include the distribution of notices describing:
  - a. the availability of all units;
  - b. specific information regarding the availability and features of accessible units;
  - c. eligibility criteria; and
  - d. application procedures
2. All application forms shall include information indicating that people with disabilities requiring accessible features shall receive priority for accessible units. The application must include a section to be filled out by any applicant requesting an accommodation with details on the applicant's special needs for accessible features or other accommodations. Under no circumstance should an applicant be required to disclose a disability unless requesting an accommodation. (Housing units targeting seniors or people with disabilities may request documentation of age or disability to verify eligibility, but only if the same questions and documentation are asked of all applicants.) This will allow developers to provide, upfront, any necessary accessible features and/or accommodations for those people requesting accommodations. For more information on tenant selection, request the document entitled "Selection of Individual Tenants."
3. Owners shall take reasonable nondiscriminatory steps to maximize the utilization of accessible units by eligible individuals whose disability requires the accessibility features of the particular unit. To this end, any vacant, accessible unit should first be offered to a current, tenant with disabilities of the same project or comparable project under the owner's control. The occupant with disabilities must require the features in the vacant unit and must be occupying a unit not having such features. If no such occupant exists, the developer shall then offer the unit to a qualified applicant on the waiting list who has a disability requiring the accessibility features of the unit.

4. Owners may offer an accessible rental unit to an applicant without a disability after efforts have been exhausted to occupy the unit by an individual with a disability. However, the owner shall require such an applicant to agree to move to an available comparable non-accessible unit when the accessible unit is needed by a household that includes a member with disabilities. Such an agreement should be incorporated into the lease.
5. Note: An owner may not prohibit an eligible family with a member who has a disability from accepting a non-accessible unit which may become available before an accessible unit. Owners are generally required to modify such a non-accessible unit as needed or move a household that includes a member with disabilities into a unit that can be altered. If the modifications would result in an undue financial and administrative burden or alteration in the nature of a program, the owner is required to take any other action that would not result in an undue burden. All applicants should be provided information about how to request a reasonable accommodation at the time they apply for admission and at every recertification.

## **VI. Procedures for Complaints**

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

## **VII. Compliance Assessment**

1. The owner and managing agent must review the project's marketing and management plans at least every five years and update as needed to ensure compliance. The advertising sources shall be included in the review to determine if past sources should be changed or expanded.
2. The owner and managing agent shall annually assess the success of affirmative marketing actions for each project. If the demographic data of the applicants and residents vary significantly from the jurisdiction's population data for the target income group, advertising efforts and outreach should be targeted to underrepresented groups in an attempt to balance the applicants and residents with the demographics of the jurisdiction.

## **VIII. Data Collection and Record Keeping**

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

## **IX. Reporting and Monitoring**

1. As part of the City’s monitoring of assisted housing developments, the City may review the owners’ records to verify that either:
  - a. Each household living in a physical and sensory accessible unit has at least one household member who needs the accessible features of the unit; or
  - b. If an accessible unit is not occupied by a household who has at least one household member who needs the accessible features of the unit, the owner will

verify that no such households (either current or prospective tenants) are on a waiting list for the accessible unit. The owner will also provide documentation that the current occupants agree to move to a comparable non-accessible unit when the accessible unit is needed by a household that includes a member with disabilities.

3. The owner and managing agent shall provide the City access to any pertinent books, documents, papers or other records of their City-assisted properties, as necessary, for determining compliance with civil rights and nondiscrimination requirements.
4. The duration of monitoring of Affirmative Fair Housing Marketing (AFHM) requirements varies with each housing program. For homeownership programs, AFHM requirements apply through the completion of initial sales transactions on units covered by the approved AFHM plan. For assisted rental housing, AFHM requirements apply throughout the term of the loan and regulatory agreements, including those periods when the project does not maintain occupancy. Assisted housing developments must comply with current City Affirmative Fair Housing Marketing requirements, not the policies in effect when the regulatory agreement was executed. Owners are responsible for researching and implementing the City's current requirements.

## **X. Assessment of Success and Corrective Actions**

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

### **Attachments**

Attachment A: Additional Resources Available from the City of Oakland

Attachment B: Sample Advertisement/Listing

## Attachment A

### Additional Resources Available from the City of Oakland

- List of local disability organizations (available from CDBG Program)
- List of local HUD-approved housing counseling organizations, if applicable (available from Homeownership Program)
- List of City-trained loan consultants, if applicable (available from Homeownership Program)
- List of City-trained real estate professionals, if applicable (available from Homeownership Program)
- Sample Notice of Housing Availability
- Housing Logos and Slogans
  - Accessibility for Persons with Disabilities Logo and Slogan
  - Equal Housing Opportunity Logo and Slogan
- Reasonable Accommodation Sample Notice and Forms
  - Sample Notice of Right of Reasonable Accommodation
  - Sample Request for a Reasonable Accommodation Form
  - Sample Unit Transfer Request Form
  - Sample Verification of Need for a Reasonable Accommodation Form
  - Sample Response to a Request for Reasonable Accommodation Form
- Legal Considerations During Screening and Intake
- Operation and Management of Housing
- City of Oakland Race and Ethnic Data Intake Form and Instructions
- HUD-27061 “Race and Ethnic Data Reporting Form” and Instructions

## Attachment B

### Sample Advertisement

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

## C. Specific HEARTH ESG Submission Requirements

HEARTH ESG funds will be allocated in support of the City of Oakland Permanent Access To Housing Strategy, a companion to the Alameda County Everyone Home Plan. The Alameda Countywide EveryOne Home Plan is a roadmap for ending homelessness in the county. Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to EveryOne Home plan. EveryOne Home is a comprehensive plan for providing housing and supportive services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS. Both EveryOne Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. A key transitional step in the PATH Strategy is the reconfiguration of homeless services contracts and funds under what has been three separate, but related homeless programs; the Emergency Solutions Grant (ESG) [Emergency Shelter Grant, prior years], City of Oakland General Purpose Fund Emergency Housing Program (EHP), City of Oakland General Purpose Fund Homeless Mobile Outreach Program (HMOP), Oakland Housing Authority funded Oakland PATH Re-Housing Initiative and the Community Development Block Grant Homeless Service Set Aside (CDBG) to support the goals and objectives of EveryOne Home Plan and PATH Strategy. The following process and fund allocation priorities will be followed in order to meet revised objectives under the City's PATH Strategy, funded under the HEARTH Emergency Solutions Grant and other fund sources that support the provision of housing and services to the City's homeless and near-homeless populations.

### 1. Process and Criteria for Awarding Funds

Overview: The following ranking scale will be used to rank projects within specific funding categories. While there are 100 total points possible for new applicants and 110 for renewal applicants, not all points were available for all types of projects. Projects are compared with other projects of the same type, with the same points available in the ranking process. For example, Homeless Prevention projects are to be compared with other homeless prevention projects. Rapid rehousing projects are to be compared to other rapid rehousing projects, etc.

