

# 2024/25 Annual Action Plan

*For the U.S. Department of Housing & Urban Development (HUD) Review for the 2024 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons with HIV/AIDS and Emergency Solutions Grant Programs.*



**CITY OF  
OAKLAND**



**Fiscal Year 2024/25**

Department of Housing & Community Development

**PUBLIC COMMENT & REVIEW PERIOD**

**July 1, 2024 – July 30, 2025**

**Final Draft #1**





**PUBLIC NOTICE**  
**NOTICE OF REQUEST FOR PUBLIC COMMENTS ON**  
**THE CITY OF OAKLAND'S ANNUAL ACTION PLAN FOR FY 2024/25**

The Public is invited to review and comment on the City of Oakland's **2024/25 Annual Action Plan** which will be submitted to the Department of Housing and Urban Development (HUD). This document provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used in FY 2024/25 to address the priority needs and specific goals identified by the City's 5-Year Consolidated Plan.

The AAP also serves as an application for funds under the U.S. Department of Housing & Urban Development (HUD) grants below:

- **Community Development Block Grant (CDBG)**
- **HOME Investment Partnerships (HOME)**
- **Emergency Solutions Grant (ESG)**
- **Housing Opportunities for Persons with AIDS (HOPWA)**

A **Public Hearing for the AAP** will be held **in-person & virtually**, on Tuesday **July 16, 2024** during the **3:30 pm** Council meeting via Zoom. The public will be able to view and participate in the public hearing made available via KTOP and Zoom. For public participation and viewing instructions go to: <https://oakland.legistar.com/Calendar.aspx>, select the "Agenda" icon for the City Council meeting on July 16, 2024. Translation services and assistance for persons with disabilities is available upon advance request. See details on the July 16, 2024, City Council Agenda.

**Availability of AAP**

The AAP is available online for public review and feedback between July 1, 2024 – July 30, 2024 at <https://www.oaklandca.gov/documents/annual-action-plan-fy-2024-2025>. Any modifications to public hearing or AAP will be noted on this site as well.

**Submission of Written Comments**

Public comments or requests for additional information on the AAP must be submitted by **July 30, 2024**, at [CDE@oaklandca.gov](mailto:CDE@oaklandca.gov) with Subject: "AAP Comments".

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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Oakland's 2024/25 Annual Action Plan (AAP) presents initiatives, projects and activities to be accomplished between July 1, 2024, and June 30, 2025. The AAP provides a concise summary of the actions and activities that will be implemented, and the federal and non-federal resources that will be used in the fiscal year to address the priority needs and specific goals identified by the City of Oakland Five Year Consolidated Action Plan (Con Plan) for Fiscal Years 2020/21-2024/25.

The City of Oakland 2020/21 – 2024/25 Con Plan provides an assessment of affordable housing and community development needs and market conditions, to make data-driven, place-based investment decisions. The Con Plan is carried out through the AAP. The AAP is submitted annually to the U.S. Department of Housing and Urban Development (HUD) and constitutes as an application for funds under HUD's Community Planning and Development (CPD) Formula Grant Program.

On January 16, 2024, HUD released CPD Notice 24-01, *Guidance on Submitting Consolidated Plans & Annual Action Plans*. CPD Notice 24-01 advises its grantees to not submit to HUD AAPs until after 2024 HUD CPD allocations have been announced.

May 7, 2024, HUD announced Community Planning & Development (CPD) Formula Allocations for FY (2024/25) through the HUD- enacted 2024 Budget for full year allocations under the Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); Emergency Solutions Grant (ESG); and Housing Opportunities for Persons With HIV/AIDS (HOPWA) programs.

Below is a breakdown of HUD CPD formula grants allocated to the City of Oakland for Fiscal Year 2024/2025 as presented in this AAP:

GRANT	ESTIMATE AWARD	PROGRAM DESCRIPTION
Community Development Block Grant (CDBG)	\$7,484,410	CDBG provides support to develop viable urban communities by providing decent housing, suitable living environments, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME Investment Partnerships (HOME)	\$2,368,547	HOME provides funding to create affordable housing for low-income households.
Housing Opportunities for Persons With HIV/AIDS (HOPWA)	\$3,761,466	HOPWA grants are dedicated to the housing and service needs to benefit low-income persons living with HIV/AIDS and their families.
Emergency Solutions Grant (ESG)	\$646,128	ESG provide funds to engage homeless individuals and families living on the street; Improve the number and quality of emergency shelters for homeless individuals and families; Help operate these shelters; Provide essential services to shelter residents; Rapidly re-house homeless individuals and families; and Prevent families and individuals from becoming homeless.
<b>TOTAL</b>	<b>\$14,260,551</b>	

The planned actions outlined in the AAP are in alignment with the three major goals established under the Housing and Community Development Act of 1974:

- To Provide decent housing;

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- To Provide a suitable living environment; and
- To Expand economic opportunity

As mandated by Code of Federal Regulations Part 24 Section 570.200 (a)(2) and 570.208, Oakland must certify that the projected use of funds in this AAP has been developed to prioritize activities which will meet one of the three national objectives below:

- To Benefit low- and moderate-income persons;
- To aid in the prevention of slum and blight, or
- To meet an urgent need.

## 2. Summarize the objectives and outcomes identified in the Plan

In line with the HCD Act goals and national objectives, the City of Oakland priorities for the 2024/25 AAP activities support homeless solutions (including homelessness prevention), affordable housing, economic development, and other community development activities benefiting low- and moderate- income residents of Oakland, homeless and persons with HIV/AIDS.

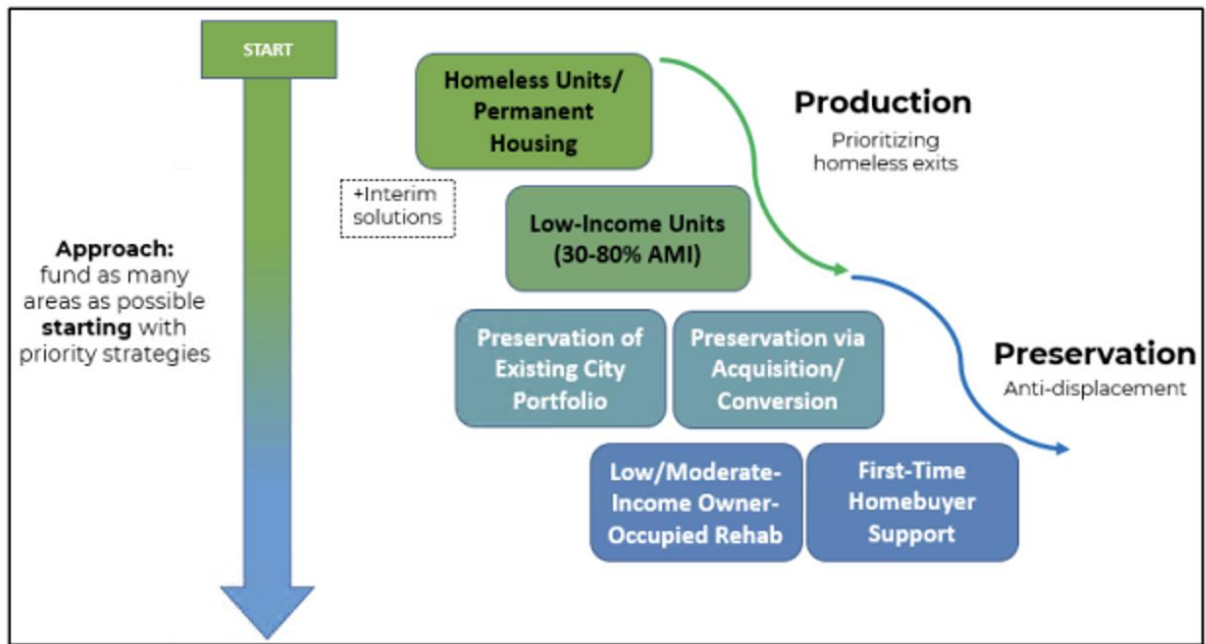
The City's Annual Action Plan (AAP) is in alignment with Oakland's [Housing & Community Development \(HCD\) Strategic Plan for 2023-2027](#), predecessor to the HCD 2021-2023 Strategic Action Plan, offer actions in alignment with the Committee to House the Bay Area (CASA) Three P framework: housing Protection, Preservation and Production under a Race and Equity lens to address needs for :

1. Production of Homeless Units/Permanent Housing;
2. Production of Low-Income Units (30-80% AMI);
3. Preservations of existing housing;
4. Preservation through Acquisition/Conversion Protection of housing
5. Protection activities<sup>1</sup>

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<sup>1</sup> Housing production and preservation must include protection approaches as well, for all three are required to address the housing supply, affordability, and stability crises. The City of Oakland provides protection support along a risk spectrum to prevent the flow of more residents into homelessness and keep Oaklanders securely housed.

Figure 9: Equity-Centered Capital Investment Framework



## 2020/21 - 2024/25 CON PLAN AND FY 2023/2024 AAP PRIORITIES

### Homeless Solutions

Ending and preventing homelessness by assisting people to quickly gain or regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Homeless Solutions activities include engagement of homeless individuals and families living on the street; improving the number and quality of emergency shelters for homeless individuals and families; providing essential services to shelter residents; rapidly re-housing homeless individuals and families; and preventing families and individuals from becoming homeless.

## Affordable Housing

Oakland's annual target for producing new affordable housing units has increased to 1,283 units annually in the current 2023-2031 Regional Housing Needs Allocation cycle, up from 595 units per year in the 2015-2022 period.<sup>2</sup> By 2031, 3,750 of Oakland's newly developed units must be affordable to low-income households making between 50 and 80 percent of AMI and 6,511 units must be affordable to very low-income households earning between 0 and 50 percent of AMI. While RHNA does not break down targets below 50% AMI, the City of Oakland specifically tracks Extremely Low-Income (ELI) unit development for the range between 0 and 30% AMI.

*2023-2031 Oakland Regional Housing Needs Allocation*

Income Level	Units Needed	Percent of Total
<b>Very-Low-Income</b> (0-50% AMI)	6,511	24.8
<b>Extremely-Low-Income</b> (<30% AMI, included in Very-Low-Income)	2,256	8.6
<b>Low-Income</b> (51-80% AMI)	3,750	14.3
<b>Moderate-Income</b> (81-120% AMI)	4,457	17
<b>Above-Moderate-Income</b> (>120% AMI)	11,533	44
<b>Total</b>	<b>26,251</b>	<b>100</b>

Deeply Affordable Housing in which tenants pay rents that are affordable to extremely low-income (ELI) people who have incomes below 30% AMI. (Many people experiencing homelessness have incomes that are even lower often below 20% of AMI.) Deeply affordable housing units that are targeted to households below 30% of AMI often rely on project-based rent subsidies to cover operating costs that are greater than tenant rent contributions. With project-based subsidies in deeply affordable housing, tenants' rent contributions are based on actual household incomes.

## Economic Development

Economic Development activities through job training, technical assistance to businesses, special economic development activities, Microenterprise development, public facilities and improvements and other economic development or Section 108 activities authorized under Section [24 Catalogue of Federal Regulations 570.201\(c & o\), 570.202, 570.203 \(a-c\) and 570.204.](#)

## Neighborhood Stabilization

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<sup>2</sup> City of Oakland 2023-2031 Housing Element



Neighborhood stabilization activities include: Code Compliance Relocation; displacement prevention (businesses and homeowners); Housing Activities: Providing or improving permanent residential structures that will be occupied by a household whose income is at or below 120% of area median income; Area Benefit Activities: Benefiting all the residents of a primarily residential area in which at least 51% of the residents have incomes at or below 120% of area median income; Serving a limited clientele whose incomes are at or below 120% of area median income.

#### Community Development

Activities that build stronger and more resilient communities. Activities may address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, homeowner assistance, etc.

#### Public Facility Improvement & Infrastructure Improvements

Acquisition, construction, rehabilitation of facilities for public use serving homeless, seniors, youth, health, abused and neglected children, parks, and recreation centers and parking facilities. Infrastructure improvements include street improvements, sidewalks, and tree planting.

### **OAKLAND HCD STRATEGIC ACTION PLAN PRIORITIES**

The priority needs and key objectives of the FY 2024/2025 AAP are consistent with the City of Oakland HCD Strategic Action Plan for 2023 – 2027.

The HCD Strategic Action Plan provides for specific equity-driven actions within the “Three P” framework (Protection, Preservation and Production) that are based on community needs identified through quantitative and qualitative data sources including the Alameda County 2022 Point In Time (PIT) Homeless Count, Association of Bay Area Governments Regional Housing Needs Allocation for Oakland, and other stakeholder input. The Three P Strategy is described below:

#### Protection

Protection strategies are designed to prevent displacement and to ensure that low-income renters and homeowners have the information, tools, and support needed to remain in their homes in accordance with local and state laws. These tools include legal services and financial assistance. The objective of a proactive protection approach is two-fold: to blunt economic and market factors that create housing instability and to strengthen low-income residents’ standing as renters and homeowners to remain housed in Oakland if they choose.

Protection activities include, but are not limited to Fair housing, anti-displacement, housing related legal assistance, rent arbitration, neighborhood stabilization, hunger and homeless programs, grant making activities, economic and community development activities principally benefitting low- and moderate-income residents of Oakland.

#### Preservation

Preservation is the placing of regulatory restrictions on existing buildings to ensure long-term affordability for residents. Such actions typically, but not always, include capital repairs. These strategies are designed to retain an affordable housing infrastructure for both renters and homeowners. Such preservation strategies also include resident ownership that positions traditionally vulnerable households to have an ownership stake in their homes. Preservation strategies can also serve to preserve neighborhoods and ensure that long standing residents and community institutions are not displaced.

Preservation activities include but are not limited to rehabilitation of owner-occupied properties, rehabilitation existing affordable housing units, acquisition and rehabilitation of affordable housing and other forms of preservation. Furthermore, there is need for housing for moderate income families that earn between 80% to 120% Area Median Income (AMI) – our teachers, city workers and first responders. During what is a “down” cycle of the market, the City should actively explore and support the preservation and acquisition of affordable housing assets that require little direct public financial contribution.

#### Production

Production strategies provide new affordable housing opportunities through new construction of housing, provision of financing for first-time homebuyers to acquire an affordable home, and the provision of rental and operating subsidies that create affordability for low-income residents over the long term. These actionable production strategies are critical in addressing homelessness, displacement, and rent burdens for low-income households.

Production activities include but are not limited to new construction, acquisition, and Conversion of existing buildings to housing, First Time Homebuyers Program and other forms of production.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Progress towards the Con Plan and AAP goals are reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2022/23 CAPER reported the results accomplished in the third year of the Five-Year Consolidated Plan. The City of Oakland uses an evaluation of our past performance on the Con Plan to determine priorities for the subsequent AAP. In the third year of the 2020-2025 Five-Year Consolidated Plan, The City accomplished the following in 2022/23 leading the City to choose the current FY 2024/25 goals and projects:

### **Affordable Housing**

In alignment with the City's 2022/2023 Annual Action Plan promoting and actualizing the 3Ps for Affordable Housing, the City increased production across all three strategic categories during the 2022/23 program year as illustrated below.

Affordable Housing Activity	2022/23		2021/2022
PRODUCTION			
Completed Construction (New Construction & Rehabilitation)	55 Units (1 Site)	Affordable Rental/Permanent Supportive Housing Units	433 Units (7 sites) [Rehabilitation – 143, New and Construction – 290]
Homekey Hotel/Motel Acquisition & Conversion to Affordable Housing	79 Supportive Housing Units (Homekey 2 hotel/motel Sites) + 14 units 1534-29th Avenue and Piedmont Place (ACAH)	Affordable Rental/Permanent Supportive Housing Units	23 (1 site)

Started New Construction	215 Units (3 Sites)	Affordable Rental/Permanent Supportive Housing Units	360 (3 developments)
Financing (City Funding Commitment)	643 Units (251 NOFA/392 pipeline process)	Affordable Rental/Permanent Supportive Housing Units	264 (4 Developments)
First Time Homebuyers	2 (BMR resales)	Resale Affordable Ownership Housing Units	6 (3 resale and 3 new construction)
<b>PRESERVATION</b>			
Access Improvement grants/Owner-occupied and Rental & Lead Paint Remediation	16 Completed by Residential Lending Services.	Disabled Households & Very Low-Income Households with Children Ages 6 & Under	14 Completed
Owner Occupied for Emergency Repair/Home Maintenance Improvement Program	4 Completed by Residential Lending Services.	Houses/Households	10 Completed
Minor Home Repairs	24 Completed by Residential Lending Services.	Houses/Households	36 Houses/ Households
Completed Rehabilitation of rental housing	6 units (2 sites)	Low Income households at or below 60% of AMI	143 units/3 sites
Completed Acquisition and Conversion to Affordable Housing	14 units /1 sites (Acquisition)	Affordable Rental Low-income	122 units/ 4 sites

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		households at or below 80% of AMI	
<b>PROTECTION</b>			
Information and Referral/Case Management to prevent displacement and homelessness	168	Low- and moderate-income Individuals	834
Relocation Information, Referral and Financial Assistance	123	Low- and moderate-income Individuals	99 (9 financial assistance)
Fair Housing/Fair Chance	531	Legal services & representation for housing stability and homeless prevention	278
Emergency Rental Assistance	1,223 households up to 18 months of assistance  335 households up to 6 months assistance	Low-income tenant households impacted during COVID	2,142
Rent Adjustment Program	23 398 317/month	Workshops Petitions Counseling sessions	12 307 306/month

### **Public Housing**

Oakland Housing Authority (for public housing) completed construction or rehabilitation of 151 units of public housing and served over 13,000 residents under the HUD Moving To Work demonstration program.

### **Public Housing 2022/23 Accomplishments Compared to Prior Year**

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<b>Oakland Housing Authority Housing Activity</b>	<b>FY 2022/23</b>	<b>FY 2021/22</b>
<b>AFFORDABLE HOUSING PRODUCTION (units)</b>		
Acquisition/Began Rehabilitation	65	0
Completed Construction/Rehabilitation	130	151
<b>MTW PUBLIC HOUSING (average households served per month)</b>	<b>195</b>	<b>151</b>
<b>VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS (average households served per month)</b>		
<b>Moving to Work (MTW) Housing Choice Vouchers</b>		
General MTW Housing Choice Voucher (HCV)	11,262	11,441
<b>Non-MTW Tenant-Based Assistance</b>		
Veterans Affairs Supportive Housing (VASH)	303	300
Mainstream	186	212
Family Unification Program (FUP)	45	12
Tenant Protection Vouchers	15	236
<b>Other HUD Programs</b>		
Shelter plus Care (S+C)	331	274
Moderate Rehabilitation (Mod Rehab)	143	141
<b>TOTAL VOUCHERS AND OTHER HUD PROGRAMS</b>	<b>12,285</b>	<b>12,616</b>
<b>MTW LOCAL PROGRAMS (average households served per month)</b>		
Parents and Children Together (PACT)	6	13
Local Housing Assistance Program (LHAP)	10	13
Sponsor-based Housing Assistance Program (SBHAP)	114	151
Building Bridges SRO	150	152
Building Bridges THP+	11	25
Building Bridges CalWORKs	9	24
Oak Groves Disposition Transition	149	149
Building Bridges Key To Home	23	5
Tax Credit Units	149	149
<b>TOTAL LOCAL PROGRAMS</b>	<b>621</b>	<b>681</b>
<b>TOTAL MTW VOUCHER AND LEASE PROGRAMS*</b>	<b>12,906</b>	<b>13,448</b>

### Homeless Solutions

The City of Oakland provided varied hunger and homeless services to extremely low-, low- and moderate-income residents of Oakland. Under the Hunger Program, the City sponsored its 31<sup>st</sup> Annual Day of Thanks (Thanksgiving Dinner), serving **3,100** low-income families, seniors and persons experiencing homelessness in Oakland.