#### A. Program is consistent with Funding Principles and Priorities

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

- 1) Program creates new supportive housing opportunities for homeless individuals or families through rapid rehousing, homeless prevention assistance, and homeless services provided in shelter or on the streets that lead to access to permanent housing. (0-5 points)
- 2) The agency has demonstrated ability to take on new or reconfigured programs, if necessary, to collaborate in a direct housing service model and can meet *Program Standards* outlined. (0-5 points)
- 3) Program Description clearly outlines which *Funding Priorities* are addressed, and demonstrates program planning consistent with housing outcomes. (0-5 points)

- 4) The project targets homeless individuals or homeless families in a manner that is accessible to those in need of assistance. (0-5 points)
- 5) Program objectives meet or exceed *Oakland Outcome Objective Baseline Standards*. (0-5 points)
- 6) Program services are consistent with stated *Principles of Service Philosophy*, and are demonstrated to meet the stated objectives. (0-5 points)

#### **B. Agency has experience and capacity to provide services**

Up to **25** points for new applicants and **35** points for renewal applicants will be awarded based on the demonstrated capacity of the agency to operate programs and deliver services to clients. Criteria include:

- 1) Up to 10 points will be awarded to renewal projects (current high performing PATH contractor) that have consistently met their performance objectives, have participated in PATH meetings and initiatives, have positive client feedback, and have submitted reports and invoices in a timely manner.
- 2) The agency has a track record of successful service provision to homeless individuals and families, including performance on any past contracts with the City of Oakland. (0-5 points)
- 3) Agency is currently participating in HMIS or has certified its intention to do so within the first six months of the contract period. (0-5 points)
- 4) The agency has established collaborations with qualified community partners to achieve the maximum level of effective services for its clients. (0-5 points)
- 5) The supportive services staffing plan presented provide adequate coverage for the services proposed, given the target population. (0-5 points )
- 6) The facility operating staff coverage is consistent with best practices and is adequate, given the target population. (0-5 points)

#### **C. Budget is reasonable and cost effective**

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

- 1) Costs proposed are eligible and clearly justified. (0-5 points)
- 2) Proposed cost per person/cost effectiveness. Based on the anticipated number of persons to be served by the agency for the 2012/13 programs, and the proposed target population, the agency has demonstrated an efficient use of funds. (0-5 points)

- 3) The agency has shown the ability to maximize other funding resources to supplement funding received from the City of Oakland. (0-5 points)

#### **D. Agency has adequate fiscal controls**

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

#### **E. Sole Source/Special Circumstances**

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

- 1) Degree of benefit and history of effectiveness of sole source service/unique program. (0-5 points)
- 2) Demonstration of need and/or special circumstances that dictate additional consideration for the agency. (0-5 points)

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

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

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

## **2. Matching Funds**

The City will provide matching funds for the 2012 HEARTH Emergency Solutions Grant HUD award of \$656,315 from the following City General Purpose Fund and Community Development Block Grant sources:

<b>Purpose</b>	<b>Match Amount</b>
Oakland General Purpose Funds	\$294,310
Community Development Block Grant	\$319,343
Community Housing Services Staff Costs	\$9,846
<b>Total Match</b>	<b>\$623,499</b>



## **D. Specific HOPWA Submission Requirements**

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

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

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

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

The costs of health care and medications for people living with HIV/AIDS (PLWHA) are often too high for people to keep up with. In addition, PLWHA are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50% of PLWHA are at risk of becoming homeless (National Alliance to End Homelessness, 2006).

In addition, the conditions of homelessness may increase the risk of contracting HIV. A disproportionately large number of homeless people suffer from substance abuse disorders. Many homeless people inject drugs intravenously, and may share or reuse needles. This practice is responsible for 13% of HIV/AIDS diagnoses in the United States. An additional 50% of cases are a result of male-to-male sexual contact, and 33% are due to heterosexual sex (Centers for Disease Control and Prevention). Unfortunately, the conditions of homelessness may lead to sexual behaviors that increase the risk of contracting HIV. For example, many shelters are single sex, and most offer limited privacy, including communal sleeping and bathing. These circumstances make it difficult for shelter residents to form stable sexual relationships (University of California San Francisco Center for AIDS Prevention Studies, 2005).

Homeless people with HIV/AIDS encounter many challenges to their health. Due to factors such as poor hygiene, malnutrition, and exposure to cold and rainy weather, homeless people are already three to six times more likely than housed people to become ill (National Health Care for the Homeless Council, 2008). Since HIV targets the immune system, PLWHA do not have the ability to fight off disease, and their risk of illness is even higher. Additionally, crowded shelters with poor ventilation can endanger people with HIV/AIDS by exposing them to infections such as hepatitis A, pneumonia, tuberculosis, and skin infections. One study shows that people who sleep in a shelter are twice as likely to have tuberculosis if they are HIV-positive (National Alliance to End Homelessness, 2006).<sup>4</sup>

All these factors point to the need for increased affordable housing inventory for low-income, very low income and extremely low-income persons living with HIV/AIDS. California is ranked one of the four Western states with the greatest and absolute shortages of affordable units. The other Western states are Nevada, Arizona and Oregon.<sup>5</sup>

### Alameda County

In the late 1990's, the National Commission on AIDS estimated the rate of HIV infection among homeless people to be between 15 and 25 percent.<sup>6</sup> The National Coalition for the Homeless 1999 studies indicated the prevalence of HIV among homeless people to be between 3-20%, with some subgroups having a much higher burden of the disease. The 1997 Alameda County HIV/AIDS Epidemiology and Surveillance Office reported that more than 13,500 individuals had been infected with HIV in Alameda County since the early 1980s.

Today, national studies still indicate the prevalence of HIV among homeless people (3.4%) is higher than that of adults and adolescents in the general population (.4%). People who are homeless have higher rates of chronic diseases than those who are housed. Further those who are living with HIV/AIDS are at a higher risk of becoming homeless.<sup>7</sup>

The threat of homelessness remains an ominous and continual fact of life in the Oakland EMA for most low-income persons living with HIV and AIDS. According to a report by the National Low Income Housing Coalition, both Alameda and Contra Costa County rank among the seven least affordable counties in the entire United States in terms of costs of rental housing. Because of the high costs of housing and low vacancy rates of affordable housing, it is estimated that 4,178 individuals are homeless<sup>8</sup> in the Alameda County portion of the Oakland EMA, without adequate housing.

The California Department of Public Health HIV/AIDS Surveillance Report (December 31, 2012) indicates a cumulative total of 8,371 diagnosed AIDS cases from 1983 through

---

<sup>4</sup> HIV/AIDS and Homelessness Fact Sheet – National Coalition for the Homeless – June 2009, <http://www.nationalhomeless.org/factsheets/index.html>

<sup>5</sup> Housing Spotlight, Volume 2, Issue I - February 2012 – National Low Income Housing Coalition

<sup>6</sup> Alameda County-Wide Homeless Continuum of Care Plan - 1997

<sup>7</sup> HIV/AIDS and Homelessness Fact Sheet – National Coalition for the Homeless – June 2009, <http://www.nationalhomeless.org/factsheets/index.html>

<sup>8</sup> Alameda County 2011 Homeless Count, [http://www.everyonehome.org/media/resources\\_homeless\\_count11.pdf](http://www.everyonehome.org/media/resources_homeless_count11.pdf)

December 31, 2012. As of December 31, 2012 it is reported that 3,809<sup>9</sup> people living with AIDS (PLWA) in Alameda County. Prior Alameda County Epidemiology reports that among Alameda County PLWA, the majorities are African Americans (46.5%), Whites (32.79%), males (81.73%), adults age 30-39 (38.11%), and men who have sex with men (59.69%), and residents of Oakland (62.04%) at the time of diagnosis. These totals do not include reported HIV cases. As of December 31, 2012, 1,541 persons are reported as living with HIV in Alameda County.

The largest number of AIDS cases diagnosed in a single year from 1980 - 2012 in Alameda County occurred in 1992 (621 cases). Since then, there has been a steady decline in the number of cases diagnosed. While the case rates in Alameda County (per 100,000 residents) have consistently declined since 1992, it has historically been higher than both the State of California and national rates. In 2006, the AIDS case rates in Alameda County were 10.9 per 100,000 residents. The decreasing trend in AIDS case rates is similar to those observed for California and the United States.

The AIDS fatality rate has continued to decline each year each year. Increased availability of anti-retroviral therapies, improved clinical management and earlier diagnosis has resulted in longer life expectancy for individuals infected with HIV/AIDS.

#### Contra Costa County

From March 1983 to December 31, 2012<sup>10</sup>, the California Department of Public Health HIV/AIDS Surveillance Report estimates a cumulative total of 3,110 diagnosed cases of AIDS. By December 31, 2012, approximately 59% (1,831) of the 3,110 individuals diagnosed with AIDS between 1983 and December 31, 2012 had died. It is estimated, based on AIDS stats reported in the 2008 Contra Costa County Public's Health Newsletter ([http://cchealth.org/groups/public\\_health/pdf/2008\\_newsletter.pdf](http://cchealth.org/groups/public_health/pdf/2008_newsletter.pdf)) that 99% of the 3,110 persons diagnosed with AIDS between 1982 and December 31, 2012 are adult and adolescent cases while approximately 1% are pediatric cases.

The largest number of AIDS cases diagnosed in a single year from 1982 - 2012 in Contra Costa County occurred in 1992 (247 cases). Since then, there has been a steady decline in the number of AIDS cases diagnosed each year. Increased availability of anti-retroviral therapies, improved clinical management and earlier diagnosis has resulted in longer life expectancy for individuals infected with HIV/AIDS.

The majority of PLWA in Contra Costa County are men (80%) who have sex with men (62%), male injection drug users (15%), heterosexual females (10%) and female injection drug users (7%). The number AIDS cases and PLWA are rising most for the African American and Latino communities.

---

<sup>9</sup> HIV/AIDS Surveillance in California – California Department of Public Health – June 30, 2011, <http://www.cdph.ca.gov/programs/aids/Documents/SSSemiAnnualRptJun2011.pdf>

<sup>10</sup> Office of AIDS Washington – HIV/AIDS SURVEILLANCE IN CALIFORNIA, December 31, 2012 <http://www.cdph.ca.gov/programs/aids/Documents/SSSemiAnnualRptDec2012.pdf>

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

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

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

## **3. Method of Selecting Project Sponsors**

### **Alameda County**

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

### **Contra Costa County**

The Contra Costa County 2010-15 Consolidated Action Plan and the draft FY 2013/14 Action Plan for Contra Costa County identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program.

The major objectives of the Contra Costa County HOPWA program are proposed for adoption (March 13, 2012) as follows:

- Acquire, rehabilitate or construct residential facilities to provide affordable rental housing to extremely-low and very-low income persons with HIV/AIDS who are either homeless or have unstable housing
- Provide housing counseling and advocacy programs

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

## E. Funding Sources

Entitlement Grant (includes reallocated funds)	
ESG	\$623,499
HOPWA	\$2,540,205
<b>Total</b>	<b>\$3,163,704</b>

The Department of Housing & Community Development (formerly a division in the Community and Economic Development Agency) along with Department of Human Services continue in the effort of coordinating an “Oakland Pipeline Process” to bring together the City, nonprofit housing developers, homeless service providers, and County Social Services Agencies, to further the implementation of the City’s Permanent Access to Housing (PATH) plan. PATH provides a housing-first model to address homelessness through development and provision of permanent housing with supportive services as a principal strategy for addressing the needs of homeless families and individuals.

## V. Projects/Activities Proposed for Federal Grant Funding

This section of the Action Plan contains detailed information on activities to be carried out using Federal grant funds awarded to the City for FY 2013-14 for the CDBG, HOME, HOPWA and ESG programs.

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

This section contains summaries and detailed descriptions of all projects, programs and activities to be funded from FY 2013-14 Federal grants. Included here are the following:

- Funding Sources (From Community 2020 software used for Plan preparation)
- FY 2013-14 Projects Listed by Activity Type (HUD Matrix Code)
- HUD Table 3: Detailed Project Information Sheets

## A. Funding Sources

### Entitlement Grant (includes reallocated funds)

CDBG	\$6,891,416
HEARTH(ESG)	\$623,499
HOME	\$2,238,031
HOPWA	\$2,540,204
<b>Total</b>	<b>\$12,293,150</b>

### Prior Years' Program Income NOT previously programmed or reported

CDBG	\$0
ESG	\$0
HOME	\$0
HOPWA	\$0
<b>Total</b>	<b>\$0</b>

### Reprogrammed Prior Years' Funds

CDBG	\$756,393
ESG	\$0
HOME	\$0
HOPWA	\$0
<b>Total</b>	<b>\$756,393</b>

### Total Estimated Program Income

CDBG	\$800,000
<b>Total</b>	<b>\$800,000</b>

---

<b>TOTAL FUNDING SOURCES</b>	<b>\$13,849,543</b>
------------------------------	---------------------

<b>Other Funds</b>	<b>\$0</b>
--------------------	------------

<b>Submitted Proposed Projects Totals</b>	<b>\$13,849,543</b>
---	---------------------

## B. Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)

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

### Key to Matrix Codes

03	Public Facilities and Improvements (General)
03C	Homeless Facilities
03E	Neighborhood Facilities
03F	Parks, Recreational Facilities
03T	Operating Costs of Homeless/AIDS Patients Programs
05	Public Services (General)
05A	Senior Services
05C	Legal Services
05D	Youth Services
05K	Tenant/Landlord Counseling
05L	Child Care Services
06	Interim Assistance
08	Relocation
12	Construction of Housing
14A	Rehab: Single-Unit Residential
14E	Rehabilitation Public/Private Commercial/Industrial
14I	Lead-Based/Lead-Hazard Testing/Abatement
15	Code Enforcement
17C	Commercial/Industrial Building Acquisition, Construction, Rehabilitation
18B	Economic Development Technical Assistance
18C	Micro-Enterprise Assistance
19F	Planned Repayments of Section 108 Loans
21A	General Program Administration
21D	Fair Housing Activity
21H	HOME Admin/Planning Costs of Participating Jurisdiction
22	Unprogrammed Funds
31A	HOPWA Grantee Activity
31C	HOPWA Project Sponsor Activity
31D	HOPWA Project Sponsor Administration



**Table 7**  
**Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)**

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	HUD MATRIX CODE
68	Alameda County Community Food Bank	Food Security Scholarships (Senior Services)	\$20,000				<b>\$20,000</b>	05A
07	Alameda County Housing and Community Development	AIDS Housing, Alameda County				\$1,864,176	<b>\$1,864,176</b>	22
11	Alameda County Housing and Community Development	AIDS Housing, HOPWA Program Administration				\$50,804	<b>\$50,804</b>	22
09	Alameda County Housing and Community Development	Minor Home Repair Program	\$159,200				<b>\$159,200</b>	14A
69	Alzheimer's Services of the East Bay	Dementia Specific Adult Day Care (Senior Services)	\$25,200				<b>\$25,200</b>	05A
92	Anew America Community Corporation	Green Microenterprise Fast Start (Micro-Enterprise Assistance)	\$20,000				<b>\$20,000</b>	18C
04	City of Oakland/Housing and Community Development	Access Improvement Program	\$136,099				<b>\$136,099</b>	14A

**Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)**  
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	HUD MATRIX CODE
63	City of Oakland/Planning & Zoning	Blighted Property Board Up and Clean Up	\$118,275				<b>\$118,275</b>	22
13	City of Oakland/Housing & Community Development	CDBG Program Monitoring/Administration	\$1,669,487				<b>\$1,669,487</b>	21A
58	City of Oakland/Housing & Community Development	Code Enforcement/Relocation Program	\$118,275				<b>\$118,275</b>	08
19	City of Oakland/Housing & Community Development	Commercial Lending – G01900	\$55,154				<b>\$55,154</b>	18B
02	City of Oakland/Community & Economic Development Agency	Economic Development Program Delivery Costs – G08000	\$311,719				<b>\$311,719</b>	18B
18	City of Oakland/Housing & Community Development	Emergency Home Repair Program	\$92,832				<b>\$92,832</b>	14A
06	City of Oakland/Housing & Community Development	Housing Development		\$2,104,228			<b>\$2,104,228</b>	12

**Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)**  
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	HUD MATRIX CODE
99	City of Oakland/Housing & Community Development	Housing Development Administration	\$479,091				<b>\$479,091</b>	05
21	City of Oakland/Housing & Community Development	Home Maintenance & Improvement Program	\$786,455				<b>\$786,455</b>	14A
95	City of Oakland/Housing & Community Development	Housing Development – Homeownership	\$123,613				<b>\$123,613</b>	21A
12	City of Oakland/Housing & Community Development	HOME Program Monitoring and Administration		\$223,803			<b>\$223,803</b>	21H
96	City of Oakland/Housing & Community Development	Residential Lending – Administration	\$1,458,804				<b>\$1,458,804</b>	21A
03	City of Oakland/Housing & Community Development	Lead Safe Housing Paint Program	\$41,196				<b>\$41,196</b>	14I
23	City of Oakland/Housing & Community Development	Section 108 Loan Repayments	\$237,000				<b>\$237,000</b>	19F
98	City of Oakland/Department of Human Services	East Oakland Community Project	\$158,445				<b>\$158,445</b>	03T

**Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)**  
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	HUD MATRIX CODE
65	City of Oakland/Department of Human Services	Emergency Shelter Program			\$576,737		<b>\$576,737</b>	03T
94	City of Oakland/Department of Human Services	Emergency Shelter Program – Administration			\$46,762		<b>\$46,762</b>	21A
27	City of Oakland/Department of Human Services	PATH Operating Expenses	\$247,391				<b>\$247,391</b>	03T
15	City of Oakland/Department of Human Services/Children & Youth Services	Safe Walk to School Program (Crime Prevention Services, and Children, Youth and Young Adult Services)	\$28,192				<b>\$28,192</b>	05D
87	City of Oakland/Oakland Public Library	Golden Gate Branch Window Repair Project (Capital Improvements)	\$25,000				<b>\$25,000</b>	03E
82	City of Oakland/Office of Parks & Recreation	Linden Park Field Project (Capital Improvements)	\$39,951				<b>\$39,951</b>	03F
79	City of Oakland/Office of Parks & Recreation	Franklin Recreation Center Wall Replacement (Capital Improvements)	\$30,000				<b>\$30,000</b>	03F
84	City of Oakland/Office of Parks & Recreation	San Antonio Park & Recreation Center Improvements (Capital Improvements)	\$111,800				<b>\$111,800</b>	03F
78	City of Oakland/Office of Parks & Recreation	DeFremery House Renovation Project (Capital Improvements)	\$96,681				<b>\$96,681</b>	03F

**Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)**  
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	HUD MATRIX CODE
77	City of Oakland/Office of Parks & Recreation	Brookfield Park Play Area Renovation (Capital Improvements)	\$39,772				<b>\$39,772</b>	03F
81	City of Oakland/Office of Parks & Recreation	Josie De La Cruz Park Improvements (Capital Improvements)	\$96,500				<b>\$96,500</b>	03F
83	City of Oakland/Office of Parks & Recreation	Manzanita Recreation Center Kitchen Renovation (Capital Improvements)	\$92,026				<b>\$92,026</b>	03F
80	City of Oakland/Office of Parks & Recreation	Ira Jenkins Recreation Center Improvements (Capital Improvements)	\$46,000				<b>\$46,000</b>	03F
85	City of Oakland/Office of Parks & Recreation	Tassafaronga Recreation Center Kitchen Renovation (Capital Improvements)	\$84,000				<b>\$84,000</b>	03F
86	City of Oakland/Office of Parks & Recreation	Striving to Redirect Individuals in a Difficult Environment (STRIDE) (Children, Youth and Young Adults Services, Anti-Crime Services, Park Based Programming Services)	\$33,000				<b>\$33,000</b>	05D
71	Civiccrops Schools	Academic & Professional Pathway Program (Homeless Services)	\$15,000				<b>\$15,000</b>	05
38	Contra Costa County	AIDS Housing, Contra Costa County				\$625,224	<b>\$625,224</b>	22

**Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)**  
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	HUD MATRIX CODE
05	East Bay Community Law Center	Housing Advocacy Project/Tenant Landlord and Legal Services (Housing Related Services)	\$19,670				<b>\$19,670</b>	05K
73	EastSide Arts Alliance	Lighting & Capital Improvement (Capital Improvements)	\$23,037				<b>\$23,037</b>	03E
74	EastSide Arts Alliance	Youth Arts Program (Anti-Crime Services and Children, Youth and Young Adult Services)	\$15,000				<b>\$15,000</b>	05D
40	East Oakland Community Project	Crossroads Emergency Housing Capital Improvements (Capital Improvements)	\$20,747				<b>\$20,747</b>	03C
42	First Place for Youth	Steps to Success (Children, Youth & Young Adult Services; Homeless Services; and Crime Prevention Services)	\$40,618				<b>\$40,618</b>	05D
75	Friends of Peralta Hacienda Historical Park	Youth Interns for Camp A.C.E. (Arts, Culture and Environment) (Children, Youth and Young Adult Services)	\$35,650				<b>\$35,650</b>	05D
45	LifeLong Medical Care	LifeLong In-Home Health Access (Senior Services)	\$20,000				<b>\$20,000</b>	05A

**Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)**  
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	HUD MATRIX CODE
46	Oakland Business Development Corporation	Business Loan Program	\$192,427				<b>\$192,427</b>	18B
16	OCCUR	Eastmont Technology Learning Center (Youth & Young Adults, and Senior Services)	\$103,200				<b>\$103,200</b>	05
76	OCCUR	Heartlands Neighborhood Revitalization & Façade Improvement (Neighborhood Revitalization)	\$176,470				<b>\$176,470</b>	18B
01	Project Re-Connect	Project Re-Connect (Crime & Gang Prevention Services for At-Risk Youth; Anti-Crime Service; Children, Youth & Young Adult Services)	\$61,320				<b>\$61,320</b>	05D
51	Rebuilding Together Oakland	Home Repairs, Safety & Accessibility Modifications (Capital Improvements)	\$134,463				<b>\$134,463</b>	14A
88	Society of St. Vincent de Paul of Alameda County	Job Training for the Re-Entry Population (Homeless Services)	\$38,000				<b>\$38,000</b>	05H
93	Spanish Speaking Citizens' Foundation		\$154,643				<b>\$154,643</b>	03E

**Proposed Projects, FY 2013-14, by Activity Type (HUD Matrix Code)**  
(continued)

ITEM	SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	HUD MATRIX CODE
97	East Bay Community Law Center	Fair Housing Services	\$241,806				<b>\$241,806</b>	21D
55	Unity Council	Foreclosure Counseling	\$78,850				<b>\$78,850</b>	05
56	Vietnamese American Community Center of the East Bay	Anti-Crime Project (Anti-Crime Services)	\$25,000				<b>\$25,000</b>	05I
89	Vietnamese Community Development, Inc.	Oakland Vietnamese Senior Project (Senior Services)	\$35,000				<b>\$35,000</b>	05A
90	Women's Initiative for Self Employment	Providing Economic Opportunity through Microenterprise Assistance (Microenterprise Assistance Services)	\$20,000				<b>\$20,000</b>	18C
91	Youth ALIVE!	Teens on Target (Crime and Gang Prevention Services for At-Risk Youth)	\$15,750				<b>\$15,750</b>	05D
<b>Total Funding:</b>			<b>\$8,447,809</b>	<b>\$2,238,031</b>	<b>\$623,499</b>	<b>\$2,540,204</b>	<b>\$13,849,543</b>	



## **C. Detailed Project Information Sheets by Sponsor and Project Name**

HUD Table 3, which begins on the following page, provides detailed information on each project or program to be funded with Federal grant funds in FY 2013-14. For each project, there is a description of the activity and its proposed accomplishments (number of persons/households to be served; housing units to be built/rehabilitated, etc).