**614** homeless residents were provided over 57,777 bed-nights of overnight shelter. Of the 614 shelter clients, **123** homeless residents were provided rapid rehousing. 147 moved to permanent

housing or other permanent destinations and 221 to Transitional Housing (TH) or temporary destinations.

**784** people received Transitional Housing (TH) and services. Of the 784 TH clients, **457** (58%) exited to Permanent Housing (PH).

Throughout the Oakland Eligible Metropolitan Statistical Area approximately **1,453** received support services; and **5,935** received information and referral services; **60** households were assisted with Short Term Rent Mortgage Utility (STRMU) assistance; **62** with other types of housing subsidy assistance and **15** with HIV/AIDS housing placements.

The Homeless Mobile Outreach Program (HMOP) prioritized connecting with **5,194** unsheltered individuals living on the streets of Oakland. Approximately **16,423** units of harm reduction supplies including food, water, hygiene kits, personal protection equipment (PPE) were distributed, allowing the provision of street-based services to thousands of unduplicated, unsheltered persons living in homeless encampments, in their vehicles, or on the streets. Outreach efforts served an average of **432** homeless residents **monthly**.

Oakland PATH Rapid Rehousing Initiative (OPRI) successfully housed **236** formerly homeless Oakland residents from the following populations through rapid rehousing (housing subsidies and support services to obtain and maintain housing):

- homeless living in encampments (92)
- homeless youth (21)
- homeless families (123)

Hunger & Homeless Activity	2022/23		2021/22
	Number of Units	Type of Units	Number of Units
Overnight Shelter	614	Homeless Individuals	687
Rapid Rehousing Assistance	359	Homeless Individuals	326
Supportive Housing & Services	784	Families Singles	481

Exited Homelessness to Transitional Housing (TH) or Permanent Housing (PH)	147 to PH 221 to TH	Homeless Individuals	172 to PH
Exited Transitional Housing to Permanent Housing	457	Households Individuals	164
Added HIV/AIDS Housing	0	Housing Units	0
HIV/AIDS Short Term Rental Mortgage Utility Assistance	60	People living with HIV/AIDS	83
HIV/AIDS Housing Subsidy Assistance	62	People living with HIV/AIDS	109
HIV/AIDS Permanent Housing Placements	15	People living with HIV/AIDS	9
Street Outreach/Harm Reduction Supplies*	16,423	Harm Reduction Kits Distributed	14,218
Homeless Encampment Services	5,124	Homeless Individuals	287
Food Distribution/Hot Meals	3,100	Low- moderate-income individuals	7,700

### **Economic Development**

For program year 2022/23, Economic Development activities benefitted **386** businesses with technical assistance, information, and referrals. **24** of the 371 businesses serving low- and moderate-income areas, received loans under the Commercial Lending program operated by Main Street Launch. **176** jobs were created and/or retained through services provided under the City's Neighborhood Business Assistance Center Program and Main Street Launch.

### **Economic Development 2022/23 Accomplishments Compared to Prior Year**

Economic Development Activity	2022/23		2021/22
	Number of Units	Type of Units	Number of Units
Financial Assistance (Loans)	24	Businesses	20



Technical Assistance/Trade Classes/Instruction	386	Businesses & Construction Workers	661
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#### 4. Summary of Citizen Participation Process and consultation process

##### Summary from citizen participation section of plan.

##### Public Access To Information

A public notice and Draft 2024/2025 AAP is made available

1. Online at <https://www.oaklandca.gov/documents/annual-action-plan-fy-2024-2025>;
2. By email (direct weblink and or pdf attachment per request);
3. Hard copy at no charge upon request; and
4. Upon advanced request, materials are made available for residents with limited English Proficiency (LEP) and/or residents with disabilities.

**Public Notice:** City of Oakland released a public notice of the FY 2024/25 AAP on the City's Oaklandca.gov website for a 30-day public review and comment period from July 1, 2024 through July 30, 2024. The Public Notice content includes notice of public hearing (date, location, time and web link for virtual access). The same notice requests Oaklander's review and feedback of the 2024/2025 AAP, the mandatory 30-day public comment period, and where to forward requested public comments. Through the Google Translate function on the City's website, the public notice is made available in eleven languages.

Public notice for the City's AAP is forwarded via email to the City's various contact lists including Oakland residents, former Community District Board members, prior fund applicants, stakeholders, City Departments, Oakland City Council members, the Alameda County Continuum of Care and other contact lists made available.

In addition to emailing and posting online, the City's public notice for the 2024/2025 AAP is published in the East Bay Times, The Post, El Mundo and Sing Tao news publications in English, Spanish and Chinese for the purpose of reaching English and non-English Oakland resident with low- and moderate-income (LMI) or living in LMI areas.

## **Public Hearing**

A public hearing for the 2024/2025 AAP will be held at the July 16, 2024, Oakland City Council meeting. Said public hearing will be accessible in persons at 1City Hall, via Zoom<sup>3</sup>, KTOP Live<sup>4</sup> or by and phone. The public hearing is held to obtain the public's views and to provide the public with the City's responses to public questions regarding the 2024/25 AAP.

The City of Oakland follows its Citizen Participation Plan requirements and that of CPD Notice 24-01 (Guidance on Submitting Consolidated Plans and Annual Action Plans for FY 2024). Upon advance-requests, the City of Oakland makes available translation services at all Oakland City Council and Council Committee meetings. The City of Oakland website is functionally available to be used by all website visitors including those that are visually impaired and individuals requiring translation to various languages.

## **HUD Review**

Prior to submitting the AAP to HUD for final review, public comments made during the public hearing and submitted to the City during the 30-day public comment period will be made part of the Citizen Participation section of the AAP, HUD may take up to 45 days upon receipt of the AAP, to complete its review of the AAP.

## **Request For Proposal Process**

City staff works with community, stakeholders, Office of Race and Equity, and other City departments to release Request for Proposals (RFP), Request for Qualifications, Notice of Funding Availability or other competitive processes for services and projects to be rendered, that will not be provided or administered by City Departments.

The appropriate community participants will be selected to review and rank proposals submitted in response to the City competitive process(es). Funding Recommendations will be publicly posted for a 30-day public comment period.

1. City Council may choose to pre-authorize funding recommendations per the 2024/2025 AAP legislation without returning to Council; or may
2. Direct City staff to return to City Council for the authorization of funding recommendations.

In addition to the citizen participation opportunities referenced above for the 2024/25 AAP, The City of Oakland facilitates broad and ongoing stakeholder engagement and citizen participation activities that informs the City AAP as further described in Section AP 12.

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<sup>3</sup> <https://oakland.legistar.com/Calendar.aspx>

<sup>4</sup> <https://www.oaklandca.gov/services/ktop-tv10-program-schedule>

### Consultation Process

The City of Oakland Department of Housing and Community Development conducts ongoing community engagement and stakeholder outreach on a consistent basis to help guide its strategic priorities, coordinate funding and services, and ensure its activities respond to the needs of the most vulnerable populations in Oakland. The Citizen Participation Process and Consultation Process includes a combination of ongoing stakeholder engagement as well as the implementation of a public review and participation process for all plan documents including the Con Plan, the AAPs and any Substantial Amendments to the AAP.

### Community Needs Assessment

The City of Oakland met with dozens of stakeholders to better understand community needs and the factors that pose the greatest risk to homeless for all qualifying populations. This phase was conducted in 2020 to set the priorities and funding activities for the City of Oakland's Five-Year Consolidated Plan for fiscal years (fy) 2020/21-2024/25.

These meetings included a review of data including Alameda County Point in Time Homeless Counts 2019 and recent update, City of Oakland Department of Human Services Permanent Access To Housing (PATH) framework, Alameda County Continuum of Care Plan, etc. The process included townhall style meetings, dozens of small group meetings with presentations, discussion and comments from residents and stakeholders.

### City's Five Year Consolidated Plan (FY) 2020/21 – 2024/25 & AAP Substantial Amendments:

The City of Oakland Department of Housing & Community Development serves as the administrator of federal CPD funds for the City of Oakland. As such, the City led community stakeholder conversations to discuss anticipated 2021 HOME-ARP funds and the availability of all local and federal funds awarded or anticipated to be received by the City under CDBG, HOME, ESG, and HOPWA for homeless services, affordable housing, community development activities or facilities. Therefore, in this phase, an extensive community engagement process was conducted from July 2019 - June 2020 for the 5 Year Consolidated Plan and from July 2021-June 2022 to develop the FY 2023/24 Annual Action Plan

### 2023 Update to the HCD Strategic Action Plan & Measure U Bond Allocation for Housing

#### *Department Staff Engagement Initiative*

Oakland HCD began robust community and stakeholder engagement to determine how to allocate Measure U bond funds in December 2022. To start, department leadership conducted listening sessions with each HCD staff member to better understand their passions, barriers to operations, needs, and opportunities to grow. This engagement was foundational in helping leadership understand how the organization's structure would need to shift to meet increased demand in coming years. Oakland HCD staff highlighted their commitment to serving Oaklanders,

alignment with the department's mission, and belief in housing as a tool to support neighborhood health and safety. Staff also named high workloads due to vacancies, a need for technological modernization, greater communication between silos, and opportunities to promote within the department as key challenges they face. From these discussions, HCD leadership identified operational shifts to pursue over the coming years to better meet staff needs and ensure the department is well-positioned to administer increased funding from Measure U and other sources. Feedback from the Staff Engagement Initiative is featured in Appendix B of the Draft HCD Strategic Action Plan (SAP).

#### Oakland's 2023-2031 Housing Element

Starting in the Winter and Spring of 2022, a series of pop-up events, youth engagement, community hubs, and equity working group meetings were held with stakeholders and residents of Oakland. During Winter of 2022, workshops focused specifically on the Housing Element were held. Housing questions gathered to be included in the general visioning survey.

In Spring of 2022 more visioning and Element workshops were held to discuss housing, visional environmental justice and safety. A draft of the Housing Element was published for a 30-day public review in the Spring of 2022, another draft posted for a 90-day review in Summer of review. A final public review as conduction in the fall and adopted in the Winter of 2023

As required by AB 215, the first Draft Housing Element was available for a 30-day public review period, before incorporating public comments and sending the revised first draft to HCD. On June 30, 2022, the Draft Housing Element Sent to HCD for Review. City staff incorporated public comments into the draft Housing Element (where feasible, given the short turn-around time) and sent to HCD for a 90-day review. More substantive comments were addressed in the second public draft of the Housing Element, released on November 29, 2022.

From June 30, 2022 - September 28, 2022, an Extended First Draft of Housing Element Available for Public Comment. Based on community feedback and to ensure that the Oakland community had enough time to review and comment, the City kept the first public review draft of the Housing Element available for public comment through the 90-day State HCD review period (June 30 - September 28, 2022).

November 29, 2022 - December 29, 2022 - Release of Public Hearing Draft of Housing Element for Public Comment. The City released the second public review draft of the Housing Element on November 29, 2022.

January 2023 - Adoption of Housing Element Public Hearing Draft. Adoption of Housing Element by City Council and Planning Commission was completed.

### Ongoing Funding and Service Coordination

An integral component to the City of Oakland's consultation process is an ongoing effort to coordinate and align funding and services amongst stakeholders. This creates a real-time feedback loop to inform program decisions and funding plans. The results of these coordination meetings between City of Oakland departments, Alameda County Continuum of Care partners, housing providers, the City of Oakland Housing Authority and housing and homelessness advocates is to align the work on the ground with the funding plans and amendments developed by the City of Oakland and submitted to HUD. From 2021-2023 the City of Oakland conducted regular meetings with stakeholders, service and housing providers, Oakland Housing Authority, Alameda County Continuum of Care, Economic Development Workforce Development, Oakland Race & Equity Department, other City departments, and agencies and groups referenced in the consultation portion of this report to review and inform program and funding plans included in the AAP.

A summary of the groups consulted throughout the various consultation processes can be found in the consultation matrix in Section AP-10 of this report.

### **Summary of public comments**

- 1. This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.**

**This section to be completed following the Citizen Participation process.**

- 2. Summary of comments or views not accepted and the reasons for not accepting them**

**This section to be completed following the Citizen Participation process.**

- 3. Summary**

**This section to be completed following the Citizen Participation process.**



## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG ADMINISTRATOR	OAKLAND, CA	Department of Housing & Community Development
HOPWA ADMINISTRATOR	OAKLAND, CA	Human Services Department
HOME ADMINISTRATOR	OAKLAND, CA	Department of Housing & Community Development
ESG ADMINISTRATOR	OAKLAND, CA	Human Services Department

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Oakland is a recipient of U. S. Department of Housing & Urban Development (HUD) Entitlement grants under the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA).

The City of Oakland Department of Housing & Community Development (DHCD) administers the CDBG, and HOME Entitlement grants and the Community Homeless Services (CHS) Division of the Human Services Department administers the HOPWA, and ESG programs.

The Community Development and Engagement (CDE) a Division of DHCD is responsible for coordinating and preparing the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER) for the City of Oakland.

**Consolidated Plan Public Contact Information:**

Greg Garrett, CDE manager & Ecaterina Burton, Monitoring & Evaluation Supervisor

[CDE@OAKLANDCA.GOV](mailto:CDE@OAKLANDCA.GOV)

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA. 94612



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

RESPOND TO EACH SECTION BELOW.

### **1. Introduction**

The City of Oakland consults and collaborates regularly with a variety of regional and local agencies, Alameda County partnering jurisdictions, the Alameda County Continuum of Care (Everyone Home), Alameda County Home Together Strategic Plan Committee, Alameda County “All Cities” (Housing and Homeless) meetings, homeless prevention and housing stability agencies to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies to address homeless, homeless prevention, affordable housing and other priority community development needs impacting the residents of Oakland.

The City of Oakland partners with OHA on an ongoing basis to explore and test new and innovative methods of delivering affordable public housing and supportive services to low-income residents throughout Oakland. These programs are often created in partnership with the City, County, and expert service providers to leverage funding through systems alignment to provide enhanced efficiencies and ensure the success of the participants.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I))**

**Participation in the Alameda County Continuum of Care (EveryOne Home)** - The planning body has several major duties including operating the Continuum of Care (CoC), design and implementation of coordinated entry system, monitoring program/system progress, planning county-wide system of service, and housing interventions and selecting projects for CoC funding.

**Participation in the Alameda County Home Together 2026 Community Plan** is a 5-year strategic initiative which centers racial equity and identifies the strategies, activities and resources needed to dramatically reduce homelessness in Alameda County. Home Together 2026 Community Planning is led by the Alameda Health Care Services Agency. The City of Oakland is an active participating member of this strategic planning group. Oakland’s Homeless Prevention work is aligned with Home Together, focusing on those at risk of becoming homeless.

**Participation in the Alameda County “All Cities” Homeless and Housing Meetings** - Bi-weekly discussions and updates around homelessness, homeless prevention, housing stability and other affordable housing needs.

**HOME Participating Partners:** Oakland historically participated in the East Bay HOME participating jurisdictions consisting of Alameda County, Contra Costa County, Berkeley, and Richmond to compare and coordinate monitoring of HOME assisted projects. This collaborative periodically reconnects to discuss issues related to the management of HOME program re-sources and to share best practices.

**OHA:** OHA relies on expert partners to provide referrals for its non-traditional housing assistance programs that serve special populations. These partners range from the Alameda County Sheriff’s Office to Alameda County Coordinated Entry and other partners who work with these populations, but during 2024-2025 OHA plans to partner with additional agencies to implement new initiatives, as detailed below.

To improve mental health related emergency calls, OHA plans to create and implement a Crisis Care Team (CCT) based model for responding to and assessing dispatched police calls. The model involves a mobile unit staffed with an Emergency Medical Technician and a Behavioral Health Clinician that would respond in addition to a police officer to mental health related emergency calls. Upon arrival, the officer would be able to assess the situation, and determine the appropriate level of involvement. The main objective would be to identifying the needs of the clients, and assist in transportation to a shelter, sobering center, wellness center, mental health facility or any other designation that is appropriate instead of the traditional model of transporting every client to a local emergency room or mental health facility, often using costly ambulance resources that are not always necessary.

The primary objective of this program is to support residents experiencing mental health emergencies, by providing essential services and follow up resources, facilitating transportation to medical facilities, and ultimately minimizing the necessity for police involvement in mental health crises.

OHA plans to pilot the CCT model and contract with a third party to provide the services beyond police officers and will conduct an evaluation of the program’s effectiveness after a prescribed period.

OHA also plans to work in partnership with the Alameda County Public Health Department Nutrition Services to provide weekly health and wellness activities at the public housing developments.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Alameda County is home to more than 1.6 million residents and includes Oakland, 13 other cities and six unincorporated communities. Nonprofit organizations, public entities, and a range of interested parties, including those with direct experience of homelessness, work together in Alameda County EveryOne Home (EOH) CoC (the Oakland-Berkeley-Alameda County CoC) to seek new resources and coordinate housing and services funding for addressing homelessness.

The CoC is led by a representative Leadership Board, supported by a number of committees, and staffed by EOH. The County's Office of Homeless Care and Coordination (OHCC), formed in early 2020 within the Health Care Services Agency, participates in CoC Leadership and coordinates with residents, providers, other County agencies and local jurisdictions around strategic planning and service delivery. Cities across Alameda County participate in the CoC and dedicate local resources to funding, siting, and supporting shelters, housing, and services within their communities.

The Alameda County Home Together 2026 Community Plan, prepared by partners in the Continuum of Care and informed by a homelessness response system needs analysis and focus groups with persons of color who have experienced homelessness, seeks to serve as a playbook for all CoC participating jurisdictions working together, recognizing that each jurisdiction will need to make specific decisions regarding the resources under their authority. Specific annual action plans are developed for the county and for cities in conjunction with Home Together 2026 Community Plan framework.