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0007	Alameda Cnty HCD/AIDS Housing for Alameda County	31C Project Sponsor Activity Homeless/AIDS Patients Programs	CDBG	\$ 0
	Homeless & HIV/AIDS	250 People (General)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 1,864,176
	Operating supportive service and housing development cost for the provision of shelter and services to persons infected with HIV/AIDS.		TOTAL	\$ 1,864,176
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? Yes Completion Date: 06/30/14

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

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0009	Alameda Cnty HCD/Minor Home Repair Program	14A Rehab; Single-Unit Residential	CDBG	\$ 159,200
G53800			ESG	\$ 0
	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		72 Housing Units	TOTAL	\$ 159,200
	Provides grants to senior or disabled homeowners for minor home repairs up to \$2,499.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0011	Alameda Cnty/DHS/AIDS Housing & HOPWA Program Administration	31A Grantee Administra- tion, Homeless/AIDS, Patients Programs	CDBG	\$ 0
			ESG	\$ 0
			HOME	\$ 0
	Homeless & HIV/AIDS		HOPWA	\$ 50,804
		0 N/A		
			TOTAL	\$ 50,804
	HOPWA Grant Administration.			
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? Yes Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
N/A	

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0068	Alameda County Community Food Bank	05A Senior Services	CDBG	\$ 20,000
			ESG	\$ 0
	Senior Programs	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		69033 People (General)		
	The Food Security Scholarships program will subsidize the purchase of dry goods and canned items by food distribution agencies serving seniors in the Eastlake/SanAntonio/Chinatown District.		TOTAL	\$ 20,000
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

7900 Edgewater Drive, Oakland, CA 94621

-----

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0069	Alzheimer's Services of the East Bay	05A Senior Services	CDBG \$ 25,200
	Senior Programs	570.201(e)	ESG \$ 0
		25 People (General)	HOME \$ 0
			HOPWA \$ 0
	The Dementia Specific Adult Day Care Program will provide health services, day care, therapy, transportation and meals for low-income seniors and disabled residents diagnosed with Alzheimers and other forms of dementia; along with support, training and information for their caregivers. (Eastlake/San Antonio/Chinatown District)		TOTAL \$ 25,200
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Other ...  
 Location(s): Addresses

2320 Channing Way, Berkeley, CA 94704

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0092	AnewAmerica Community Corporation  Public Services	18C Micro-Enterprise Assistance  570.201(o)	CDBG	\$ 20,000
			ESG	\$ 0
			HOME	\$ 0
	The Green Mircroenterprise Fast Start Program will provide microbusinesses owners and/or microentrepreneuers with education, coaching and technical assistance in developing action plans to green their businesses. (Fruitvale/San Antonio District)	16 People (General)	HOPWA	\$ 0
			TOTAL	\$ 20,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
  
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

1470 Fruitvale Avenue, Oakland, CA 94601

Objective	Outcome
Economic Opportunity	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0071	Civicorps School	05 Public Services (General)	CDBG	\$ 15,000
	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	The Academic & Professional Pathways Program will provide assistance to high risk, homeless low-income young adults ages 18-24 with an emphasis on the reentry population. Acitvities will include case management and support services, educational instruction, job training and career preparedness counseling to facilitate participants' achieving their academic and employment goals. (Western Oakland District)	5 People (General)	TOTAL	\$ 15,000
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

101 Myrtle Street, Oakland, CA 94607

Objective	Outcome
Suitable Living Environment	Availability/ Accessibility



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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0038	Contra Costa Cnty Comm Dev Dept/AIDS Housing	31C Project Sponsor Activity Homeless/AIDS Patients Programs	CDBG	\$ 0
			ESG	\$ 0
			HOME	\$ 0
	Public Services	570.201 (e)	HOPWA	\$ 625,224
	Operating supportive service and housing development cost for the provision of shelter, housing and services to persons infected with HIV/AIDS.	108 People (General)	TOTAL	\$ 625,224
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? Yes Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
Decent Housing	Accessibility

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0065	DHS-HEARTH Emergency Solutions Grant	03T Operating Costs of	CDBG	\$ 0
	Homeless & HIV/AIDS	Homeless/AIDS Patients	ESG	\$ 576,737
		Programs	HOME	\$ 0
			HOPWA	\$ 0
		570.201(e)		
	Operation and service costs for		TOTAL	\$ 576,737
	operating homeless shelters, homeless	1800 People (General)		
	services, homeless prevention and		Total Other Funding	\$ 0
	other services to the homeless under			
	the Oakland PATH Strategy.			

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? Yes Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0094	DHS/HEARTH Emergency Solutions Grant/DHS Administration	21A General Program Administration	CDBG	\$ 0
			ESG	\$ 46,762
	Homeless & HIV/AIDS	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	General administration costs for administering HUD ESG funds for the City of Oakland's PATH Strategy.	0 N/A	TOTAL	\$ 46,762
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

-----

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0027	DHS/PATH Operating Expenses	03T Operating Costs of	CDBG	\$ 247,391
G417210	Homeless & HIV/AIDS	Homeless/AIDS Patients	ESG	\$ 0
		Programs	HOME	\$ 0
			HOPWA	\$ 0
		570.201(e)		
	PATH Operating Expenses		TOTAL	\$ 247,391
		1000 People (General)		
			Total Other Funding	\$ 0

Help the Homeless? Yes      Start Date: 07/01/13  
 Help those with HIV or AIDS? Yes      Completion Date: 06/30/14

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

-----

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	DHS/Safe Walk to School Program	05D Youth Services	CDBG	\$ 28,192
			ESG	\$ 0
G149510 or P381710	Youth Programs	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		1162 People (General)		
	This program will provide for safe and secure passage of elementary school children through the use of adult site monitors, at World and Achieve Academies and at Manzanita Community and Manzanita Seed. (Fruitvale/San Antonio District)		TOTAL	\$ 28,192
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

2409 East 27th Street, Oakland, CA 94601  
 1700 28th Avenue, Oakland, CA 94601

-----

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0097	East Bay Community Law Center/Fair Housing	21D Fair Housing Activities (subject to 20% Admin cap)	CDBG \$ 241,806
G06520	Housing	570.206	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 241,806
	Master contract for Fair Housing Services: Fair Housing I & R (both English & Spanish LEP) provide Landlord/tenant counseling. Master contract for fair housing and housing related services. Services will include Fair Housing information and referral, legal advocacy landlord/tenant mediation services to prevent evictions and investigate discrimination in housing.	3496 People (General)	Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Decent Housing	Affordability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	East Bay Community Law Center/Housing Advocacy Project	05K Tenant/Landlord Counseling	CDBG	\$ 19,670
			ESG	\$ 0
	Public Services	570.201(k)	HOME	\$ 0
			HOPWA	\$ 0
	The Housing Advocacy Project- Tenant/Landlord and Legal Services in conjunction with Centro Legal de la Raza will provide information and referral, mediation/reconciliation services, legal assistance, and direct legal representation to low and moderate income Oakland tenants with housing-related problems. (North Oakland and Central Oakland Districts)	133 People (General)	TOTAL	\$ 19,670
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