Together, participating jurisdictions, agencies and members of EOH are building a future in which there are sufficient resources, improved racial equity, political leadership, decreases in new homelessness, shorter lengths of being homeless and reduced rate of people return to homeless. Goals and strategies focus on:

# 1

## **Prevent homelessness for our residents**

1. Address racial disparities in mainstream/upstream systems to prevent racially disproportionate inflow into homelessness
2. Focus resources for prevention on people most likely to lose their homes
3. Rapidly resolve episodes of homelessness through Housing Problem Solving
4. Prevent racially disproportionate returns to homelessness

# 2

## **Connect people to shelter and needed resources**

1. Expand access in key neighborhoods and continue improvements to Coordinated Entry
2. Lower programmatic barriers to crisis services such as prevention, problem solving, and shelter
3. Prevent discharge from mainstream systems to homelessness
4. Significantly increase the availability of shelter, especially non-congregate models, to serve vulnerable adults and families with children and to reduce unsheltered homelessness
5. Provide accessible behavioral health services to people with serious mental illness or substance use needs and who are unsheltered, in shelter, or in supportive housing programs

# 3

## **Increase housing solutions**

1. Add units and subsidies for supportive housing, including new models for frail/older adults
2. Create dedicated affordable housing subsidies for people who do not need intensive services
3. Create shallow subsidies for those who can exit or avoid homelessness with more limited assistance
4. Add new slots of rapid rehousing for those who can pay full rent over time
5. Ensure new housing funding is distributed across the county according to need
6. Reduce entry barriers to housing and ensure racial equity in referrals and placements

# 4

## **Strengthen coordination, communication and capacity**

1. Use data to improve outcomes and track racial equity impacts
2. Improve messaging and information availability
3. Build infrastructure to support and monitor new and expanded programs

City of Oakland's Permanent Access To Housing (PATH) Framework aligns with the EOH COC and Home Together Plan to best coordinate City and County efforts for greatest impact to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

OHA received 81 new Stability Vouchers (SV) in FY 2023, designed to assist homeless households. OHA will continue to lease the SVs into 2025 utilizing the successful partnership with Alameda County Continuum of Care (CoC), built through the Emergency Housing Voucher (EHV) and Foster Youth to Independence (FYI) leasing efforts, to ensure efficient and rapid referrals and supportive services for applicants to continue the community wide commitment to reducing homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

#### **Allocation Plan (Home Together Plan 2026 Community Plan)**

Since 2012, Alameda County participating jurisdictions consult regularly with the Alameda County Continuum of Care on the use of Emergency Solutions Grant (ESG).

Currently under the Alameda County Continuum of Care, Oakland works with Alameda County Homeless Solutions office to develop the Home Together 2026 Community Plan a 5-year strategic initiative which centers racial equity and identifies the strategies, activities and resources needed to dramatically reduce homelessness in Alameda County. The Plan identifies what is needed to operate a homeless response system that has the capacity to address the needs of people experiencing homelessness and to reduce racial disparities.

The Plan details specific strategies and action steps that were informed by an extensive community input process which included participation from system leaders, homeless program participants, service providers and partners in the homelessness response system, and people with lived experience to learn what works and what doesn't work in our current homeless response system.

The Plan identifies the strategies and activities to operationalize the recommendations and address the findings detailed in the Centering Racial Equity in Homeless System Design report, an

in-depth analysis of Alameda County's homeless response system that was conducted in 2019-2020 by partners in Alameda County's Continuum of Care.

On February 4, 2022, at a joint meeting of Alameda County Board of Supervisors and Mayors, an Alameda County Allocation Plan was adopted across the Alameda County's fourteen cities, committing to ending homelessness. The EOH CoC recognizes that homelessness is a regional problem that requires a regional solution, with coordinated leveraging of city and county resources.

Because the Alameda County is a direct recipient of many funds and has the ability to support efforts throughout the entire geography, Alameda County and CoC partners will coordinate a countywide effort to leverage City ESG (and other Federal, State, and local funds) and County sources.

In Alameda County, the City of Oakland plays a critical role in ending homelessness through the provision of local and dedicated federal (including ESG) and state resources, and as overseers of land use planning for shelters and permanent housing. Cities have innovated programs and services and their capacity to fund/augment programs must be considered alongside local and regional priorities.

A community-wide commitment to improve and use the community's HMIS data for tracking and accountability is a central tenet of the Plan. Improved communication about efforts to reduce homelessness and impacts are also key to keeping the buy-in of partners and the confidence of the community. This includes expanding the range of partners from other systems of care that overlap with the homelessness response system (such as health care, child welfare, and criminal justice), and ensuring that both housed and unhoused people have access to the best information about current and anticipated homeless resources.

## **Evaluation of Projects and Activities**

The Results Based Accountability Committee developed system level and program level performance measures. The Results Based Accountability (RBA) meets monthly and welcomes participation of stakeholders who are committed to learning and implementing the RBA framework.

These measures and targets now appear in county and city contracts for homeless services. Performance measures include shortening the length of time homeless, increasing permanent housing exits, and reducing returns to homelessness from permanent housing. These measures are published not less than annually through the Practitioner's Scorecard on the EOH Continuum of Care Results Based Accountability webpage.

In order to be eligible for homelessness funding that originates or passes through Alameda County, a homelessness program must demonstrate how it meets the measurable performance goals outlined in the Home Together 2026 Community Plan. Alameda County, through its procurement mechanisms and based on funding regulations, makes the final determination of program eligibility for county-administered funding, which will be allotted to each CoC defined region of the county proportionally to that region's share of the county's overall homeless population as per the most recent federal Point-In-Time Count (PIT).

## **HMIS**

The EOH CoC HMIS Oversight Committee meets once a month to plan, establish and implement HUD required documents such as a Data Security Plan, Data Quality Plan, Data Privacy Plan, and HMIS Monitoring Tool. Other consultation opportunities are around development communications plan, Point In Time Count check-ins, and review of the HMIS Committee Workplan to:

Ensure the design of the HMIS reflects the needs of the system;  
Monitor HMIS Lead performance and deliverable;  
Develop and implement policies and procedures; and  
Improve HMIS training curriculum and communication.

2. **Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

### **1. AGENCY/GROUP/ORGANIZATION:**

City of Oakland Community Homelessness Services Division of the Human Services Department

#### **AGENCY/GROUP/ORGANIZATION TYPE:**

- Local Government
- Grantee Department
- Homeless Services
- Services Persons with HIV/AIDS

#### **WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION:**

- Homelessness Needs - Chronically homeless
- Homelessness Needs - Families with children
- Homelessness Needs – Veterans
- Homelessness Needs - Unaccompanied youth
- Homelessness Strategy
- Non-Homeless Special Needs
- HOPWA Strategy
- AP-38 Project Summary

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**



HCD met with Community Homelessness Services (CHS) to discuss how to target deeply affordable housing for the homeless, resource coordination for HOPWA housing for Alameda County portion of Oakland EMSA, the need for gap funding for various homeless projects, including but not limited to public facility improvements (homeless), HIV/AIDS housing and services Request for Proposals, PATH Strategy, and HOPWA Amendments. Anticipated outcomes: Regular Request for Proposals for HOPWA funds, particularly for projects in Alameda County; potential transitional housing scattered sites capital improvements, and the potential future merge of CHS with DHCD .

**2. AGENCY/GROUP/ORGANIZATION:**

City of Oakland Economic Development Workforce Department

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Local Government
- Economic Development

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION:**

- Economic Development
- AP-38 Project Summary

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Scope and impact measures for CDBG funded Neighborhood Business Assistance (NBA) Program Activities to assist with free one-on-one consultations and referrals at libraries in the historically most under-invested communities of Oakland.

Anticipated outcomes: More regular, detailed reporting and tracking of job benefit (retained and created), data collection related to demographics due to our recently implemented Jot form Intake platform which will allow the versatility to more effectively track our CDBG & HUD required categories.

**3. AGENCY/GROUP/ORGANIZATION:**

City of Oakland Department of Housing & Community Development

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Local Government
- Grantee Department

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Affordable Housing
- Homeless Prevention
- Anti-Displacement
- Fair Housing
- Housing Needs Assessment
- Market Analysis
- Non-Homeless Special Needs
- AP-38 Project Summary

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

2024 update to the HCD Strategic Action Plan, Measure U Bond Planning, Regional Housing Needs Assessment (RHNA), Substantial Amendments to Annual Action Plans, and Housing Element goals and expected outcomes to align fund resources and outcomes with the “3P” Strategy Housing Framework: Protection, Preservation and Production.

Anticipated outcomes: Increased affordable housing, housing for homeless, increased homeless prevention funds resources and activities.

**4. AGENCY/GROUP/ORGANIZATION:**

- Mayor, City Council Offices and Council District Residents

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Civic Community Leaders

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Homeless Prevention
- Affordable Housing
- Non-Homeless Special Needs
- Neighborhood Stabilization
- Homeless Needs

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

HCD providing community engagement and City Leadership updates in the development of the Homeless Prevention Pilot, Measure U Bond Plan, 2023 Update to the HCD Strategic Plan; Housing Element and other Plans, all of which feed into the 2024/25 Annual Action Plan.

**5. AGENCY/GROUP/ORGANIZATION:**

City of Oakland Housing Authority

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Public Housing
- Affordable Housing

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Public Housing
- Affordable Housing

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Coordination of funding to enable deeper affordability levels on shared housing developments, input on Oakland Housing Authority's Making Transitions Work (MTW) Plans, OPRI funding from OHA to the City for rapid rehousing, and other Annual Action Plan discussions.

**6. AGENCY/GROUP/ORGANIZATION:**

- Stanford University's Changing Cities Research Lab
- Federal Reserve Bank of San Francisco
- University of Pennsylvania's Department of Regional & City Planning

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Planning and Research

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Housing Needs Assessment

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Provided data and analysis about Oakland and its residents, including updated demographics and housing needs to inform the Homeless Prevention Pilot and 2023 HCD Strategic Action Plan that ties into the City's Annual Action Plan. Anticipated outcome: Increased housing stability for the City's most at risk of becoming homeless if not for wrap-around services and flexible financial assistance. Increased affordable housing efforts targeted to those who most need housing assistance.

**7. AGENCY/GROUP/ORGANIZATION:**

- EveryOne Home (EOH)

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Continuum of Care

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Data
- Needs
- Homeless and HOPWA HIV AIDS needs
- Point In Time Count

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

EOH Continuum of Care for Alameda County, along with other stakeholders, plan for the short-range and long-range impacts on the most vulnerable populations. EOH provides HMIS management and oversight; Manages the CoC Supportive Housing Program application process and Point in Time Count. Anticipated outcomes include annual support to City of Oakland transitional, supportive housing programs for families, youth and singles, collaborative work around eliminating homelessness, and additional homeless fund sources.

**8. AGENCY/GROUP/ORGANIZATION:**

- East Bay Community Law Center

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Legal Services

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Fair Housing

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Consultation around fair housing needs, mediation needs, outreach and education need regarding fair housing. Anticipated outcome: Provision of tenant/landlord eviction prevention and fair housing related legal consultation services made available to Oakland tenants and landlords.

**9. AGENCY/GROUP/ORGANIZATION:**

City of Oakland Affordable Housing and Affordable Service Providers

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Local Government
- Alameda County
- Oakland Housing Authority
- Community Based Organization
- Non-Profits Housing Providers

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Data
- Needs
- Affordable Housing
- Homeless Needs

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Met with dozens of stakeholders to better understand community needs and the factors that pose the greatest risk to homeless for Oaklanders. This phase was conducted in 2020 to set the priorities and funding activities for the City of Oakland's Five-Year Consolidated Plan for fiscal years (fy) 2020/21-2024/25. These meetings included a review of data including Alameda County Point in Time Homeless Counts 2019, City of Oakland Department of Human Services Permanent Access To Housing (PATH) framework, Everyone Home Continuum of Care Plan, etc. The process included townhall style meetings, dozens of small group meetings with presentations, discussion and comments from residents and stakeholders. Oakland Housing Authority has an Annual Consultation 2 times a year. OHA Public Housing Authority Analysis and discussion of public housing concerns, needs and analysis · Identified opportunities for ongoing coordination of public and affordable housing efforts · Agreed upon the number of units to be developed or funded during the year. The City of Oakland provides Equal Access for public participation and (Participating Jurisdiction) must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plans.

**10. AGENCY/GROUP/ORGANIZATION:**

Oakland Housing Authority

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Public Housing
- Affordable Housing

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Public Housing
- Affordable Housing

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Coordination of funding to enable deeper affordability levels on shared housing developments, input on Oakland Housing Authority's MTW Plans, OPRI funding from OHA to the City for rapid re-housing, and other Annual Action Plan discussions.

**11. AGENCY/GROUP/ORGANIZATION:**

Main Street Launch

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Business Technical Assistance
- Services-Employment

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Economic Development

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Program Activities: To assist small Businesses with Loans and Technical Assistance intended to create and retain employment opportunities.

**12. AGENCY/GROUP/ORGANIZATION:**

Bay Area Community Services

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Services- Housing

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Public Housing Needs
- Affordable Housing

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Provide outreach and wraparound housing services to Oaklanders most likely to become homeless without assistance.

Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted (In Table 2) and provide rationale for not consulting:**

The City of Oakland Department of Housing and Community Development conducts ongoing community engagement and stakeholder outreach on a consistent basis to help guide its strategic priorities, coordinate funding and services, and ensure its activities respond to the needs of the most vulnerable populations in Oakland. Stakeholders include public and assisted housing providers and private and governmental health, mental health and service agencies, community-based organizations, homeless service providers, continuum of care providers, Oakland Mayor's office and City Council offices.

**Describe other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Oakland Housing & Community Development Strategic Action Plan	City of Oakland	2023 update to the HCD Strategic Action Plan framework and target actions to meet housing challenges of Oakland through Protection, Preservation and Production. This "3P" approach is tied to identified needs informed through data and stakeholder input
Housing Element/General Plan	City of Oakland	The 2023-2031 Housing Element identifies policy direction to meet the housing needs

Annual Action Plan



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		of the City, both by preserving existing homes and by clarifying priorities for new construction. The plan will include an overview of housing policies and programs and will identify locations that can accommodate future housing.
Five Year Consolidated Plan for FY 2020/21-2024/25	City of Oakland	Assess City of Oakland affordable housing and community development needs and market conditions to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the CPD formula block grant programs: CDBG, HOME, HOPWA & ESG.
Alameda County Home Together 2026 Community Plan	Alameda County	The Home Together 2026 Community Plan lays out the goals and strategies needed to dramatically reduce homelessness in Alameda County by 2026 and combat racial disparities in homelessness through fully centering equity.
2024 Point In Time Count Unsheltered & Sheltered Report	EveryOne Home	Informs Oakland Homeless programs, policy, funding needs & system design decisions. Impacts PATH Strategy, HCD Strategic Plan & other Oakland initiatives to prevent and eliminate homelessness in Oakland.
Permanent Access To Housing (PATH) Strategy Framework	City of Oakland	The Permanent Access to Housing (PATH) Framework is the City's updated five-year approach to address homelessness in Oakland. The PATH Framework organizes strategies to address homelessness under three major themes: 1. Prevention strategies to keep people from becoming homeless 2. Emergency strategies to shelter and re-house households and improve health and safety on the street 3. Creation of affordable, extremely low income and permanent supportive housing

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		units prioritized for households experiencing homelessness.
Regional Housing Needs Allocation Plan	Association of Bay Area Governments	2023-2030 Affordable housing needs and targets over 8-year period to increase housing supply and mix of housing types. Balance disproportional household income distributions. Oakland's annual target for producing new affordable housing units has increased to 1,283 units annually in the current RHNA cycle, up from 595 units per year in the 2015-2022 period.
Measure U – 2022 Affordable Housing Infrastructure Bond	City of Oakland	Determines how to best allocate \$350 million in Measure U dollars for affordable housing through Production and Preservation of housing. Guiding Principles: (1) Race and equity; (2) Data driven fund allocations and decision making; (3) Leveraging funding sources (4) reduce development costs and time; (5) expanded partnerships and resources; (6) investment and advocacy for systems change; and (7) Stay nimble.
Regional Analysis of Impediments to Fair Housing	County of Alameda	This report reflects a countywide effort to increase fair housing choices for residents across the county. The County of Alameda, as lead agency, and multiple participating jurisdictions—the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City, and the housing authorities for County of Alameda, Alameda, Berkeley, Livermore, and Oakland—
Race & Equity- Oakland Equity Indicator Reports	City of Oakland	Enables City departments and staff to make data driven decisions about programs and policies to address inequities and ensure that Oaklanders have equitable access to opportunities and services provided directly or by contract.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Policy Report – The State of Housing Insecurity in Oakland	Changing Cities Research Lab – Stanford University	Examines the state of housing insecurity in Oakland, focusing on conditions among the City’s lowest-income renters and communities of color, drawn from a large-scale longitudinal dataset and in-depth interviews with low-income residents conducted during the pandemic. This policy report concludes with two sets of policy recommendations to promote housing stability while reducing racial disparities in Oakland: (1) Ensure that low-income renters can remain in stable housing. (2) Ensure that low-income renters who move can find suitable housing locally without resorting to informal housing or homelessness
Oakland Housing Authority – Making Transitions Work Plan	Oakland Housing Authority	To assure the availability of quality housing for low-income persons and to promote the civic involvement and economic self-sufficiency of residents and to further the expansion of affordable housing within Oakland.

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

## AP-12 Participation – 91.105, 91.200(c)

1. **Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting**

The City of Oakland's Citizen Participation process encourages public engagement in the development of the City's Five-Year Consolidated Plan (Con Plan), Annual Action Plans (AAP), and Consolidated Annual Performance & Evaluation Report (CAPER). Emphasis is placed on the involvement of low- and moderate- income residents particularly those living in low to moderate income neighborhoods, areas where CDBG funds are proposed to be used and residents of public and assisted housing developments. The City of Oakland Citizen Participation Plan encourages participation of minorities, people who do not speak English and people with disabilities.

The Process includes the following stages:

1. Public Notice

The City provides advance public notice once a federally required document is available, such as the proposed Annual Action Plan, Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance Report. Public notices also include dates of public hearings and public meetings related to the funds or planning process covered.

Public notices are published in English, Spanish, and Chinese newspapers and on the City's website. This notice is also emailed to Oakland residents, stakeholders and others subscribed to Oakland's CDBG mailing list.

2. Public Access to Information

The City of Oakland provides the public with reasonable and timely access to information and records relating to the data or content of the Con Plan, AAP, Substantial Amendments to Plans and the CAPER. Access to said documents are typically made available:

Online, on the City's website.

- Hard copy of plan and/or report documents are made available upon request, at no charge to the requestor.
- Electronic copy of the plan and/or report documents are made available via email upon request, at no charge to the requestor.
- Upon request, materials are also made available to residents with limited English proficiency (LEP) and those with disabilities. Google Translation features are available for web content posted on the City's website, not including attachments.

Unless modified by HUD Notice, mandatory public comment and review periods are as follows:

- Per Federal Regulation 24 CFR 91.505 the Con Plan, AAP, and Substantial Amendments to the AAP documents shall be made available for a **30-day** public comment period to review and respond to proposed federally required plan document.
- Per Federal Regulation 24 CFR the CAPER shall be made available for a **15-day** public comment period to review and respond to proposed federally required plan document.

### 3. Public Hearings

Post COVID 19 pandemic, public hearings are held in person in Oakland City Council Chambers and virtually via Zoom. Instructions for public participation in the public hearing are provided at <https://oakland.legistar.com/Calendar.aspx> in the agenda for the public hearing item. Upon advance request of not less than 5 days prior, services are made available to persons with disabilities and translation services for residents with limited English proficiency (LEP). When in-person, public hearings are held at locations accessible to people with disabilities.

Recording of each public hearing is made available online for public viewing on the City's Oakland Legistar webpage at <https://oakland.legistar.com/Calendar.aspx>.

### 4. Federal Plans and Reports

Following City Council's approval of items presented at the required public hearings, all public comments received at the public hearing and during the public comment period are made part of the Federal plan or report document prior to submitting required Federal documents to the U.S. Department Housing and Urban Development (HUD) for final review and approval.

## Efforts Made To Broaden Citizen Participation

### Equal Access:

City of Oakland is the first city in the nation to pass an Equal Access to Services Ordinance to remove language barrier that limited English speakers encounter when using City services. The Equal Access to Services Ordinance No 12324 C.M.S. provides equal language access to City services for all Oakland residents by way of translation services to those with limited English Proficiency (LEP), and further established in the Language Access Plan (LAP). At no charge, persons with LEP may visit <https://www.oaklandca.gov/services/find-language-access-services> for a list of City representatives that may assist in translation services.

Post pandemic, Oakland residents continue to have the option to participate in public hearings in person and online via Zoom.

### Additional Opportunities for Public Participation:

FY 2024/25 Annual Action Plan

In addition to citizen participation opportunities under the AAP process, various program, regional and local planning, and department specific opportunities for resident's input are made available throughout the year as referenced in listed in the first part of Section AP-10.

**Citizen Participation Outreach** *(To Be Completed During Public Review/Comment Period)*

<u>Sort Order</u>	<u>Mode of Outreach</u>	<u>Target of Outreach</u>	<u>Summary of Response/ Attendance</u>	<u>Summary of Comments Received</u>	<u>Summary of Comments Not Accepted and Reasons</u>	<u>URL (If applicable)</u>
<u>1</u>	Website/ Internet Outreach	Citywide Non-Targeted Minorities Non-English Speaking via Google translate	N/A			<a href="https://www.oaklandca.gov/documents/annual-action-plan-fy-2024-2025">https://www.oaklandca.gov/documents/annual-action-plan-fy-2024-2025</a>
<u>2</u>	Email	Stakeholders, Community Groups, City Departments, Residents and District Boards	N/A			CDE@Oaklandca.gov
<u>3</u>	News Publication	Spanish, Chinese, English speaking Oakland residents. Low- & Moderate – income Residents Minorities	N/A			The Post El Mundo Sing Tao East Bay Times
<u>4</u>	Public Hearing (Hybrid -In Persons & Virtual)	Citywide Minorities Other: Translation services made available	In Person/Virtual Public Hearing			<a href="https://oakland.legistar.com/Calendar.aspx">https://oakland.legistar.com/Calendar.aspx</a>
<u>5</u>	Measure U Community Meetings Keep or By District	Low- & Moderate – income Residents	Virtual meetings with commendable attendance and participation		<u>None to report.</u>	Monday, April 10 <sup>th</sup> , 2023; <a href="#">D1 Housing Conversation</a> Wednesday, April 11 <sup>th</sup> : <a href="#">D2 Housing Conversation</a> Wednesday, April 19 <sup>th</sup> : <a href="#">D3 Housing Conversation</a> Thursday, April 20 <sup>th</sup> : <a href="#">D7 Housing Conversation</a> Monday, April 24 <sup>th</sup> : <a href="#">D4 Housing Conversation</a> Wednesday, April 26 <sup>th</sup> : <a href="#">D6 Housing Conversation</a> Wednesday, May 3 <sup>rd</sup> : <a href="#">D5 Housing Conversation</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1,2)

#### Introduction

The City of Oakland (City) has prepared its Fiscal Year (FY) 2024/2025 Annual Action Plan (AAP) to be submitted to the United States Department of Housing & Urban Development (HUD) in May 2024 or no later than August 16, 2024 per HUD CPD Notice 24-01.

On May 7, 2024, HUD announced CPD Formula Grant allocations for 2024 (FY 2024/25) for CDBG, HOME, HOPWA, and ESG, allocating \$14,260,551 to Oakland under the four HUD/CPD grants as provided below.

#### 2024 FEDERAL ENTITLEMENT FORMULA GRANTS ALLOCATED TO THE CITY

Community Development Block Grant (CDBG)	\$ 7,484,410
HOME Investment Partnership (HOME)	\$ 2,368,547
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 3,761,466
Emergency Solutions Grant (ESG)	\$ 646,128
<b>Total</b>	<b><u>\$ 14,260,551</u></b>

Per CPD Notice 24-01 the AAP is due to HUD 45 days before the start of the FY 2024/2025 program year, or not later than August 16, 2024. CPD Notice 24-01 provides guidance on submitting AAP documents, including a waiver of HUD Regulation 24 CFR.570.200(h) for Grantees seeking pre-award costs, whose Action Plan submission is delayed past the normal submission date in accordance with the terms of CPD Notice 24-01. To ensure timely HUD review of the AAP and start of FY 2024/25 CDBG, HOME, HOPWA and ESG funded activities, the City will submit its AAP In July 2024, prior to the August 2024 deadline.

Oakland HCD has developed the draft FY 2024/2025 AAP, described in the *Analysis* section below, for funds to be awarded to the City under the HUD CPD's 2024 CDBG, HOME, HOPWA, and ESG programs. The public review/comment period and public hearing process will meet citizen participation requirements as set forth in the City's adopted Citizen Participation Plan as mandated by Title 24 Code of Federal Regulations (CFR 91.105 and 24 CFR 91.115).

Upon HUD review and approval of the City of Oakland 2024/25 AAP, funds will be awarded to the City through HUD Grant agreements for each allocation. In Table 5 below, anticipated resources include expected program income, match funds, and carryforward funds for each program. Carryforward totals (prior year resources) presented in Table 5 are estimated and subject to fund reconciliation results at the end of FY 2023/24.

FY 2024/25 Annual Action Plan

## Anticipated Resources

Program	Source of Funds	Uses of Funds (select all that apply)	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	PUBLIC FEDERAL	Affordable Housing Housing Rehabilitation Homeless Services Homeless Prevention Economic Development Public Improvements Public Services Admin and Planning	\$7,484,410	\$850,000	\$478,000*	\$15,588,511		CDBG activities will include activities benefiting low-moderate income households & communities supporting affordable housing acquisition and rehabilitation, owner occupied housing rehabilitation, code compliance relocation assistance, homeless services, homelessness prevention, economic development activities and fair housing assistance.
HOME	PUBLIC FEDERAL	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,368,547	\$500,000	\$2,935,667 \$3,046,333 \$2,348,734	\$11,199,282		HOME Activities will support new construction, rehabilitation, acquisition and preservation of affordable housing.
ESG	PUBLIC FEDERAL	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$646,128	0	\$676,224	\$1,322,352		ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid re-housing , emergency shelter, outreach services, HMIS activities and Administration.
HOPWA	PUBLIC FEDERAL	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	\$3,761,466		\$10,318,823	\$10,702,987	\$14,080,290	HOPWA activities will include information and referral, Short Term Rent Mortgage Utility assistance, Tenant Based Rent Assistance, housing placement and other services and housing for persons living with HIV/AIDS and their families.

\*Of \$6,987,850

**Table 5 - Expected Resources – Priority Table**

FY 2024/25 Annual Action Plan





Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

GRANT	Leveraging and Match Requirements
Community Development Block Grant (CDBG)	<p>CDBG funds are leveraged by Revolving Loan Fund/Program Income (RLF/PI) generated by the City Residential Lending/Housing Rehabilitation programs for owner occupied units. CDBG funds further leverages local, state and federal resources managed by Department of Housing &amp; Community Development (DHCD), Human Services Department, and Economic &amp; Workforce Development, in support to homeless and homeless prevention services, special needs housing projects, acquisitions and conversions for affordable housing , economic development technical and financial assistance, homeless and other public facilities capital improvements, anti-displacement activities, fair housing, and relocation activities principally benefitting low- and moderate-income residents of Oakland.</p>
HOME Investment Partnerships (HOME)	<p>HOME funds will leverage the following Non-Entitlement Resources for affordable housing:</p> <p>As a HOME grantee, City of Oakland must contribute or match no less than 25 cents for each dollar of HOME funds spent on affordable housing. The match <i>liability</i> must be satisfied by the end of each federal fiscal year.</p> <p>The HOME match obligation may be met with any combinations of non-Federal resources:</p> <ul style="list-style-type: none"> <li>• Cash or cash equivalents from a non-federal source</li> <li>• Value of waived taxes, fees, or charges associated with HOME projects</li> <li>• Value of donated land or real property</li> <li>• Cost of infrastructure improvements associated with HOME projects (onsite or offsite)</li> <li>• Value of donated materials, equipment, labor, and professional services</li> <li>• Cost of supportive services provided to families living in HOME units</li> <li>• Cost of homebuyer counseling to families purchasing HOME assisted units</li> </ul>

	<p>HOME funds will leverage Affordable Housing Trust funds, Boomerang funds, Impact Fees, Low- and Moderate-Income Housing Asset fundings, and Local Housing Trust Funds under the FY 24/25 New Construction Housing NOFA.</p> <p>HOME funds may leverage Measure U Bond funding during FY 2024/25 for permanent homeless units, low-income units, preservation via acquisition/conversion and preservation of existing City portfolio.</p>
Housing Opportunities for Persons With HIV/AIDS (HOPWA)	<p>HOPWA activities will leverage with Ryan White Funds, Section 8 Subsidies, tenant rents, Health Resources &amp; Services Administration (HRSA), HUD Section 811 Supportive Housing for Persons with Disabilities Program (HUD 811), and Shelter Plus Care (SPC) subsidies, among other leveraging supports to continue to provide services and increase housing opportunities for persons living with AIDS and their families. There are no match requirements for HOPWA funds</p>
Emergency Solutions Grant (ESG)	<p>ESG funds will leverage the City's Permanent Access To Housing (PATH) activities supported by various programs and funding streams including general purpose funds dollars, Oakland Housing Authority subsidy support under the City's OPRI program, Alameda County Continuum of Care (CoC) Supportive Housing Program, funds from neighboring jurisdictions in support of the Winter Shelter Program, Community Development Block Grant funds allocated to PATH and staffing, and Alameda County Boomerang funds.</p> <p>Dollar for dollar ESG Match requirements are met through a combination of General Purposes funds (approximately \$115,000), \$1.1M CDBG funds allocated to PATH , Crossroads Homeless Shelter, staff cost and program delivery costs.</p>

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

City of Oakland's Public Lands Strategy (PLS) seeks to use the value of sites identified for future disposition and development to maximize the production of affordable housing units. The PLS seeks to balance the need to produce affordable housing quickly with other public benefit goals such as fiscal responsibility and sustainability, economic development, and providing for other community benefits. Because 100% affordable housing projects typically require City subsidies that exceed the value of the land, the sites designated for this use will need an additional source of funds.

Appendix C Table C- 16b of the City of Oakland 2023-2031 Housing Element Update<sup>5</sup> provides a list of locally owned surplus sites for which the City will release Notice of Availability (NOA) annually (1-2 sites per year) for the development of affordable housing and other uses referenced above.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
1414 CLAY ST OAKLAND 94612	003 006700400		CBD-C	484	0.66	Public	Available	255	0	0	SURPLUS SITE. Unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
1800 SAN PABLO AVE OAKLAND 94612	008 064201800		CBD-X	484	1.02	Parking Lot	Available	225	0	0	SURPLUS SITE. City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
1911 TELEGRAPH AVE OAKLAND 94612	008 071605800		CBD-R	484	1.04	Public	Available	149	0	0	SURPLUS SITE. City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
1449 MILLER AVE OAKLAND 94601	020 015300600		RM-2	2 per lot	0.27	Mobile Homes	Available	0	2	0	SURPLUS SITE. City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
DERBY AVE OAKLAND 94601	025 072000201		RM-4	39.6	0.21	Parking Lot	Available	0	5	0	SURPLUS SITE. City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2777 FOOTHILL BLVD OAKLAND 94601	025 073300802	WW	RU-5	96.8	0.47	General Commercial	Available	20	0	0	SURPLUS SITE. City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2759 FOOTHILL BLVD OAKLAND 94601	025 073300803	WW	RU-5	96.8	0.05	Public	Available	2	0	0	SURPLUS SITE. City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3614 FOOTHILL BLVD OAKLAND 94601	032 208405000	XX	RU-5	96.8	0.12	Vacant - Public	Available	0	0	0	SURPLUS SITE. City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3600 FOOTHILL BLVD OAKLAND 94601	032 208405100	XX	RU-5	96.8	0.24	Vacant - Public	Available	0	0	0	SURPLUS SITE. City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3566 FOOTHILL BLVD OAKLAND 94601	032 211503701	XX	RU-5	96.8	0.15	Vacant - Public	Available	0	0	0	SURPLUS SITE. City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3550 FOOTHILL BLVD	032 211503801	XX	RU-5	96.8	0.26	Vacant - Public	Available	124	0	0	SURPLUS SITE. City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal

OAKLAND 94601											at City Council direction for 124-unit affordable modular development
7318 INTERNATIONAL BLVD OAKLAND 94621	040 331703200		CC-2	158.4	0.08	Vacant - Public	Available	0	8	0	<u>SURPLUS SITE.</u> City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
796 66TH AVE OAKLAND 94621	041 390100400		D-CO-2	335.07692	4.59	Parking Lot	Available	296	0	0	<u>SURPLUS SITE.</u> City owned site (EWD); Coliseum City - City-owned surplus sites.
66TH AVE OAKLAND 94621	041 390101000		D-CO-2	335.07692	2.17	Open Space	Available	140	0	0	<u>SURPLUS SITE.</u> City owned site (EWD). Coliseum City - City-owned surplus sites.
7001 SNELL ST OAKLAND 94621	041 417000504		D-CO-1	335.07692	0.62	Open Space	Available	40	0	0	<u>SURPLUS SITE.</u> City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites.
73RD AV OAKLAND 94621	041 417300103	YY	D-CO-1	335.07692	0.32	Vacant - Public	Available	20	0	0	<u>SURPLUS SITE.</u> City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites.
728 73RD AVE OAKLAND 94621	041 417300202	YY	D-CO-1	335.07692	0.35	Vacant - Public	Available	22	0	0	<u>SURPLUS SITE.</u> City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites.
710 73RD AVE OAKLAND 94621	041 417300306	YY	D-CO-1	335.07692	0.50	Vacant - Public	Available	32	0	0	<u>SURPLUS SITE.</u> City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites .
633 HEGENBERGER RD OAKLAND 94621	042 432800116		D-CO-2	335.07692	12.23	Public	Available	236	4	10	<u>SURPLUS SITE.</u> City owned site (EWD) - Empty lot a/k/a the Homebase Site. Coliseum City - City-owned surplus sites.
8000 S COLISEUM WAY OAKLAND 94621	042 432800124		D-CO-2	335.07692	8.93	Public	Available	173	115	288	<u>SURPLUS SITE.</u> Site co-owned by City and County. - Empty lot a/k/a the Malibu Site. Coliseum City - City-owned surplus sites.
8280 MACARTHUR BLVD OAKLAND 94605	043A464402600	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	<u>SURPLUS SITE.</u> City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8296 MACARTHUR BLVD OAKLAND 94605	043A464402800	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	<u>SURPLUS SITE.</u> City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
9418 EDES AVE OAKLAND 94603	044 501400500	AAA	RM-4	39.6	0.40	Vacant - Public	Available	0	0	0	<u>SURPLUS SITE.</u> City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development

606 CLARA ST OAKLAND 94603	044 501400603	AAA	RM-4	39.6	0.21	Vacant Public	-	Availa-ble	124	0	0	SURPLUS SITE. City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
10451 MACARTHUR BLVD OAKLAND 94605	047 557600703		CN-3	96.8	0.52	Vacant Public	-	Availa-ble	0	5		SURPLUS SITE. City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2656 98TH AVE OAKLAND 94605	048 561700901	BBB	RD-1	1 per lot	0.13	Vacant Public	-	Availa-ble	0	1		SURPLUS SITE. City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2660 98TH AVE OAKLAND 94605	048 561701004	BBB	RD-1	1 per lot	0.34	Vacant Public	-	Availa-ble	0	1		SURPLUS SITE. City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
BARCELONA ST OAKLAND 94621	048 687000200		RH-3	1 per lot	4.67	Public		Availa-ble	27	19	47	<div> <div>SURPLUS SITE. City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix.</div> <div>Proposed Residential Density Analysis for the Barcelona Parcel - <a href="https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF">https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF</a></div> <div>54 units in low density option</div> <div>93 units in medium density option</div> <div>186 units in high density option</div> <div>Low/Medium Option - 70 units</div> <div>Med/High Option -136 units</div> </div>
6226 MORAGA AVE OAKLAND 94611	048F736101100	VV	RH-4	1 per lot	0.55	Parks, Recreation & Open Space		Availa-ble	0	1		SURPLUS SITE. City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
6226 MORAGA AVE OAKLAND 94611	048F736101200	VV	RH-4	1 per lot	0.36	Parks, Recreation & Open Space		Availa-ble	0	1		SURPLUS SITE. City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

## **Annual Goals and Objectives**

### **AP-20 Annual Goals and Objectives**

#### **Goals Summary Information**



Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2024	2025	(Production) Rental Units Constructed	Citywide	Affordable Housing	HOME \$2,368,547	1 Affordable Housing Multi-Unit TBD
				Acquisition	Citywide	Affordable Housing	CDBG \$2,066,848	Affordable Housing Acquisition and/Rehabilitation 1 multi-unit TBD
				Housing for Homeless Added	Citywide			
2	Affordable Housing	2024	2025	(Preservation) Homeowner Housing Rehabilitated	Citywide		CDBG \$2,173,026  \$378,000 CDBG Carryforward  \$850,000 Revolving Loan Program Income	Owner Occupied Housing Rehabilitation – 85 units/households
3	Affordable Housing	2024	2025	(Protection) Relocation	Citywide	Neighborhood Stabilization	CDBG \$262,000	Code Enforced Relocation 15 households
				Information & referral	Citywide	Anti-displacement	CDBG \$181,000	Anti-Displacement /Information and Referral - 400 individuals
				Public service activities for Low/Moderate Income Housing Benefit	Citywide	Homelessness Prevention	CDBG \$604,818	Homelessness Prevention Pilot, Wrap Around Services & Rental Assistance - 50 individuals
							CDBG \$261,476  CDBG \$909,944 \$601,635	Fair Housing Outreach, Education and Legal assistance 500 Individuals  Grantee Admin and Program Delivery

Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
		2024	2027	TBRA	Oakland EMSA	Affordable Housing	\$1,340,000 21/22-24/25 HOPWA <sup>6</sup>	Tenant Based Rental Assistance (HIV/AIDS) 35/yr.
		2024	2027	STRMU	Oakland EMSA	Community Development – Public Services	\$2,220,529	STRMU assistance payments (HIV/AIDS) 60/yr.
		2024	2027	HIV/AIDS Housing Operations	Oakland EMSA	Prevention/Reduction of Homelessness and Chronic Homelessness	\$3,470,000	Facility Based Housing Costs (HIV/AIDS) 25/yr.
		2024	2027	Public service activities for Low/Moderate Income Housing Benefit	Oakland EMSA	Provision of Supportive Housing for Persons with Special Needs	\$315,875	Housing Placements (HIV/AIDS) 70/yr.
		2024	2027	Information & Referral	Oakland EMSA		\$1,807,369	Information & Referral 495
				Other	Oakland EMSA		\$3,627,817	Support Services (HIV/AIDS) 106/yr.
							\$905,586 \$423,315	Project Sponsor Admin. Grantee Admin

<sup>6</sup> 2024/25 HOPWA \$3,761,466, 2021/22 HOPWA \$3,234,468, 2022/23 HOPWA \$3,391,991, and 2023/24 HOPWA \$3,722,566 (Total \$14,110,490)

Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless	2024	2025	(Protection) Public Service  Public service activities other than Low/Moderate Income Housing Benefit  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Citywide	Homeless Solutions	ESG \$646,128  CDBG \$1,140,805	Homeless Person Overnight Shelter 300 Persons  90 Rapid Rehousing 20 Housing Subsidies for Youth  20 Shelter services for seniors.  2,100 Households Assisted meals services for homeless.  Capital Improvements to MCTHP, Holland and HRMSC 300 homeless  CHS Administration costs.
5	Economic Development	2024	2025	Businesses Assisted  Jobs Created	Citywide	Technical Assistance  Business Loans  Jobs Created/Maintained	CDBG \$610,858	190 businesses assisted with technical assistance & services; 20 business loans; & 15 jobs created/maintained
Below, the same information is organized by Fund source .								

Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>CDBG</b>	Affordable Housing  Homeless Solutions  Economic Development  Public Services/Community Development	2024	2025	Protection Preservation Production	Citywide	Affordable Housing  Homeless Solutions  Economic Development  Public Services/Community Development	\$7,484,410 CDBG  \$478,000 CDBG Carryforward  \$850,000 Revolving Loan Program Income	Owner Occupied Housing Rehabilitation – 85 units/households  Affordable Housing Acquisition and/Rehabilitation 1 multi-unit TBD  Homeless Prevention 50 households  Fair Housing Outreach, Education and Legal assistance 500 individuals  Anti-Displacement /Information and Referral 400 individuals  Code Enforced Relocation 15  Rapid Rehousing 70 households  Shelter 300 homeless  Meals 2,100 individuals  Economic Development 190 businesses, 20 loans & 15 jobs created
<b>HOME</b>	Affordable Housing	2024	2025	(Production) Rental Units Constructed	Citywide	Affordable Housing	HOME \$2,368,547	1 Affordable Housing Multi-Unit TBD
<b>HOPWA</b>	Affordable Housing (HIV/AIDS) Community  Homeless  Special Needs	2024	2027	Production Protection	Alameda County & Contra Costa County	Affordable Housing Community Development – Public Services Homeless Solutions Prevention/Reduction of Homelessness and Chronic Homelessness/Provision of Supportive Housing for Seniors and Persons with Special Needs	2024/25 HOPWA \$3,761,466  2021/22 HOPWA 3,234,468  2022/23 HOPWA \$3,391,991  2023/24 HOPWA \$3,722,566	Short-term rent, mortgage, and utility assistance payments 60  Tenant Based Rental Assistance 35  Facility Based Housing Costs 25  Housing Placements 70  Information & Referral 495  Support Services 106

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Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
ESG	Homeless	2024	2025	(Protection) Public Service	Citywide	Homeless Solutions	ESG \$646,128	Homeless Person Overnight Shelter300 Persons  90 Rapid Rehousing 20 Housing Subsidies for Youth  20 Shelter services for seniors.  2,400 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit

**Table 6 – Goals Summary Information**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

Using an Equity-Centered Capital Investment Framework, Oakland HCD's 2023-2027 Strategic Action Plan projects 2,752 of affordable units to be developed over the next four years with Measure U Bond funds (\$332.5M), HOME funds, other recurring local fund sources and Project Based Vouchers (PBVs) as reflected in the table below.

Measure U Bond – Housing Table

Program Type	Measure U Funding	Percent of Total Measure U*	Local Capital Dollars	Local Operating Subsidy	Number of Units
<b>Permanent Homeless Units</b> (0-30% AMI)	\$110,957,282	33%	\$10,000,000	\$67,073,747	806
<b>Low-Income Units</b> (30-80% AMI)	\$149,650,000	42%	\$28,760,093	\$0	1,189
Preservation via <b>Acquisition/Conversion</b>	\$46,550,000	15%	\$22,390,000	\$0	230
Preservation of <b>Existing City Portfolio</b>	\$25,342,718	10%	\$10,000,000	\$0	527
<b>Other Housing Programs**</b>	\$0	0%	\$9,000,000	\$0	0
<b>Totals</b>	<b>\$332,500,000</b>	<b>100%</b>	<b>\$80,150,093</b>	<b>\$67,943,043</b>	<b>2,752</b>

Of the amount shown for the four years in the table above it is estimated that in FY 2024/25 the City's HCD will invest Measure U Bond, HOME, and other fund sources in the production of affordable housing units for Oakland residents. The following projects are estimated to complete construction during FY 2024/2025 for 314 units, of which 196 will provide permanent supportive housing and housing for the homeless.

Project	Total Units/Unit Type	Units by AMI
Covenant House	New Construction of 20 units of affordable housing for youth and young adults.	Homeless
1888 Martin Luther King Jr Way	87 Permanent Supportive Housing or Homeless.	Homeless
The Phoenix 801 Pine Street Council District 3	New construction of 101 Unit portion of mixed-use master plan for formerly homeless or at-risk of being homeless.	49 units - 30% 51 units - 60% AMI
West Grand & Brush 2201 Brush St Council District 3	New construction of 59-unit multi-family affordable rental housing project (including 1 manager's unit)  24 - studio units 5 – 1BR units 15 – 2BR units 15 – 3BR units	28 units - 20% AMI 5 units - 30% AMI 17 units - 50% AMI 8 units - 70% AMI (city un-assisted units)
Friendship Senior Housing 1904 Adeline Ave Council District 3	15 studios 34 one-bedrooms 1 two-bedroom manager unit	10 units - 30% of AMI 5 units - 50% of AMI 34 units - 60% of AMI 10 units for homeless households

**Table 6 – Goals Summary Information Continue ...**

### Goal Descriptions

FY 2024/25 Annual Action Plan





## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### Projects

#	PROJECT TITLE
1.	HOPWA – Alameda County
2.	HOPWA – Contra Costa County
3.	HOPWA – Grantee Administration
4.	Access Improvement Program and Lead Safe Homes Paint Program
5.	Alameda County, Healthy Homes Department, Minor Home Repair Program
6.	Emergency Home Repair Program and Home Maintenance and Improvement Program
7.	Community Homelessness Services Admin Cost- City of Oakland/Human Services Department
8.	East Oakland Community Project
9.	City of Oakland/Human Services Department, Program Delivery
10.	PATH 3 <sup>RD</sup> PARTY CONTRACTS/Abode/Homeless Service Providers
11.	Economic Development/Business Assistance Program Delivery Costs
12.	East Bay Community Law Center – Fair Housing
13.	HOME- Administration Costs
14.	15. HOME INVESTMENTS PARTNERSHIP PROGRAM Affordable Housing Funding New Construction and Acquisition / Rehabilitation of Affordable Rental Housing (HOME)
15.	Code Compliance Relocation Program
16.	Community Development & Engagement Anti-Displacement Resources and Referrals (Program Delivery)
17.	Residential Lending/Rehabilitation Program Delivery City of Oakland- Housing and Community Development
18.	CDBG Program- General Administration
19.	CDBG Program Delivery Cost
20.	Main Street Launch
21.	Housing Prevention, Housing Stability, and Short-Term Rental Assistance
22.	Acquisition for Support of Affordable Housing
23.	Back Up Projects (BU1 – BU8) Supporting Tenant Relocation, Interim Assistance for Emergency Conditions, Acquisition, Rapid Rehousing Homeless Housing, Homelessness Prevention, HCD Fiscal Unit Administrative Costs, Fair Chance Housing, and Owner-occupied rehabilitation.

**Table 7 - Project Information**

FY 2024/25 Annual Action Plan

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

## AP-38 Project Summary

Project Summary Information .

Project Descriptions included in Section AP-38 include funding levels for CDBG, HOME, HOPWA and ESG funds in the AAP based on the total FY 2024/25 HUD/CPD award amounts announced by HUD on May 7, 2024.

1.	<b>Project Title</b>	<b>HOPWA – Grantee Admin</b>
	<b>Description</b>	City of Oakland administration cost of administering HOPWA program to provide housing and services in the Oakland Eligible Statistical Metropolitan Area (Alameda County and Contra Costa County).
	<b>Grantee/Project ID</b>	Oakland/ 1006700 (2024 HOPWA) Oakland/1006666 (2023 HOPWA) Oakland/1005609 (2022 HOPWA) Oakland/1005608 (2021 HOPWA)
	<b>Estimate Amount HOPWA</b>	\$112,844 (2024 HOPWA) \$111,677 (2023 HOPWA) \$101,760 (2022 HOPWA) \$ 97,034 (2021 HOPWA)
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed (Select)</b>	Affordable Housing Homeless Solutions Community Development-Public Services •
	<b>Target Date for Completion</b>	6/30/2027
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	N/A
	<b>Location Description</b>	150 Frank H. Ogawa Plaza, Oakland, CA 94612
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Administer contracts, audit, and reporting activities. General management, oversight, and coordination. IDIS Activity Set-Up & Draws. Providing local officials and citizens with information about the HOPWA program. Preparing budgets and schedules and preparing reports and other HUD-required documents.
	<b>Outcome Goal Indicator</b>	Other

1.	<b>Project Title</b>	<b>HOPWA - ALAMEDA COUNTY FACILITY BASED HOUSING OPERATING COSTS</b>
	<b>Description</b>	<p>The City released an RFP for the Alameda County portion of Oakland EMSA HOPWA fund allocations. Oakland selected service providers through the RFP to administer housing and services in the Alameda County portion of the Oakland EMSA. Said services will benefit people living with HIV/AIDS (PLWA) and their family members. Oakland distributes HOPWA funds based on the number of most recently reported people living with HIV/AIDS (PLWHA) in each County of the Eligible Metropolitan Area.</p> <p>Oakland EMSA is made up of Alameda County with 6,239 PLWHAH, and Contra Costa with 2,868 PLWH per the California Department of Public Health Office of AIDS. <a href="https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California-HIV-Surveillance-Report-2022.pdf">https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California-HIV-Surveillance-Report-2022.pdf</a> (released 2/9/2024)</p>
	<b>Grantee/Project ID</b>	<p>Oakland/ 1006700 (2024 HOPWA)</p> <p>Oakland/1006666 (2023 HOPWA)</p> <p>Oakland/1005609 (2022 HOPWA)</p> <p>Oakland/1005608 (2021 HOPWA)</p>
	<b>Estimate Amount</b>	<p>\$ 975,000(2024 HOPWA)\$68,250 Project Spons Admin</p> <p>\$ 975,000(2023 HOPWA)\$68,250 Project Spons Admin</p> <p>\$ 820,000(2022 HOPWA)\$57,400 Project Spons Admin</p> <p>\$ 700,000(2021 HOPWA)\$49,000 Project Spons Admin</p>
	<b>Annual Goals Supported</b>	Protection/Preservation Affordable Housing
	<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Protection Affordable Housing</li> <li>• Prevention/Reduction of Homelessness &amp; Chronic Homelessness</li> <li>• Provision of Supportive Housing for Seniors and Persons with Special Needs</li> </ul>
	<b>Target Date for Completion</b>	6/30/2027
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Per annum - 25 households with facility-based housing, 200 individuals with information and referrals
	<b>Location Description</b>	Alameda County a portion of the Oakland EMSA
	<b>Target Areas Included</b>	Alameda County portion of the Oakland EMSA - CD7

	<b>Planned Activities</b>	Will provide 24-hour emergency shelter and transitional housing for homeless individuals with HIV/AIDS and their families. Will provide operating assistance for HOPWA designated housing for individuals and families with HIV/AIDS. Will provide support services to individuals residing in HOPWA units.
	<b>Outcome Goal Indicator</b>	Housing for People with HIV/AIDS & Public service activities for Low/Moderate Income Housing Benefit
	<b>Project Title</b>	<b>HOPWA – EDEN I&amp;R</b>
	<b>Description</b>	Eden I&R, through its AIDS Housing and Information Project (AHIP), shall provide housing and resource referrals by phone and in person at medical clinics and AIDS service organizations to persons living HIV/AIDS.
	<b>Grantee/Project ID</b>	Oakland/ 1006700 (2024 HOPWA) Oakland/1006666 (2023 HOPWA) Oakland/1005609 (2022 HOPWA) Oakland/1005608 (2021 HOPWA)
	<b>Estimate Amount</b>	\$ 215,000(2024 HOPWA)\$15,050 Project Spons Admin \$ 215,000(2023 HOPWA)\$15,050 Project Spons Admin \$ 190,997(2022 HOPWA)\$12,500 Project Spons Admin \$ 200,248(2021 HOPWA)\$14,000 Project Spons Admin
	<b>Annual Goals Supported</b>	Protection/Preservation Affordable Housing
	<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Protection Affordable Housing</li> <li>• Prevention/Reduction of Homelessness &amp; Chronic Homelessness</li> <li>• Provision of Supportive Housing for Seniors and Persons with Special Needs</li> </ul>
	<b>Target Date for Completion</b>	6/30/2027
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Per annum - 60 households for information and referral
	<b>Location Description</b>	Alameda County a portion of the Oakland EMSA
	<b>Target Areas Included</b>	Countywide
	<b>Planned Activities</b>	Information and referral services
	<b>Outcome Goal Indicator</b>	Housing for People with HIV/AIDS & Public service activities for Low/Moderate Income Housing Benefit
	<b>Project Title</b>	<b>HOPWA – EAST OAKLAND COMMUNITY PROJECT- Permanent Housing Placement/Info &amp; Referral</b>

	<b>Description</b>	East Oakland Community Project will serve people living with HIV/AIDS who are homeless at its emergency housing facility, Crossroads, located at 7515 International Blvd in East Oakland. These individuals will be provided wrap-around services, including connection to and appointment compliance with medical care, ongoing support for medical regimens through case management and health coaching, securing and income stream through mainstream benefits and substance abuse individual and group counseling. Basic needs such as sleeping space, toiletries, shower, laundry and three daily meals shall be provided 365 days a year.
	<b>Grantee/Project ID</b>	Oakland/ 1006700 (2024 HOPWA) Oakland/1006666 (2023 HOPWA) Oakland/1005609 (2022 HOPWA) Oakland/1005608 (2021 HOPWA)
	<b>Estimate Amount</b>	\$351,250(2024 HOPWA)\$24,587 Project Spons Admin \$351,250(2023 HOPWA)\$24,587 Project Spons Admin \$336,500(2022 HOPWA)\$23,555 Project Spons Admin \$346,250 (2021 HOPWA)\$24,000 Project Spons Admin
	<b>Annual Goals Supported</b>	Protection/Preservation Affordable Housing
	<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Protection Affordable Housing</li> <li>• Prevention/Reduction of Homelessness &amp; Chronic Homelessness</li> <li>• Provision of Supportive Housing for Seniors and Persons with Special Needs</li> </ul>
	<b>Target Date for Completion</b>	6/30/2027
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Per annum - 60 individuals for information and referral, Housing placement services, and other supportive services
	<b>Location Description</b>	Alameda County a portion of the Oakland EMSA
	<b>Target Areas Included</b>	Countywide
	<b>Planned Activities</b>	Permanent Housing Placement services, information, and referral, and other support services
	<b>Outcome Goal Indicator</b>	Housing for People with HIV/AIDS & Public service activities for Low/Moderate Income Housing Benefit
	<b>Project Title</b>	<b>HOPWA – EAST BAY INNOVATIONS – Support Services</b>
	<b>Description</b>	East Bay Innovations (EBI) shall provide Case Management/Supportive Services for extremely low-income individuals living with HIV in senior housing at 808 A. St. Hayward,

		CA 94541. Case Management services shall assist clients to access and utilize identified services, care, and treatment. Case managers shall act as a liaison, advocating for clients with their support systems, housing personnel, and other agencies to facilitate their stability. EBI case managers shall be in weekly contact with their HOPWA clients to address housing retention, health care needs, referrals to community resources, hospital discharge plans, transportation coordination, nutrition information, public benefits navigation, money management assistance, and/or life-skills training. EBI Case Managers may also provide for emergency housing related costs, including, but not limited to, items for individualized emergency kits for residents in the event that they need to shelter in place and/or evacuate their residence (i.e., medication, batteries, chargers, evacuation chairs, etc.)
	<b>Grantee/Project ID</b>	Oakland/ 1006700 (2024 HOPWA) Oakland/1006666 (2023 HOPWA) Oakland/1005609 (2022 HOPWA) Oakland/1005608 (2021 HOPWA)
	<b>Estimate Amount</b>	\$42,000 (2024 HOPWA)\$2,940 Project Spons Admin \$42,000 (2023 HOPWA)\$2,940 Project Spons Admin \$38,678 (2022 HOPWA)\$2,707 Project Spons Admin \$40,972 (2021 HOPWA)\$2,707 Project Spons Admin
	<b>Annual Goals Supported</b>	Protection/Preservation Affordable Housing
	<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Protection Affordable Housing</li> <li>• Prevention/Reduction of Homelessness &amp; Chronic Homelessness</li> <li>• Provision of Supportive Housing for Seniors and Persons with Special Needs</li> </ul>
	<b>Target Date for Completion</b>	6/30/2027
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Per annum - 7 individuals with other supportive services.
	<b>Location Description</b>	Alameda County a portion of the Oakland EMSA
	<b>Target Areas Included</b>	Countywide
	<b>Planned Activities</b>	Support services
	<b>Outcome Goal Indicator</b>	Housing for People with HIV/AIDS & Public service activities for Low/Moderate Income Housing Benefit

	<b>Project Title</b>	<b>HOPWA – AIDS PROJECT EAST BAY – Short Term Rent Mortgage Utilities (STRMU) Assistance, Tenant Based Rental Assistance &amp; Support Services</b>
	<b>Description</b>	<p>The AIDS Project of the East Bay (APEB) shall ensure that clients receiving support from the HOPWA program are in stable housing, have a reduction in the risks of homelessness, and improve their access to healthcare and related essential support services. APEB shall conduct outreach/engagement events, posting project fliers throughout Alameda County, social media marketing, social network recruitment strategies and other project advertisements and activities.</p> <p>APEB housing supportive services shall assist clients in maintaining housing stability to avoid homelessness and to improve clients access to and engagement in HIV care and treatment.</p> <p>APEB shall provide the following support services: (a) medical and psychological case management (including HIV medication adherence support); (b) benefits advocacy and income support assistance such as SSI, TANF, GA, food stamps, social security; (c) money management/payee services; (d) nutritional counseling; (e) assistance in obtaining other resources and support for residents such transportation, job training and job placement; and (f) drug and alcohol treatment and counseling. APEB shall continue service provision to these clients either internally through our wrap-around services or by a documented referral to other service providers. In addition, APEB housing case manager(s) shall provide housing supportive services at Tassafaronga Village, Cathedral Gardens, and Swans Apartments.</p>
	<b>Grantee/Project ID</b>	<p>Oakland/ 1006700 (2024 HOPWA)</p> <p>Oakland/1006666 (2023 HOPWA)</p> <p>Oakland/1005609 (2022 HOPWA)</p> <p>Oakland/1005608 (2021 HOPWA)</p>
	<b>Estimate Amount</b>	<p>\$685,000 (2024 HOPWA)\$47,950 Project Spons Admin</p> <p>\$685,000 (2023 HOPWA)\$47,950 Project Spons Admin</p> <p>\$685,000 (2022 HOPWA)\$47,950 Project Spons Admin</p> <p>\$685,000 (2021 HOPWA)\$47,950 Project Spons Admin</p>
	<b>Annual Goals Supported</b>	<p>Protection/Preservation</p> <p>Affordable Housing</p>
	<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Protection Affordable Housing</li> <li>• Prevention/Reduction of Homelessness &amp; Chronic Homelessness</li> </ul>