2921 Adeline Street, Berkeley, CA 94703

-----

Objective	Outcome
Decent Housing	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0040	East Oak Comm. Project/Crossroads Emerg. Housing Prog.	03C Homeless Facilities (not operating costs)	CDBG	\$ 20,747
G168551	Public Facilities	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 20,747
	The funds will be used to assist with renovation of the flooring in the upper three levels of the emergency housing building that houses a housing placement program for homeless people. (Central Oakland District)	1 Public Facilities	Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

7515 International Blvd., Oakland, CA 94621

Objective	Outcome
Suitable Living Environment	Availability/ Accessibility



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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0098	East Oakland Community	03T Operating Costs of	CDBG	\$ 158,445
G06250	Project/Operating Expenses	Homeless/AIDS Patients	ESG	\$ 0
	Homeless & HIV/AIDS	Programs	HOME	\$ 0
		570.201(e)	HOPWA	\$ 0
	EOCP Operating Expenses	600 People (General)	TOTAL	\$ 158,445
			Total Other Funding	\$ 0

Help the Homeless? Yes  
 Help those with HIV or AIDS? Yes

Start Date: 07/01/13  
 Completion Date: 06/30/14

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

Objective	Outcome
Suitable Living Environment	Accessibility

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0073	EastSide Arts Alliance/Lighting & Capital Improvements	03E Neighborhood Facilities	CDBG	\$ 23,037
			ESG	\$ 0
	Public Facilities	570.201 (c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to install outside lighting and permanent banners on the EastSide Cultural Center which houses cultural arts programs, youth arts workshops, and community meeting space. (Eastlake/San Antonio/Chinatown District)	1 Public Facilities	TOTAL	\$ 23,037
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
 Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

2277 International Boulevard, Oakland, CA 94601

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0074	EastSide Arts Alliance/Youth Arts Program	05D Youth Services	CDBG	\$ 15,000
			ESG	\$ 0
	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		15 People (General)	TOTAL	\$ 15,000
	This program will provide year-round afterschool and summer arts workshops as well as experience in community based arts productions and performances and in event production and community organizing for youth ages 15-22. (Fruitvale/San Antonio District)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

1814 Franklin Street, Suite 200, Oakland, CA 94612

Objective	Outcome
Suitable Living Environment	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0002	Economic Development Progr. Delivery Costs	18B ED Technical Assistance	CDBG	\$ 311,719
G08000			ESG	\$ 0
	Economic Development	570.203(b)	HOME	\$ 0
			HOPWA	\$ 0
		0 N/A	TOTAL	\$ 311,719
	Provides management, technical, referral and financial assistance to retain and increase employment.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
Economic Opportunity	Accessibility

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0042	First Place for Youth/Steps to Success	05D Youth Services	CDBG \$ 40,618
G191110	Youth Programs	570.201(e)	ESG \$ 0
		51 People (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 40,618
	The program will provide high-risk former foster youth ages 18 - 24 with job search and employment skills to better compete in the local job market as well as support to complete courses to receive their high school diploma or GED and enroll in college. (North Oakland, Western Oakland, Central Oakland and Fruitvale/San Antonio Districts).		Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

426 - 17th St., Ste. 1000, Oakland, CA 94612

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0075	Friends of Peralta Hacienda Historical Park	05D Youth Services	CDBG	\$ 35,650
			ESG	\$ 0
	Public Services	570.201(e)  250 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 35,650
	The Youth Interns for Camp Arts, Culture and Environment (A.C.E.) program will provide training in history, arts, filmmaking, cooking/nutrition and ecology for youth aged 16-24; as well as summer camp activities in visual arts, enviornmental science, gardening, nutrition, and community cultures for children ages 4-14. (North Oakland District)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

2465 34th Ave., Oakland, CA 94601

Objective	Outcome
Suitable Living Environment	Availability/ Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0004	HCD/Access Improvement Program (AIP)	14A Rehab; Single-Unit Residential	CDBG \$ 136,099 ESG \$ 0
G00500	Housing	570.202	HOME \$ 0 HOPWA \$ 0
	AIP makes units accessible to persons with disabilities by providing matching grants to property owners to make accessibility improvements to both rental property and property owned and occupied by disabled persons.	8 Housing Units	TOTAL \$ 136,099 Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	HCD/CDBG Program Monitoring and Administration	21A General Program Administration	CDBG	\$ 1,669,487
			ESG	\$ 0
	Planning & Administration	570.206	HOME	\$ 0
			HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	0 N/A	TOTAL	\$ 1,669,487
	Funds will be used to cover the cost to the City for monitoring projects and programs funded with CDBG funds and for the administration of the program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
N/A	

-----



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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0058	HCD/Code Enforcement Relocation Program	08 Relocation	CDBG	\$ 118,275
G06520	Housing	570.201(i)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		75 Households (General)		
			TOTAL	\$ 118,275
	Funds for tenants who have been removed from buildings that have been red tagged for code violations.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Decent Housing	Accessibility

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0019	HCD/Commercial Lending	18B ED Technical Assistance	CDBG	\$ 55,154
G01900	Economic Development	570.203(b)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Provides an integrated network of business support and lending assistance through Commercial Lending including: intake, screening, financial data collection and analysis; loan packaging, review and underwriting; loan disbursement; portfolio management and monitoring; technical assistance; development workshops and training opportunities; outreach efforts to market business development services.	71 Jobs	TOTAL	\$ 55,154
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Economic Opportunity	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	HCD/Emergency Home Repair Program	14A Rehab; Single-Unit Residential	CDBG	\$ 92,832
G155710	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Provide zero interest loans of up to \$15,000 for emergencies such as roof repair/replacement, sewer repairs or repair/replacement of other mechanical systems to immediately correct life, health or safety hazard conditions to owner-occupied properties located in community development districts.	10 Housing Units	TOTAL	\$ 92,832
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
Economic Opportunity	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	HCD/HOME Program Monitoring and Administration  Planning & Administration	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG	\$ 0
			ESG	\$ 0
			HOME	\$ 223,803
			HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	0 N/A	TOTAL	\$ 223,803
	Funds will be used to cover the cost to the City for monitoring projects and programs funded with HOME funds and for the administration of the program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
N/A	

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0021	HCD/Home Maintenance & Improvement Program	14A Rehab; Single-Unit Residential	CDBG	\$ 786,455
G155810	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		20 Housing Units	TOTAL	\$ 786,455
	This program provides financial assistance to low and moderate income homeowners for upgrading their properties. Moderate income homeowners can obtain amortized loans at 6%, and low income homeowners can obtain deferred loans. This project includes program delivery costs including work write-ups, construction loan disbursements and loan servicing activities. This project includes program delivery costs including work write-ups, construction loan disbursements and loan servicing activities.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

250 Frank Ogawa Plaza, Ste. 5313, Oakland, CA 94612

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	HCD/Housing Development	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
G172111	Housing	570.201(m)	HOME	\$ 2,014,228
			HOPWA	\$ 0
	This program provides construction and permanent financing to nonprofit and for-profit developers of housing for low/mod households, both new construction and substantial rehabilitation. Most units are expected to be rental; some ownership units will also be assisted.	424 Housing Units	TOTAL	\$ 2,014,228
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Decent Housing	Affordability

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0095	HCD/Housing Development-Homeownership	21A General Program	CDBG	\$ 123,613
	Planning & Administration	Administration	ESG	\$ 0
		570.206	HOME	\$ 0
			HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	0 N/A	TOTAL	\$ 123,613
	Administrative costs for oversight of First-time Homebuyer's Program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
N/A	

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0099	HCD/Housing Development/Administration	05 Public Services (General)	CDBG	\$ 479,091
			ESG	\$ 0
	Housing	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	Funds will be used to administer Housing Development programs.	0 N/A	TOTAL	\$ 479,091
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
N/A	

-----



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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	HCD/Lead Safe Housing Paint Program	14I Lead-Based/Lead Hazard Test/Abate	CDBG	\$ 41,196
G09050	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	The program provides assistance to very low income elderly or disabled homeowners and to low-income home owners with children under 6 years of age to paint the exterior of their homes and/or to remediate lead-based paint hazards from the property.	50 Housing Units	TOTAL	\$ 41,196
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

-----

Objective	Outcome
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0096	HCD/Residential Lending- Administration	21A General Program Administration	CDBG	\$ 1,458,804
			ESG	\$ 0
			HOME	\$ 0
	Planning & Administration	570.206	HOPWA	\$ 0
	To plan, administer and monitor the City's federal grant programs.	0 N/A	TOTAL	\$ 1,458,804
	Funds will be used to administer Residential Lending programs.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

<u>Objective</u>	<u>Outcome</u>
Decent Housing	Sustainability

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0023	HCD/Section 108 Loan Repayment	19F Repayments of	CDBG	\$ 237,000
		Section 108 Loan	ESG	\$ 0
	Other	Principal	HOME	\$ 0
		570.705(c)	HOPWA	\$ 0
	Repayment of Section 108 Loan used for development of Martin Luther King, Jr. Plaza.	0 N/A	TOTAL	\$ 237,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Economic	Accessibility
Opportunity	

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0045	LifeLong Medical Care/LifeLong In-Home Hlth Access	05A Senior Services	CDBG	\$ 20,000
G449410	Senior Programs	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		30 People (General)	TOTAL	\$ 20,000
	This program will provide for in-home care management and medical home visits for frail or disabled low-income house-bound seniors in the Elmhurst District to help them remain as independent and healthy as possible.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

10700 MacArthur Blvd., Suite 14b, Oakland, CA 94605

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0016	OCCUR/Eastmont Technology Learning Center	05 Public Services (General)	CDBG \$ 103,200
G237510	Public Services	570.201(e)	ESG \$ 0
			HOME \$ 0
		500 People (General)	HOPWA \$ 0
	The program will provide computer training, internet access and instruction and career development for youth and young adults. (Central East Oakland and Elmhurst Districts)		TOTAL \$ 103,200
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

6948 Foothill Boulevard, Oakland, CA 94605

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0076	OCCUR/Heartland Neighborhood Revitalization Facade Improve.	18B ED Technical Assistance	CDBG	\$ 176,470
G255310	Economic Development	570.203	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		6000 People (General)	TOTAL	\$ 176,470
	This program will provide for neighborhood and commercial activities; technical assistance and leadership development for businesses and merchants; promotion and marketing; and community engagement and outreach with residents in the Central East Oakland District.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

1330 Broadway, Suite 1030, Oakland, CA 94612

<u>Objective</u>	<u>Outcome</u>
Economic Opportunity	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0046	Oakland Business Loan Program/CDBG Programs	18B ED Technical Assistance	CDBG \$ 192,427
G02200	Economic Development	570.203(b)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
		0 People (General)	TOTAL \$ 192,427
	Oakland Business Development Corporation will serve Commercial Loan Program clients requesting loans of less than \$249,500. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Dev. Fund and Enhanced Enterprise Community loan funds. Will also serve all City commercial loans.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Economic Opportunity	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0087	Oakland Public Library/Golden Gate Branch Window Restoration	03E Neighborhood Facilities	CDBG	\$ 25,000
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to assist with restoration of the original windows and installation of new windows that replicate the original style of the historic wooden windows in the designated city landmark. (North Oakland District)	1 Public Facilities	TOTAL	\$ 25,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

5606 San Pablo Avenue, Oakland, CA 94608

-----

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Accessibility



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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0077	Parks & Rec/Brookfield Park Play Area Renovation	03F Parks, Recreational Facilities	CDBG	\$ 39,772
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to renovate the play area by removing and replacing the resilient surface under the swing set as well as two (2) benches. (Elmhurst District)	1 Public Facilities	TOTAL	\$ 39,772
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
 Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

9175 Edes Avenue, Oakland, CA 94603

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0078	Parks & Rec/DeFremery House Renovation	03F Parks, Recreational Facilities	CDBG	\$ 96,681
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to assist with lead-based paint abatement and painting of the exterior of the recreation center. (Western Oakland District)	1 Public Facilities	TOTAL	\$ 96,681
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
 Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

1651 Adeline Street, Oakland, CA 94609

-----

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0079	Parks & Rec/Franklin Recreation Center Renovation	03F Parks, Recreational Facilities	CDBG	\$ 30,000
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to assist with structural wall replacement and associated hazardous material abatement in the main room of the recreation center. (Eastlake/San Antonio/Chinatown District)	1 Public Facilities	TOTAL	\$ 30,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

1010 5th Street, Oakland, CA 94606

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0080	Parks & Rec/Ira Jinkins Recreation Center Improve.	03F Parks, Recreational Facilities	CDBG \$ 46,000 ESG \$ 0 HOME \$ 0
	Public Facilities	570.201(c)	HOPWA \$ 0
		1 Public Facilities	TOTAL \$ 46,000
	The funds will be used to assist with replacing the flooring and stage curtain in the multi-purpose room of the recreation center. (Elmhurst District)		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

9175 Edes Avenue, Oakland, CA 94603

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0081	Parks & Rec/Josie De La Cruz Park Improve.	03F Parks, Recreational Facilities	CDBG	\$ 96,500
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to assist with installing a fence and water source for a community vegetable garden fence, and a swing set and rubberized surface for the play area. (Fruitvale/San Antonio Distrtict)	1 Public Facilities	TOTAL	\$ 96,500
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

1637 Fruitvale Avenue, Oakland, CA 94601

-----

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0082	Parks & Rec/Linden Park Field Improvements	03F Parks, Recreational Facilities	CDBG	\$ 39,951
			ESG	\$ 0
			HOME	\$ 0
	Public Facilities	570.201(c)	HOPWA	\$ 0
		1 Public Facilities	TOTAL	\$ 39,951
	The funds will be used to assist with installing a kiosk, planter beds and landscaping, pavement and a seat wall. (North Oakland District)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

998 42nd Street, Oakland, CA 94608

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0083	Parks & Rec/Manzanita Recreation Center Improvements	03F Parks, Recreational Facilities	CDBG	\$ 92,026
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to assist with installation of a fully functional energy efficient kitchen, including plumbing and electrical systems, walls, ceiling and flooring, new light fixtures, hazard materials abatement and new appliances. (Fruitvale/San Antonio District)	1 Public Facilities	TOTAL	\$ 92,026
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
 Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