		<ul style="list-style-type: none"> <li>Provision of Supportive Housing for Seniors and Persons with Special Needs</li> </ul>
<b>Target Date for Completion</b>		6/30/2027
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>		Per annum support: 40 households with STRMU, 35 households with TBRA, and 34 households with other supportive services
<b>Location Description</b>		Alameda County a portion of the Oakland EMSA
<b>Target Areas Included</b>		Countywide
<b>Planned Activities</b>		STRMU, TBRA, Information and referrals, support services.
<b>Outcome Goal Indicator</b>		Housing for People with HIV/AIDS & Public service activities for Low/Moderate Income Housing Benefit
<b>Project Title</b>		<b>HOPWA – RESOURCES FOR COMMUNITY DEVELOPMENT – Support Services</b>
<b>Description</b>		<p>Resources for Community Development (RCD) – Coliseum Place Apartments located at 7120 Hawley Street, Oakland, CA 94621) shall provide HOPWA-eligible individuals, who are at-risk of homelessness, access to housing stability and supportive services in one place.</p> <p>Services provided on-site by a Case Manager and Licensed Clinic Social Worker shall include case management, primary care services, mental health services, group education, and resource referral. Additional service needs may include employment counseling, health information and programming, transportation, meals and nutritional advice, addiction management, conflict resolution, housing retention services, benefits and money management assistance, life-skills training and community building social activities.</p>
<b>Grantee/Project ID</b>		Oakland/ 1006700 (2024 HOPWA) Oakland/1006666 (2023 HOPWA) Oakland/1005609 (2022 HOPWA) Oakland/1005608 (2021 HOPWA)
<b>Estimate Amount</b>		\$54,400 (2024 HOPWA)\$3,782 Project Spons Admin \$54,400 (2023 HOPWA)\$3,782 Project Spons Admin \$54,400 (2022 HOPWA)\$3,800 Project Spons Admin \$54,000 (2021 HOPWA)\$3,780 Project Spons Admin
<b>Annual Goals Supported</b>		Protection/Preservation Affordable Housing
<b>Priority Needs Addressed (Select)</b>		<ul style="list-style-type: none"> <li>Protection Affordable Housing</li> <li>Prevention/Reduction of Homelessness &amp; Chronic Homelessness</li> </ul>

		<ul style="list-style-type: none"> <li>Provision of Supportive Housing for Seniors and Persons with Special Needs</li> </ul>
	<b>Target Date for Completion</b>	6/30/2027
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Per annum - 5 individuals for supportive services
	<b>Location Description</b>	Alameda County a portion of the Oakland EMSA
	<b>Target Areas Included</b>	Countywide
	<b>Planned Activities</b>	Support services
	<b>Outcome Goal Indicator</b>	Housing for People with HIV/AIDS & Public service activities for Low/Moderate Income Housing Benefit

2.	<b>Project Title</b>	<b>HOPWA – CONTRA COSTA COUNTY (CC)</b>
	<b>Description</b>	Contra Costa County will administer the Contra Costa County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS and their family members. HOPWA provides permanent housing for PLWA. Programs supported include; Short-Term Rent Mortgage and Utility (STRMU) assistance; Supportive Services; Permanent Housing Placement and housing Information Services for low-income individuals living with HIV/AIDS.
	<b>Grantee/ Project ID</b>	Oakland/ 1006700 (2024 HOPWA) Oakland/1006666 (2023 HOPWA) Oakland/1005609 (2022 HOPWA) Oakland/1005608 (2021 HOPWA)
	<b>Estimate Amount</b>	\$1,084,615 (2024 HOPWA) \$78,798 Project Spons Admin  \$1,052,397.84 (2023 HOPWA) \$73,282.16 Project Spons Admin  \$945,572 (2022 HOPWA) \$71,172.08 Project Spons Admin  \$901,660 (2021 HOPWA) \$67,866.89 Project Spons Admin
	<b>Annual Goals Supported</b>	Protection
	<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Affordable Housing Community Development – Public Services Homeless Solutions</li> <li>• Prevention</li> <li>• Reduction of Homelessness &amp; Chronic Homelessness</li> <li>• Provision of Supportive Housing for Seniors and Persons with Special Needs</li> </ul>
	<b>Target Date for Completion</b>	06/30/2027
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Will assist approximately 55 people living with AIDS (PLWA) annually; Will assist approximately 20 people with STRUMU; Will assist 10 people living with AIDS with permanent housing placement services; Will assist approximately 175 people living with AIDS with housing information and referral services.

	<b>Location Description</b>	Contra Costa County portion of the Oakland EMSA.
	<b>Target Areas Included</b>	Contra Costa County portion of the Oakland EMSA.
	<b>Planned Activities</b>	STRMU, permanent housing placement, and housing information services for low-income individuals living with HIV/AIDS.
	<b>Outcome Goal Indicator</b>	Housing for People with HIV/AIDS

3.		Numbering to be fixed during public comment period.

4.	<b>Project Title</b>	<b>Access Improvement Program and Lead Safe Homes Paint Program</b>
	<b>Description</b>	Access Improvement Program (AIP) and Lead Safe Homes Paint Program Description 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 property occupied by disabled persons for a grant up to \$30,000 for AIP not requiring handicap ramp and up to 48,000 for those AIP projects requiring handicap ramps. The Lead-Safe Home Paint Program will provide grants up to \$30,000 for household units with qualifying senior, disabled homeowners, and households with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI
	<b>Grantee/Project ID</b>	Oakland/ 1006863 Oakland/1005945 Oakland/1006253
	<b>Estimate Amount</b>	Total: \$378,000  \$123,657- Carry forward Project # 1006863 \$129,343- Carry forward Project # 1005945 \$125,000 -Carry forward Project # 1006253
	<b>Annual Goals Supported</b>	Preservation
	<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Estimated 15 low-income households will be assisted
	<b>Location Description</b>	Citywide
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	The Access Improvement Program and Lead Safe Home Paint Program and will provide grants for lead-based paint remediation and accessibility modifications to 1–4-unit rental and owner-occupied units.
	<b>Outcome Goal Indicator</b>	Homeowner Housing Rehabilitated

5.	<b>Project Title</b>	<b>Alameda County, Healthy Homes Department, Minor Home Repair Program</b>
	<b>Description</b>	Minor Home Repair Program will provide grants up to \$2,499 for minor plumbing, carpentry, electrical repairs, railings, grab bars, toilets, water heaters, doors for homeowners 62 years or older and/or have a disability.
	<b>Grantee/Project ID</b>	Oakland/ 1006862
	<b>Estimate Amount</b>	\$159,200 2024/25 CDBG
	<b>Annual Goals Supported</b>	Preservation
	<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Estimated 60 seniors and disabled households will benefit.
	<b>Location Description</b>	Citywide
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	The Minor Home Repair Program will provide grants for minor plumbing, carpentry, electrical repairs, railings, grab bars, toilets, water heaters and doors for homeowners 62 years or older and/or have a disability.
	<b>Outcome Goal Indicator</b>	Homeowner Housing Rehabilitated

6.	<b>Project Title</b>	<b>Emergency Home Repair Program and Home Maintenance and Improvement Program</b>
	<b>Description</b>	Program delivery and Housing rehabilitation financing (deferred loans at 0-3% interest) up to \$150,000 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.
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006869
	<b>Estimate Amount</b>	\$850,000 RLPI
	<b>Annual Goals Supported</b>	Preservation
	<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	10 low-income households will be assisted
	<b>Location Description</b>	City-wide
	<b>Target Areas Included</b>	City-wide
	<b>Planned Activities</b>	The Emergency Home Repair Program and Home Maintenance and Improvement Program combined will provide financing (deferred loan) for up to 10 low/moderate income units in Oakland.
	<b>Outcome Goal Indicator</b>	Homeowner Housing Rehabilitated



7.	<b>Project Title</b>	<b>Community Housing Services Admin Cost – City of Oakland/Department of Human Services</b>
	<b>Description</b>	Community Housing Services Division Admin Cost for administering PATH, OPRI, SHP and hunger programs.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # 1006689
	<b>Estimate Amount</b>	\$495,462
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed (Select)</b>	Homeless Solutions
	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Reported in other CHS activities (8 through 10).
	<b>Location Description</b>	Citywide
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Administration of Homeless, Special Needs and Hunger programs for homeless and near homeless.
	<b>Outcome Goal Indicator</b>	Other

8.	<b>Project Title</b>	<b>East Oakland Community Project</b>
	<b>Description</b>	Operations of the Crossroads Shelter Facility operated by East Oakland Community Project.
	<b>Grantee/ Project ID</b>	Oakland/ 1006707

	<b>Estimate Amount</b>	\$158,244 2024/25 CDBG
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed (Select)</b>	Homeless Solutions
	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	300 unduplicated household will be served in a year-round overnight, full-service shelter.
	<b>Location Description</b>	7515 International Blvd., Oakland 94621
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Operation of Shelter facility for literally homeless households located in East Oakland operated by East Oakland Community Project.
	<b>Outcome Goal Indicator</b>	Homeless Person Overnight Shelter - 300 unduplicated households.
9.	<b>Project Title</b>	<b>City of Oakland/Human Services Department, Program Delivery</b>
	<b>Description</b>	Program delivery cost for CHS direct services, food services/programs to low-income and homeless residents, building management of emergency/transitional housing facilities (The Holland, Matilda Cleveland THP, and Henry Robinson Multi Service Center).
	<b>Grantee/ Project ID</b>	Oakland/ 1006690
	<b>Estimate Amount</b>	\$240,327 2024/25 CDBG
	<b>Annual Goals Supported</b>	Other Community Development Activities

	<b>Priority Needs Addressed (Select)</b>	Homeless Solutions
	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	2,400 (300 emergency/transitional housing & 2,100 food services) low/moderate, very low and extremely low-income households will benefit from the proposed programs.
	<b>Location Description</b>	Citywide
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Provide meals/food to low/mod, very low and extremely low-income households throughout Oakland, provide direct services to homeless, and provide property management and capital improvements to City emergency/transitional housing facilities.
	<b>Outcome Goal Indicator</b>	<p>Public service activities other than Low/Moderate Income Housing Benefit</p> <p>Public service activities for Low/Moderate Income Housing Benefit</p> <p>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit</p>

10.	<b>Project Title</b>	<b>PATH 3rd Party Contracts/Abode/Homeless Service Providers</b>
	<b>Description</b>	CDBG funds used as Match to the Emergency Solution Grant activities (3rd Party Grant Agreements) under the City's PATH Strategy to end homelessness. Funds allocated to Abode Services and other providers.
	<b>Grantee/ Project ID</b>	Oakland/ 1006692 Oakland/1006693 HESG
	<b>Estimate Amount</b>	CDBG - \$246,772 (Abode Services) ESG Administration Cost - \$48,460 (City) ESG PATH Strategy Operating - \$597,668 (Homeless Providers)
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed (Select)</b>	Homeless Solutions
	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	<p>Under CDBG, 70-80 unduplicated literally homeless households will be provided social services, supportive services and rapid rehousing by Abode Services.</p> <p>Under ESG,</p> <p>Building Futures with Children will provide rapid rehousing and shelter for 20 women with children;</p> <p>First Place Fund for Youth will provide housing subsidies and support services for 20 homeless youth.</p> <p>St. Mary's Center will provide shelter and homeless services for 20 Oakland senior residents.</p> <p>East Oakland Community Project will provide emergency housing, transitional housing, and support services for 300 literally homeless households at the Crossroads emergency housing facility operated by EOCP.</p>

	<b>Location Description</b>	Citywide
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Provision of social, supportive services and rapid re-housing of homeless households will be provided by Abode services with CDBG funds.
	<b>Outcome Goal Indicator</b>	Homeless Person Overnight Shelter Homelessness Prevention Public service activities for Low/Moderate Income Housing Benefit

11.	<b>Project Title</b>	<b>Economic Development Program Delivery Costs</b>
	<b>Description</b>	Support of City small business retention, attraction, and expansion program.
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006871
	<b>Estimate Amount</b>	\$310,858
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed (Select)</b>	Economic & Workforce Development
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	50 Businesses assisted/15 Jobs Created/Retained
	<b>Location Description</b>	City of Oakland and Federal Opportunity Zones which overlap portions of CDBG eligible Council Districts.
	<b>Target Areas Included</b>	CD District #2, 3, 5, 6, & 7
	<b>Planned Activities</b>	Small Business retention, attraction, and expansion activities supporting job retention and creation, including technical assistance, permitting navigation, site selection, and assistance with Financial Resources.
	<b>Outcome Goal Indicator</b>	Over 50 Businesses assisted and 15 Jobs Created/retained

12.	<b>Project Title</b>	<b>East Bay Community Law Center- Fair Housing</b>
	<b>Description</b>	Housing related services including consultations, limited scope, and direct representation services to prevent homelessness and to promote self-sufficiency and provision of information, and advisory support
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # 1006873
	<b>Estimate Amount</b>	\$261,476 – 2024/25 CDBG
	<b>Annual Goals Supported</b>	Protection
	<b>Priority Needs Addressed (Select)</b>	Community Development-Public Services
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	500 Households
	<b>Location Description</b>	2921 Adeline Street Berkeley, CA 94703
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Legal services for Assessment and case management for fair housing choice
	<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit.

13.	<b>Project Title</b>	<b>Fair Chance Access to Housing Ordinance</b>
	<b>Description</b>	Program development, outreach and implementation work supporting the City of Fair Chance Housing Ordinance (FCHO), prohibiting rental housing providers from screening criminal history of applicants during the advertisement, application, selection, or eviction process.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount Including Program Income, CDBG, HOME, ESG &amp; HOPWA</b>	TBD
	<b>Annual Goals Supported</b>	Protection
	<b>Priority Needs Addressed</b>	Community Development-Public Services
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	To be determined
	<b>Location Description</b>	To be determined
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Program research, development, and implementation.
	<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit



14.	<b>Project Title</b>	<b>HOME Administration Cost</b>
	<b>Description</b>	Administrative costs allowed by HUD for the HOME program
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1000379
	<b>Estimate Amount Including Program Income, CDBG, HOME, ESG &amp; HOPWA</b>	HOME – \$236,855
	<b>Annual Goals Supported</b>	Affordable Housing Production
	<b>Priority Needs Addressed (Select)</b>	Affordable Housing Neighborhood Stabilization & Anti-Displacement
	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	N/A - Admin Costs
	<b>Location Description</b>	N/A - Admin Costs
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	N/A
	<b>Outcome Goal Indicator</b>	Other

15.	<b>Project Title</b>	<b>HOME INVESTMENTS PARTNERSHIP PROGRAM (HOME) Affordable Housing Funding New Construction and Acquisition / Rehabilitation of Affordable Rental Housing</b>
	<b>Description</b>	Provide funding for new construction, acquisition, and rehabilitation of restricted affordable housing units serving extremely low-income individuals, families, and seniors.
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1000379
	<b>Estimate Amount</b>	HOME - \$2,131,692
	<b>Annual Goals Supported</b>	Affordable Housing Production
	<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Homeless Solutions</li> <li>• Economic Development</li> <li>• Neighborhood Stabilization &amp; Anti-Displacement</li> </ul>
	<b>Target Date for Completion</b>	6/30/2026
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Approximately 20 – 35 households earning 20 - 60% of AMI, including units for homeless, individuals, families, or seniors, and special needs residents.
	<b>Location Description</b>	Determined per Affordable Housing NOFA
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Multifamily New Construction / Multifamily Acquisition & Rehabilitation
	<b>Outcome Goal Indicator</b>	Housing for Homeless Added Rental Units Constructed Rental Units Rehabilitated

16.	<b>Project Title</b>	<b>Code Compliance Relocation Program</b>
	<b>Description</b>	Relocation financial assistance for tenants who are low income and having to move temporarily or permanently due to unabated code violations and inhabitable housing units. Provide information to support tenants and property owners.
	<b>Grantee/Project ID</b>	Oakland/ 1006877 Oakland/1006876
	<b>Estimate Amount</b>	\$162,000 in PJ# 1006877 – 2024/25 CDBG \$100,000 in PJ# 1006876 – CDBG Carry Forward
	<b>Annual Goals Supported</b>	Protection
	<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-Displacement
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	15 Relocation Financial Assistance 120 Information and referral
	<b>Location Description</b>	Citywide
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Enforce property owner paid relocation cost to Oakland residents displaced due to conditions prescribed under <a href="#">Oakland Municipal Code 15.60</a> . Support the program delivery costs for financial relocation assistance and non-financial relocation assistance through the provision of relocation information to tenants and property owners. Relocation Financial assistance paid by the City will in most cases be belled to the property owner and a lien will be placed on the property for future reimbursement.
	<b>Outcome Goal Indicator</b>	Housing Code Enforcement/Foreclosed Property Care

17.	<b>Project Title</b>	<b>Community Development &amp; Engagement Anti-Displacement Resources and Referrals (Program Delivery)</b>
	<b>Description</b>	Anti-Displacement Resources and Referrals
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006883
	<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	\$181,000
	<b>Annual Goals Supported</b>	Protection
	<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-Displacement
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	1,000
	<b>Location Description</b>	250 Frank Ogawa Plaza, Suite 6301- Oakland CA 94612
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Provide phone, email and in-person outreach and services housing, homelessness prevention, relocation, housing stability and other anti-displacement resource needs. Conduct Intake and assessment of inquirers for eligibility for known community resources, Maintain and development of network of Community Based Organizations for referral and communication. Provide referrals to City Based and Community Based Resources for various housing supportive needs including but not limited to: Landlord/tenant mediation through Rent Adjustment Program, financial assistance, shelter beds and emergency housing, food banks etc.
	<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit.

18.	<b>Project Title</b>	<b>Residential Lending/Rehabilitation Program Delivery City of Oakland, Housing and Community Development</b>
	<b>Description</b>	Residential Lending Program staffing to carry out the City's housing rehabilitation programs: Home Maintenance and Improvement, Emergency Home Repair, Access Improvement, Lead-Safe Homes Paint programs and Minor Home Repair Programs.
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006881
	<b>Estimate Amount</b>	\$785,826 CDBG
	<b>Annual Goals Supported</b>	Preservation
	<b>Priority Needs Addressed (Select)</b>	<ol style="list-style-type: none"> <li>1. Neighborhood Stabilization &amp; Anti-displacement</li> <li>2. Preservation of Existing Housing Stock</li> <li>3. Supportive Housing for Seniors and Disabled</li> </ol>
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Reported in other Res Lending programs.
	<b>Location Description</b>	250 Frank H. Ogawa Plaza, Suite 5313
	<b>Target Areas Included</b>	N/A
	<b>Planned Activities</b>	Residential Lending Program staffing to administer the City's housing rehabilitation programs; Home Maintenance and Improvement, Emergency Home Repair, Access Improvement, Lead-Safe Homes Paint programs and Minor Home Repair Programs.
	<b>Outcome Goal Indicator</b>	Other

19.	<b>Project Title</b>	<b>CDBG Program General Administration</b>
	<b>Description</b>	Staff, administration costs to administer CDBG Program, including but not limited to audit and monitoring cost.
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006883
	<b>Estimate Amount</b>	\$909,944 – 2024/25 CDBG
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed (Select)</b>	N/A

	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	N/A
	<b>Location Description</b>	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Administration of the City of Oakland CDBG Program, Fair Housing, planning and other applicable activities.
	<b>Outcome Goal Indicator</b>	Other

20.	<b>Project Title</b>	<b>CDBG Program Delivery Cost</b>
	<b>Description</b>	Direct program and project delivery costs.
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006883
	<b>Estimate Amount</b>	CDBG - \$601,635
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed (Select)</b>	N/A
	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Reported in other CDBG funded activities
	<b>Location Description</b>	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Technical assistance, delivery of community services to various CDBG Oakland funded departments and external CDBG recipient agencies.
	<b>Outcome Goal Indicator</b>	Other

21.	<b>Project Title</b>	<b>Main Street Launch</b>
	<b>Description</b>	Main Street Launch will serve Commercial Loan Program clients requesting loans of less than \$249,500. Main Street

		Launch will provide loan packaging assistance and offer one-on-one management, and technical assistance in connection with various loan products in MSL's portfolio.
	<b>Grantee/Project ID</b>	Oakland/ 1006889
	<b>Estimate Amount</b>	\$300,000 – 2024/25 CDBG
	<b>Annual Goals Supported</b>	Economic Development
	<b>Priority Needs Addressed (Select)</b>	Economic Development
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	20 Business loans 140 Businesses - Technical assistance
	<b>Location Description</b>	2101 Webster Street Ste 1200, Oakland CA 94612
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Main Street Launch (MSL) will serve Commercial Loan Program clients requesting loans of less than \$249,500. MSL will provide loan packaging assistance and offer one-on-one management and technical assistance in connection with various loan products.
	<b>Outcome Goal Indicator</b>	Businesses assisted

22.	<b>Project Title</b>	<b>Housing Prevention, Housing Stability, and Short-Term Rental Assistance</b>
	<b>Description</b>	Operated by Bay Area Community Services, provide continued support and provision of assistance to Oakland renters at risk of losing housing stability or at risk of becoming homeless. Services will include any combination of housing stability services, wrap-around services, and flexible emergency financial assistance.
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006891
	<b>Estimate Amount</b>	\$604,818
	<b>Annual Goals Supported</b>	Protection
	<b>Priority Needs Addressed (Select)</b>	Affordable Housing Neighborhood Stabilization & Anti-Displacement
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Approximately 50 individuals in the following target populations: 1. Individuals who have previously experienced homelessness; 2. Formerly incarcerated individuals; 3. Veterans; 4. Individuals experiencing mental illness; 5. Individuals with substance ab/use challenges; and 6. Individuals with disabilities
	<b>Location Description</b>	Citywide
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Wrap-around services, legal supports, and flexible financial payments to keep residents housed who are most at risk of becoming homeless. In addition, outreach and referral will be provided.
	<b>Outcome Goal Indicator</b>	Homelessness Prevention



23.	<b>Project Title</b>	<b>Acquisition for Support of Affordable Housing</b>
	<b>Description</b>	Funds recommended to support acquisition costs of affordable housing units.
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006893
	<b>Estimate Amount</b>	CDBG- \$2,066,848
	<b>Annual Goals Supported</b>	Protection Preservation Production
	<b>Priority Needs Addressed (Select)</b>	Community Development Anti-Displacement Homeless Prevention Affordable Housing
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	To Be Determined
	<b>Location Description</b>	To Be Determined
	7 CD Districts	To Be Determined
	<b>Planned Activities</b>	Approximately \$2,066,858 is recommended to support acquisition costs of property for rehabilitation, conversion, and/or construction of affordable and deeply affordable housing units for homeless, at risk of homelessness, and/or at risk of housing instability.
	<b>Outcome Goal Indicator</b>	Other: Acquisition for Low/Moderate Income Housing Benefit - Affordable Housing Multi Units TBD

## BACK-UP PROJECTS

*Below is a list of Back-up projects for pre-approval to be added to previously pre-approved Back-up Projects authorized by Oakland City Council Resolution No. 88710, under the Second Substantial Amendment to the Five Year (2020/21 - 2024/2025) Consolidated Plan, as potential projects to be considered for funding should CDBG fund balances become available from current CDBG balances and carry forward that become available due to delayed or canceled projects during the program year.*

BU1	<b>Project Title</b>	<b>Homelessness Prevention/Intervention/Wrap Around Services and Short-Term Financial Assistance</b>
	<b>Description</b>	Subject to public service cap unless funded with 2019 and 2020 CDBG balances. Support City of Oakland's Homeless Prevention program pilot.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount</b>	CDBG – up to \$500,000 and not to exceed CDBG Public Service Cap
	<b>Annual Goals Supported</b>	Homelessness Prevention
	<b>Priority Needs Addressed</b>	Preservation Protection
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	50-100 Individuals who: 1. Have previously experienced homelessness; 2. Formerly incarcerated individuals; 3. Veterans; 4. Experiencing mental illness; 5. Have substance abuse challenges; and/or 6. Have disabilities
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	TBD
	<b>Planned Activities</b>	Wrap-around services, legal supports, and flexible financial payments to keep residents housed who are most at risk of becoming homeless. In addition, outreach and referral will be provided.
	<b>Outcome Goal Indicator</b>	Homelessness Prevention

BU2	<b>Project Title</b>	<b>Interim Assistance Emergency Conditions</b>
	<b>Description</b>	Per CDBG Matrix Code 06, Alleviate emergency conditions threatening public health and safety, such as removal of tree limbs or other debris after a major storm. Or Make limited improvements (e.g., repair of streets, sidewalks, or public buildings) intended solely to arrest further deterioration of physically deteriorated areas prior to making permanent improvements.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount</b>	CDBG & RLPI – up to \$600,000
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed</b>	Protection
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	TBD
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	TBD
	<b>Planned Activities</b>	CDBG funds may be used to provide interim assistance where: Immediate action is necessary to stop physical deterioration until something permanent can be done; or Emergency conditions threaten the public health and safety. When immediate action is necessary to stop physical deterioration until something permanent can be done, certain activities are allowed on an interim or temporary basis. Under these circumstances: The grantee must determine that: Immediate action is necessary to stop the deterioration; and Permanent improvements will be carried out as soon as possible. Acceptable activities include; Repairing streets, sidewalks, parks, playgrounds, publicly owned utilities and public buildings; and Special garbage, trash, and debris removal, such as neighborhood cleanup campaigns. Where emergency

		conditions threaten the public health and safety, some activities are allowed on an interim or temporary basis in order to alleviate the threatening conditions. Under these circumstances: The Chief Executive Officer of the grantee must determine that: The situation is emergency in nature; and The situation requires immediate attention. The following activities are allowed: Repairing streets, sidewalks, publicly owned utilities and public buildings (but not parks and playgrounds); Special garbage, trash, and debris removal, such as neighborhood cleanup campaigns; The clearance of streets including snow removal and similar activities; and The improvement of private properties.
	<b>Outcome Goal Indicator</b>	Public service activities other than Low/Moderate Income Housing Benefit
<b>BU3</b>	<b>Project Title</b>	<b>Acquisition Costs only - Support Affordable Housing Inventory</b>
	<b>Description</b>	Housing Rehabilitation, Acquisition for Public Use; Rehabilitation or Conversion of non-residential structures to housing
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount</b>	CDBG – up to \$2,500,000
	<b>Annual Goals Supported</b>	Affordable Housing
	<b>Priority Needs Addressed</b>	Homelessness Prevention Affordable Housing
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	TBD – principally low- and moderate- income residents of Oakland
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	TBD
	<b>Planned Activities</b>	Housing Rehabilitation, Acquisition for Public Use; Rehabilitation or Conversion of non-residential structures to housing, Acquisition of property to be rehabilitated for housing per CDBG Matrix Code 14G. These

		funds may also support rehabilitation of such properties. Or support Acquisition of real property that will be developed for a public purpose per CDBG Matrix Code 01. CDBG-funded purchase of real property on which, for example, a public facility or housing will be constructed
	<b>Outcome Goal Indicator</b>	Other: Acquisition for Low/Moderate Income Housing Benefit Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit
<b>BU4</b>	<b>Project Title</b>	<b>Rapid Rehousing Homeless Housing</b>
	<b>Description</b>	The City has a new program to acquire or rehab properties that will be converted into housing for unhoused residents.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount</b>	CDBG – up to \$2,000,000
	<b>Annual Goals Supported</b>	Affordable Housing
	<b>Priority Needs Addressed</b>	Homelessness Prevention Affordable Housing
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	TBD – principally unhoused and low- income residents of Oakland
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	TBD
	<b>Planned Activities</b>	Housing Rehabilitation, Acquisition for Public Use; Rehabilitation or Conversion of non-residential structures to housing, Acquisition of property to be rehabilitated for housing per CDBG Matrix Code 14G. These funds may also support rehabilitation of such properties. Or support Acquisition of real property that will be developed for a public purpose per CDBG Matrix Code 01. CDBG-funded purchase of real property on which, for example, a public facility or housing will be constructed

	<b>Outcome Goal Indicator</b>	Other: Acquisition for Low/Moderate Income Housing Benefit Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit
BU5	<b>Project Title</b>	<b>Rapid Response Homeless Housing</b>
	<b>Description</b>	Residential lending recently raised benefit caps under its Owner-occupied Housing Rehabilitation program and have several projects in the pipeline. To increase the number of projects and increased expenditure cap per project funds.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount</b>	CDBG – up to \$2,000,000
	<b>Annual Goals Supported</b>	Affordable Housing (Housing Rehabilitation)
	<b>Priority Needs Addressed</b>	Preservation
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	TBD
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	TBD
	<b>Planned Activities</b>	Provide loan and grant programs for low- and moderate-income residents for the repair and rehabilitation of owner-occupied housing, vacant and blighted residential properties, and the development of surplus and vacated land. Eligible repairs include comprehensive rehabilitation, accessibility improvements for persons with physical disabilities, lead-based paint abatement, energy efficiency improvements including, seismic retrofits, emergency repairs and minor home repairs for senior citizens.
	<b>Outcome Goal Indicator</b>	Housing Rehabilitated

BU6	<b>Project Title</b>	<b>Department of Housing &amp; Community Development Fiscal Unit Administrative Costs</b>
	<b>Description</b>	Residential lending recently raised benefit caps under its Owner-occupied Housing Rehabilitation program and have several projects in the pipeline. To increase the number of projects and increased expenditure cap per project funds.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount</b>	CDBG - \$200,000 (subject to the 20% admin cap)
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed</b>	N/A
	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	N/A
	<b>Location Description</b>	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Administration of the City of Oakland CDBG Program, Fair Housing, planning and other applicable activities.
	<b>Outcome Goal Indicator</b>	Other
BU7	<b>Project Title</b>	<b>Fair Chance Access to Housing Ordinance</b>
	<b>Description</b>	Program development, outreach and implementation work supporting the City of Fair Chance Housing Ordinance (FCHO), prohibiting rental housing providers from screening criminal history of applicants during the advertisement, application, selection, or eviction process.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount</b>	CDBG - \$90,000 -
	<b>Annual Goals Supported</b>	Protection

	<b>Priority Needs Addressed</b>	Community Development-Public Services
	<b>Target Date for Completion</b>	06/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	To be determined
	<b>Location Description</b>	To be determined
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Program research, development, and implementation.
	<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit
<b>BU8</b>	<b>Project Title</b>	<b>Code Enforcement Relocation</b>
	<b>Description</b>	Oakland Municipal Code (OMC) 15.60 for the Code Compliance Relocation Program requires property owners to pay relocation benefits to residential tenants who are required to move, either permanently or temporarily, because their rental unit is not up to code or hazardous. A tenant may be eligible for relocation benefits if the City of Oakland has declared the rental unit unsafe for human habitation or if the Property Owner is seeking to make repairs necessary to bring the rental unit up to code that cannot be made while the unit is occupied. When the property owner is not willing or unable to pay required relocation payment to tenant, the City may cover said relocation costs. The property owner remains liable for the cost and will either be billed or will have a lien placed on the property.
	<b>Grantee/ Project ID</b>	Oakland/Oracle Project # <b>TBD</b>
	<b>Estimate Amount</b>	CDBG – up to \$250,000
	<b>Annual Goals Supported</b>	Anti-Displacement



	<b>Priority Needs Addressed</b>	Protection
	<b>Target Date for Completion</b>	6/30/2025
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	43 displaced households
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	Citywide
	<b>Planned Activities</b>	Relocation payments, information and referrals to Oakland residents displaced due to compliance with building, housing and fire codes.
	<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit

## AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

### Geographic Distribution

FUND				FY24/25 FUNDING LEVEL	
CDBG				\$7,484,410	
HOME				\$2,368,547	
HOPWA				\$3,761,466	
ESG				\$646,128	
Target Area	Percentage of Funds (PROJECT ALLOCATION/GRANT AWARD)	Allocation Amount	Fund Type CDBG, ESG, HOPWA, HOME	Project Name	Project Address
TBD	90%	\$2,131,692	HOME	To Be Determined	To Be Determined.
Citywide	10%	\$236,855	HOME	HOME Admin	250 Frank H. Ogawa Plaza 5313, Oakland
Citywide	8%	\$ 48,460	ESG	ESG ADMIN	150 Frank H. Ogawa Plaza, Oakland, CA
	22%	\$ 141,147	ESG	Crossroads/East Oakland Community Project	7515 International Blvd, Oakland, CA
	26%	\$ 165,488	ESG	First Place For Youth/OPRI	426 17th St #100, Oakland, CA
	18%	\$ 115,433	ESG	St. Mary's Center	925 Brockhurst St, Oakland, CA
	27%	\$ 175,600	ESG	Building Futures for Women With Children	1840 Fairway Dr., San Leandro

Citywide	12%	\$909,944	CDBG	CDBG Program-General Administration	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	8%	\$601,635	CDBG	CDBG Program Delivery cost	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	4%	\$262,000	CDBG	Code Compliance Relocation program	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	2%	\$158,244	CDBG	East Oakland Community Project	7515 International Blvd., Oakland
Citywide	3%	\$261,476	CDBG	East Bay Community Law Center- Fair Housing	2921 Adeline Street, Berkeley
Citywide	4%	\$300,000	CDBG	Main Street Launch	2101 Webster Street, Oakland
Citywide	3%	\$240,327	CDBG	City of Oakland/Human Services Department, Program Delivery	150 Frank H. Ogawa Plaza, Oakland,
Citywide	10%	\$785,826	CDBG	Residential Lending/Rehabilitation Program Delivery Cost	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	2%	\$159,200	CDBG	Alameda County Minor Home Repair Program	250 Frank H. Ogawa Ste 5313, Oakland

Citywide	5%	\$378,000	CDBG	Access Improvement & Lead Safe Home Paint	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	4%	\$310,858	CDBG	Economic Work-force Development Business Assistance Program Delivery cost	250 Frank H. Ogawa Ste 3313, Oakland
Citywide	2%	\$181,000	CDBG	Community Development & Engagement Anti-Displacement Resources and Referrals Program Delivery	150 Frank H. Ogawa Ste 5301, Oakland
Citywide	8%	\$604,818	CDBG	Bay Area Community Services/ Housing prevention, Stability, and Short-Term Rental Assistance	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	N/A	\$850,000	CDBG	Emergency Home Repair & Home Maintenance	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	3%	\$246,772	CDBG	PATH 3rd Party Contracts/Abode/Homeless Service Providers	150 Frank Ogawa Plaza Ste 4340, Oakland

Citywide	7%	\$495,462	CDBG	Community Homelessness Services Admin Cost Human Services Department	150 Frank H. Ogawa Ste 5301, Oakland
Citywide	28%	\$2,066,858	CDBG	Acquisition for Support of Affordable Housing	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	3%	\$112,844	HOPWA	HOPWA Grantee Administration	150 Frank H. Ogawa Plaza, Oakland
Alameda County	66%	\$2,485,209	HOPWA	HOPWA-Alameda County	150 Frank H. Ogawa Ste 5301, Oakland
Contra Costa	31%	\$1,163,413	HOPWA	HOPWA- Contra Costa County	Contra Costa County Portion of Oakland EMSA
Citywide	TBD	Up to \$4M	CDBG	Back up Projects (BU1-BU5) Supporting Tenant Relocation, Interim Assistance for Emergency Conditions, Acquisitions, Homeless Prevention, and owner-occupied rehabilitation.	250 Frank H. Ogawa Ste 5313, Oakland

**Table 10 - Geographic Distribution**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

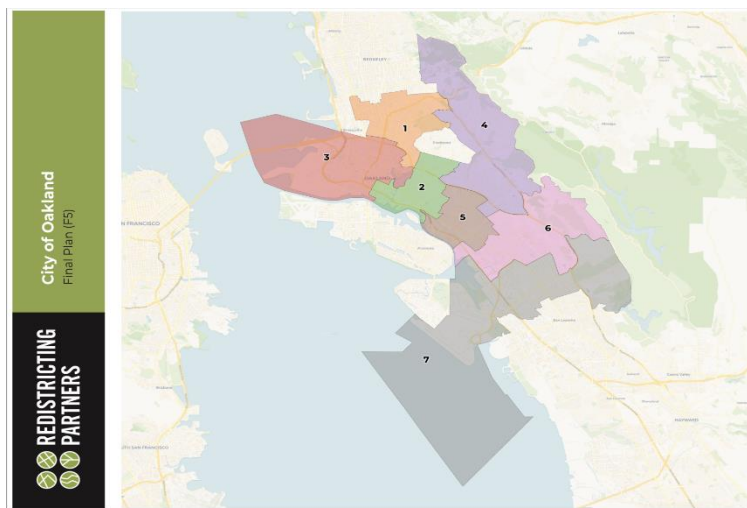
**Geographic Distribution**

The activities in the Action Plan for CDBG, HOME, and ESG are set to meet the needs of Oakland, targeting low- and moderate-income residents and low- to moderate-income areas in all seven Community Development (CD)/Council Districts of Oakland.

1. North Oakland
2. Eastlake/San Antonio/Chinatown
3. West Oakland
4. Central Oakland
5. Fruitvale/San Antonio
6. Central East Oakland
7. Elmhurst

On February 23, 2022, the Oakland Redistricting Commission voted to approve [Resolution No. 22-004](#) which authorizes the adoption of the New and final district boundaries for the Oakland City Council and School Board Districts: <https://www.oaklandca.gov/topics/final-district-map>

Service and projects will target benefit to Oakland residents with low- and moderate- incomes or living in low- and moderate-income areas of each of the seven community development districts.