2701 22nd Avenue, Oakland, CA 94606

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0086	Parks & Rec/STRIDE	05D Youth Services	CDBG \$ 33,000
	Public Services	570.201(e)	ESG \$ 0
		45 People (General)	HOME \$ 0
			HOPWA \$ 0
	The Striving to Redirect Individuals in a Difficult Environment (STRIDE) program will provide career exploration and job training activities in environmental conservation and park services for youth ages 16-24 at the Mosswood Recreation Center. (Western Oakland District)		TOTAL \$ 33,000
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Local Government  
 Location(s): Addresses

3612 Webster Street, Oakland, CA 94609

-----

Objective	Outcome
Suitable Living Environment	Accessibility



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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0084	Parks & Rec/San Antonio P & R Center Improvement	03F Parks, Recreational Facilities	CDBG	\$ 111,800
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to assist with installing energy efficient windows and roofing in the recreation center to enhance energy conservation. (Eastlake/San Antonio/Chinatown District)	1 Public Facilities	TOTAL	\$ 111,800
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
 Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

1701 East 17th Street, Oakland, CA 94606

-----

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0085	Parks & Rec/Tassafaronga Rec.Cent. Kitchen Renovation	03F Parks, Recreational Facilities	CDBG	\$ 84,000
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The funds will be used to assist with improvements to the plumbing and electrical systems and to the walls, ceiling and floors as well as the installation of energy efficient appliances and lighting fixtures (Elmhurst District)	1 Public Facilities	TOTAL	\$ 84,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

975 85th Avenue, Oakland, CA 94621

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0063	Planning & Zoning/Blighted Property Board & Cleanup	22 Unprogrammed Funds	CDBG	\$ 118,275
G06520			ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		30 Households (General)	TOTAL	\$ 118,275
	Blighted property board up & cleanup of properties that have been cited for code violation		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility:  
 Subrecipient:  
 Location(s): Community Wide

Objective	Outcome
Suitable Living Environment	Accessibility

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0001	Project Re-Connect/High Risk Youth Counseling	05D Youth Services	CDBG	\$ 61,320
H08600		570.201(e)	ESG	\$ 0
	Youth Programs		HOME	\$ 0
		32 People (General)	HOPWA	\$ 0
			TOTAL	\$ 61,320
	This program will provide intervention counseling for low- and moderate-income high-risk youth aged 10 to 18 and their families to reduce recidivism among juvenile offenders. Educational and support services are offered to assist the youth connect back to their families, schools and society. (North Oakland, Central Oakland, and Elmhurst Districts)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

6939 MacArthur Blvd., Oakland, CA 94605

Objective	Outcome
Suitable Living Environment	Sustainability

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0051	Rebuilding Together Oakland	14A Rehab; Single-Unit	CDBG	\$ 134,463
G384110	Safety/Accessibility	Residential	ESG	\$ 0
	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		39 Housing Units	TOTAL	\$ 134,463
	The Home Repair and Safety Accessibility Modifications Program will provide for repairs and for safety and accessibility modifications of homes of low-income elderly and disabled owner/occupants. (North Oakland, Eastlake/San Antonio/Chinatown, Western Oakland, Central Oakland and Fruitvale/San Antonio Districts)		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14  
 Eligibility: 570.208(a)(3) - Low / Mod Housing  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

1171 Ocean Avenue, Suite 100, Oakland, CA 94608-1147

<u>Objective</u>	<u>Outcome</u>
Decent Housing	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0088	Society of St.Vincent de Paul of Alameda County/Job Training	05H Employment Training	CDBG \$ 38,000 ESG \$ 0 HOME \$ 0
	Public Services	570.201(e)	HOPWA \$ 0
		35 People (General)	TOTAL \$ 38,000
	The Job Training for the Re-Entry Population program will provide employment opportunities for low- income residents who are unemployed or have barriers to employment, with an emphasis on persons who are homeless and from the reentry population. Activities will include job training, job preparation and job search skills development, case management and career coaching. (Western Oakland District)		Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Suitable Living Environment	Availability/ Accessibility

675 23rd Street, Oakland, CA 94612

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0093	Spanish Speaking Citizens' Foundation	03E Neighborhood Facilities	CDBG \$ 154,643
	Public Facilities	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The funds will be used to assist with rehabilitation of the facility that houses educational, employment, leadership, immigration and citizenship, and information and referral services for families, adults and youth; as well as provides office and program space for community non-profits and micro-businesses. (Fruitvale/San Antonio District)	1 Public Facilities	TOTAL \$ 154,643
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

1470 Fruitvale Avenue, Oakland, CA 94601

Objective	Outcome
Suitable Living Environment	Accessibility

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0055	Unity Council (The) Foreclosure Counseling	05 Public Services (General)	CDBG \$ 78,850 ESG \$ 0
G06520	Public Services	570.201(e)	HOME \$ 0 HOPWA \$ 0
		416 People (General)	TOTAL \$ 78,850
	Housing counseling to increase knowledge of housing choices of homeowners at-risk of default.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Decent Housing	Accessibility

-----



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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0056	Vietnamese American Comm. Ctr. of the East Bay	05I Crime Awareness	CDBG \$ 25,000
	Public Services	570.201(e)	ESG \$ 0
		30 People (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 25,000
	The Anti-Crime Project will provide services to address crime against low and moderate-income, limited English-speaking residents with special emphasis on the Southeast Asian communities. Activities will include outreach and town hall meetings on crime prevention; personal safety training workshops; multi-language publications on crime information and services; and enhanced access to crime reporting in different languages. (Eastlake/San Antonio/Chinatown Districts)		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Suitable Living Environment	Availability/Accessibility

655 International Blvd., Oakland, CA 94606

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0089	Vietnamese Community Development, Inc.	05A Senior Services	CDBG \$ 35,000
	Senior Programs	570.201(e)	ESG \$ 0
		40 People (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 35,000
	The Oakland Vietnamese Senior Project will provide language and culturally appropriate social activities, nutritious meals, access to health services, information and referral, English-as-a-Second-Language classes, safety prevention workshops, and support services for low-income, limited English-speaking seniors in the Asian refugee and immigrant community, with an emphasis on Vietnamese residents. (Eastlake/San Antonio/Chinatown District)		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Suitable Living Environment	Availability/ Accessibility

1254 23rd Avenue, Oakland, CA 94606

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0090	Women's Initiative for Self Employment	18C Micro-Enterprise Assistance	CDBG	\$ 20,000
			ESG	\$ 0
	Public Services	570.201(o)	HOME	\$ 0
			HOPWA	\$ 0
	The Providing Economic Opportunity Through Microenterprise program will provide outreach and training to assist low-income bi-lingual women to develop management skills and establish their own businesses as well as support services to help clients achieve self sufficiency. (Fruitvale/San Antonio District)	12 People (General)	TOTAL	\$ 20,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/13  
 Help those with HIV or AIDS? No Completion Date: 06/30/14

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

Objective	Outcome
Suitable Living Environment	Availability/ Accessibility

1814 Franklin Street, Suite 200, Oakland, CA 94612

-----

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

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0091	Youth Alive!!/Teens on Target	05D Youth Services	CDBG	\$ 15,750
			ESG	\$ 0
	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	The program will provide peer-led violence prevention workshops to enable middle school students ages 12-14 in choosing positive, healthy alternatives to gang affiliation, gun possession and other dangerous behaviors. (North Oakland District)	160 People (General)	TOTAL	\$ 15,750
			Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/13  
 Help those with HIV or AIDS? No                      Completion Date: 06/30/14  
  
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses  
  
 5750 College Avenue, Oakland, CA 94618  
 2629 Harrison Street, Oakland, CA 94612

<u>Objective</u>	<u>Outcome</u>
Suitable Living Environment	Availability/ Accessibility

## **VI. Certifications**