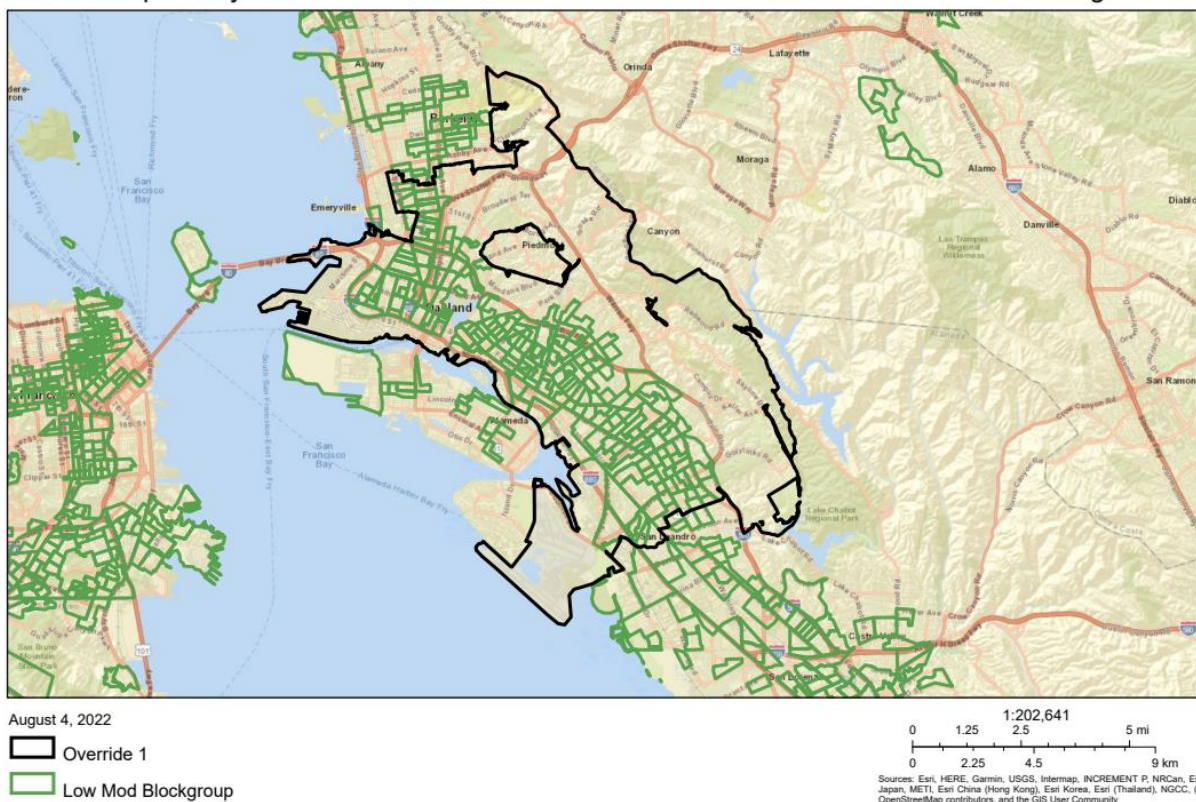
Geographic distribution of HIV/AIDS

## Rationale for the priorities for allocating investments geographically

Per the latest HUD Low/Moderate Income Summary Data (LMISD) based on 2016-2020 American Community Survey (ACS) Low Moderate Summary data, approximate 56.1% of the Oakland population is composed of residents with low- to moderate-incomes (233,455/415,935).

Within the seven CD Districts of Oakland Areas, concentration of low-income residents prior to the 2022 redistricting, was predominantly located in Districts 2, 3, 5, 6 and 7 as indicated by the green block groups in the CPD Map for Oakland below.

CPD Maps - City of Oakland 2022 - Consolidated Plan and Continuum of Care Planning Tool



Minority concentrations occur throughout Oakland in these same Districts. Racially/Ethnically Concentrated Area of Poverty (R/ECAP) is a neighborhood (census tract) that has a poverty rate of 40 percent or more and a racial or ethnic concentration where 50 percent or more of the tract is composed of minority residents. The majority of R/ECAPs across Alameda County are concentrated in Oakland, one in Hayward and a few in Berkeley. In Oakland 37% of the R/ECAP residents are black, 37% Hispanic, 15% Asian or Pacific Islander, and 11 percent fall within other racial categories.

For HOPWA, the geographic distribution is between Counties of Alameda and Contra Costa County, which makes up the Oakland Eligible Metropolitan Statistical Area (EMSA). Based on the number of persons living with AIDS in each County of the Oakland EMSA, approximately 76% of HOPWA resources are distributed in Alameda County and 24% in Contra Costa County.

## **Discussion**



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Oakland is required to specify one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the Oakland and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to Oakland. The term affordable housing shall be as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

In the first table below, provided are one-year goals for the number of homeless, non-homeless and special needs households to be provided affordable housing with CDBG, HOME, HOPWA, ESG and other funding made available to Oakland for program year 2024/25.

In the second table below, provided are one-year goals for the number of households to be supported through rental assistance, new production, rehabilitation of existing units and acquisition of existing units.

	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>	<b>ESG</b>	<b>Other</b>	<b>TOTAL</b>
Homeless				110	196	<b>306</b>
Non-Homeless	137	1			118	<b>256</b>
Special-Needs			95			<b>95</b>
Total	137	1	95	110	314	<b>657</b>

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>	<b>ESG</b>	<b>Other</b>	<b>TOTAL</b>
Rental Assistance	50	0	95	110	0	<b>255</b>
The Production of New Units		1			314	<b>315</b>
Rehab of Existing Units	86					<b>86</b>
Acquisition of Existing Units	1	0				<b>1</b>
Total	137	1	95	110	314	<b>657</b>

**Table 12 - One Year Goals for Affordable Housing by Support Type**

## Discussion

In FY 2024/2025, construction of 107 units of permanent supportive housing for the homeless under the Rapid Response Homeless Housing (R2H2) program is set to be complete for projects at 1888 Martin Luther King Jr. Way (87 units) and Covenant House(20 units).

New Construction of 207 affordable housing rental units will be completed in fiscal for Friendship Senior Rental Housing (49 units), The Phoenix (100 units), and West Grant & Brush (58 units). Of the 207 units of new construction, 89 of the units will be for homeless and/or permanent support housing. See table below.

	Rental Units	PSH &/or Homeless	Date to be Completed	Primary Funding
<b>R2H2</b>				
1888 MLK	87	87	June 2025	City/R2H2
Covenant House	20	20	June 2025	City/R2H2
<b>New Construction</b>				
Friendship Senior Rental Housing	49	10	April 2025	KK
The Phoenix	100	49	February 2025	LM/HAF/HCD
West Grand & Brush	58	30	May 2025	City/KK/LM/A1

In addition, predevelopment will be completed for rehabilitation of 92 units and new construction of 48 Acquisition Conversion Affordable Housing (ACAH) units and 192 Homekey units.

The Residential Lending Housing Rehabilitation program is aligned with the City's Housing Element policy goals, objectives to address housing needs for seniors, disabled and continued support of low-income ownership households in the form of loans to improve aging housing stock through housing rehabilitation and preservation and anti-predatory lending efforts. The Residential Lending Housing Rehabilitation Loan and Grant Programs is a critical funding source for low-income homeowners, seniors, and disabled households at risk for displacement, homelessness and health risks. Much of Oakland's housing stock is old and in need of repair and renovation. According to the City's Housing Element nearly two-thirds (65 percent) of the City's housing was constructed before 1960. Older homes are generally less energy-efficient and, unless upgraded,

will have older electrical, plumbing, and heating systems that are likely to suffer from deferred maintenance or deterioration. In addition, these older homes present other challenges to health and safety, from lead-based paint and asbestos to structural and seismic deficiencies. The City of Oak-land’s Housing Rehabilitation programs address substandard housing conditions including lead-based paint and other health and safety issues as well as providing accessibility improvements primarily for low-income homeowners.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

In the public housing program, occupancy is projected to remain close to 98% in sites, although the portfolio will be going through both RAD and Section 18 Disposition during 2024-2025, which could impact the occupancy rate. Harrison Towers is projected to close financing for its disposition in Summer 2024 and relocation of residents may occur during 2025. LCC I & II and Foothill Family Apartments are projected to undergo RAD/Section 18 blend conversions which will convert 120 units of public housing to PBV subsidies.

### **Actions planned during the next year to address the needs to public housing**

In July 2018, the Department approved application #DDA0008342 to dispose of 253 units in three senior sites. The application sought to preserve the units and resolve longstanding issues related to chronic funding decreases in the public housing program, at Oak Grove North, Oak Grove South, and Harrison Towers. While Oak Grove North and South are completed, and have been placed back into service, OHA staff are actively pursuing disposition of Harrison Towers. Unfortunately, changes to the State of California's tax-exempt bond allocation procedures in late 2020 resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance critical repairs and seismic upgrades to Harrison Towers. OHA staff continue to advance the architectural, engineering, resident relocation, legal and other predevelopment activities necessary to close on all construction financing and finalize the disposition of Harrison Towers. The target closing date is summer 2025, with the Agreement to enter into a Housing Assistance Payment (AHAP) contract execution immediately preceding the closing.



## Rental Assistance Demonstration (RAD)



OHA currently is working with the owners of three mixed-finance sites, Lion Creek Crossing (LCC) Phase I and II, and Foothill Family Apartments on comprehensive rehabilitations of the developments. OHA anticipates submitting applications for a Rental Assistance Demonstration (RAD) or RAD/Section 18 blend conversion of the public housing units in these properties to PBVs. OHA will apply for RAD/Section 18 blends in order to obtain the highest proportion of eligible Tenant Protection Vouchers (TPVs) in each of the conversions. The exact mix of RAD PBVs and TPVs in the conversions is not known at this time. An estimated breakdown between the two types of vouchers based on current construction budgets is shown in Table 4 below but the actual mix of voucher types is subject to change as design and cost estimating for the rehabilitation projects continues. OHA may elect to convert these units through RAD without a Section 18 blend or modify the projected mix of voucher types. The plans for these units are further described in Appendix L.

Rehabilitations of the properties will be completed by the owners in conjunction with the RAD/Section 18 conversion. The rehabilitation projects will require temporary relocation of some or all the tenants.

LCC Phase I and II is expected to close on the RAD/Section 18 blend conversion and begin construction on the rehabilitation project in summer 2024, with construction completed in six to twelve months. Major components of the rehab include improving building waterproofing, repairing, and rebuilding balconies, repairing, and replacing deteriorated wood trim and trellises, and repainting the buildings.

The closing of the RAD/Section 18 blend conversion for Foothill Family Apartments and start of rehab is expected for the later in 2024. Major rehab items include replacement of unit heaters and water heaters; interior finishes including kitchens, bathrooms, flooring, and paint; repair and remediation of moisture intrusion and dry rot on building trim, decks, and trellises; exterior paint, landscaping, hardscape, and playground structure replacement; and handicapped accessibility improvements.

OHA is working with the owners of LCC Phases III and IV to evaluate the feasibility of a conversion of the public housing units in those properties to PBV as RAD or RAD/Section 18 blend conversions. The conversion of these public housing units through RAD/Section 18 blends to project-based subsidy provides a more stable funding platform that facilitates future refinancing or re-syndication transactions, resulting in greater funding availability for capital improvements to benefit the properties. It also streamlines the operations and management of these properties

by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources.

OHA will also explore the feasibility of RAD or RAD/Section 18 blend conversions of the public housing units in its other mixed-finance properties, including Chestnut Court, Linden Court, and Mandela Gateway. OHA may submit RAD or RAD/Section 18 blend applications for these properties during the Plan year.

The RAD PBV contracts that will be executed as a result of the RAD conversions have a number of differences compared to other PBV contracts issued by OHA. Notably, with the new RAD PBV contracts the initial rent-setting and rent adjustment mechanisms are tied to the current Annual Contributions Contract (ACC) subsidy and do not allow owners to periodically request market-based rent adjustments as is allowed with customary agency PBV contracts. Additionally, there are a number of tenant protections that will be extended to residents through the RAD program that more closely resemble those afforded under public housing programs, with the intent of avoiding any adverse consequences for tenants as a result of conversion. In general, the tenant protections from the RAD program also apply to Section 18 TPVs in the same property that are obtained through a RAD/Section 18 blend approval.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Although not required, the Oakland Housing Authority (OHA) staffs a city-wide Resident Advisory Board (RAB) that meets regularly to review and provide input on draft plans, new policies, and funding priorities. The RAB makes recommendations regarding the development of the OHA Annual plan and provides feedback on any significant amendment or modifications to the plan. Members are nominated by staff and other residents through a bi-annual application and nomination process. New member recommendations are made to the Board of Commissioners, who approve the appointees who then meet monthly. The RAB is actively engaged in several projects, including developing and utilizing their Resident Leadership Center, where monthly meetings are held in person, with a virtual attendance option. The monthly RAB meetings are open to all interested residents.

The current RAB's work focuses on health and wellness, education, public safety, and civic engagement. The RAB mission is to ensure that Public Housing Residents and Section 8 Participants of the OHA actively participate in the decision-making process regarding OHA policies and procedures, are actively engaged in their community, and are building leadership skills.

OHA has worked with the RAB to design a volunteer service program that gives residents viable opportunities to become involved in the community and gain competencies and skills. OHA works with the Resident Advisory Board and community organizations to ensure residents have access

to a variety of volunteer opportunities. OHA identifies volunteer opportunities and community events, especially those in proximity to public housing developments, and markets them to the RAB and other interested residents.

## **Leadership Development Activities**

### **Education Ambassador Program**

This program provides opportunities for residents to serve as leaders and parent examples within the local school system. The participating parents serve at seven partner schools, select throughout the Oakland Unified School district, and promote OHA's attendance improvement and parent engagement efforts. The Education Ambassadors work in partnership with OHA staff and the principals at partner school sites to identify tasks and projects that meaningfully contribute to the entire school community, with an emphasis on increasing attendance for those struggling with chronic absenteeism. Education Ambassadors are role models who exhibit "good neighbor" qualities in support of the full-service community school model.

### **Resident Leadership Center (RLC)**

This West Oakland facility, which was closed due to COVID-19 has reopened and is available to OHA residents who have completed a Leadership Training and to Resident Advisory Board Members. This innovative space provides our Resident Leaders a place with resources to work to create positive changes within the City of Oakland. Developed by and for our resident leaders who work on civic engagement activities, these leaders have access to facilities to conduct meetings or trainings, participate in workshops, access computers, and obtain office support for various projects in this professional office setting. The center is a place that nurtures community empowerment and local initiatives to create an inclusive, healthy community for all.

### **Public Housing Participation in Homeownership**

The Homeownership Program is offered to eligible Oakland Housing Authority (OHA) residents and allows participants to have their housing subsidy applied towards a monthly mortgage payment, after a home is purchased. Residents who wish to join the program must meet certain the program requirements. In FY 2025, OHA is planning to require all residents and participants who are work-able to be enrolled in the Family Self Sufficiency or Jobs Plus program to participate in the homeownership program. When deemed eligible, they are required to attend an OHA homeownership program orientation and Pre-Purchase workshop in order to prepare for homeownership. Participants select homes for purchase and secure their own mortgage financing through a lender. OHA provides assistance to help improve credit scores and to support refinancing of existing loans within the homeownership program.



**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

N/A

## **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

OHA uses its flexibilities under the Moving to Work (MTW) demonstration program to form partnerships with community experts to provide housing assistance to special populations that would not be successful or qualify for housing through its traditional housing assistance programs. These programs are described in detail in MTW activities in the Annual MTW Plan which can be found on OHA's website: [www.oakha.org](http://www.oakha.org). Programs that specifically assist these populations are Sponsor Based Housing Assistance program (SBHAP) projected to serve up to 180 families, Emergency Housing Vouchers (515 were awarded in 2021) and 81 Stability Vouchers – these vouchers are not an MTW local program, Building Bridges –Shared and transitional housing projected to serve 39 households and Project Homekey projected to serve up to 180 families through 2024-2025. These projections are a per month average for local non-traditional MTW programs.

In December 2019 the City updated its five-year strategy to address homelessness in Oakland. The Permanent Access to Housing (PATH) Framework organizes strategies to address homelessness under three major themes:

1. Prevention strategies to keep people from becoming homeless
2. Emergency strategies to shelter and rehouse households and improve health and safety on the street.
3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness.

The work described is aligned with the Alameda County's Everyone Home Plan and it is responsive to the specific needs of Oaklanders. Per the 2022 Oakland Point In Time (PIT) Homeless Count Oakland makes up approximately 52 percent of the county's homeless population, so the City of Oakland must be a leader in the work to address this crisis.

In Oakland, 60 percent of sheltered homeless people (approximately 70% of sheltered and unsheltered) are African American compared to 24 percent of the general population. The City's work must be defined by what works for African Americans first and foremost in order to reduce racial disparities.

In order to successfully reduce, prevent and end Oakland’s trend of escalating homelessness, City leaders and community partners must have a shared understanding of the drivers of homelessness. The main drivers of homelessness in Oakland include:

1. Structural racism.
2. Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants.
3. Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20 percent of Area Median Income (AMI).
4. Systemic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities.
5. Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

The framework commits to using data in a transparent and public way to evaluate outcomes such that racial disparities in homelessness are eliminated. It also acknowledges that current resources are insufficient, and the overall crisis cannot be resolved without expanding revenues dedicated to this issue and engaging government and the private sector at every level in this effort. The framework outlines specific strategies to reduce homelessness in Oakland including:

1. Fewer people become homeless each year.
2. More people return to housing as quickly as possible.
3. Crisis response beds are maintained, improved (by adding exit resources) and expanded.
4. People who have been homeless have the incomes and supports they need to avoid returning to homelessness.
5. Expand the supply of deeply affordable and supportive housing for Oakland’s most vulnerable residents
6. Address impacts of unsheltered homelessness on sheltered and unsheltered neighbors.

## **Homekey Program**

**Background** The Homekey program from the State of California Department of Housing & Community Development (State) provides grant funding available to local public entities, including cities and counties, to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic. The City of Oakland Department of Housing and Community Development (DHCD) has secured a total of \$75 million of State Homekey funds in the three rounds since 2020, leveraging \$38.5 million in local funds. The results and ongoing efforts for rounds two and three, are described below.

Once a NOFA is announced, DHCD will issue a Homekey Request for Proposals (RFP) from prequalified project sponsors as prospective joint applicants with DHCD. Staff reviews all Homekey proposals applying a risk-based approach to underwriting in order to ensure long term financial stability. A primary underwriting objective is to create positive net operating income which is sufficient to sustain the project through uncertainty in the long term over 15 years. Our assessments include, but are not limited to, long term maintenance needs, on site resident services, and property management. The project must meet Housing Quality Standards prior to execution of the capitalized operating reserve agreement and regularly (at least biennially) after the initial disbursement of capitalized operating reserves. A conditional award to the authority is contingent on the project receiving an award of Homekey funding from the State. It is also conditional based upon the project's receipt of clearances and authorizations to use federal funds.

**Homekey NOFA Round Two (2021-2024)** In September 2021 the State issued a Notice of Funding Availability (NOFA) Homekey Round II competition, making approximately \$1.45 billion in grant funding available to local public entities. In October 2021 DHCD issued a Round II RFP and two projects were conditionally approved: Piedmont Place and Coliseum Way. Piedmont Place was awarded \$14.8 million, and construction is expected to be completed by June 2023, so detail is not included in this report. The remaining project for round three is *Coliseum Way*, currently in predevelopment with \$4.2 million encumbered, with expected completion and occupancy by summer 2024.

**Coliseum Way (Inn by the Coliseum, 36 Units)** This is a conversion of the Inn by the Coliseum motel, located at 4801 Coliseum Way, into 36 Homekey units as permanent supportive housing (plus one manager's unit), and is a joint project of Danco Communities and Operation Dignity.

All units will target people experiencing homelessness earning no more than 30 percent AMI, and at least six units will target those who are chronically homeless. Referrals to Homekey units shall be made through the Coordinated Entry System (CES) for persons who are experiencing homelessness and 24 of the units will be SROs.

Project sponsors Danco and Operation Dignity intend to create a lounge area, community kitchen, office spaces for onsite support services and property management, as well as upgrades to the grounds including a dog walk and other landscaping utilizing DHCD and Homekey funds. In addition, the existing industrial laundry room will be converted into a laundry area accessible for tenants to use free of charge. At least 12 of the larger units will be upgraded to include full kitchenettes that will include a sink, refrigerator/freezer, and a cooktop. The sponsors are evaluating the potential of adding full kitchenettes to all units utilizing City and Homekey funds.

**Homekey NOFA Round Three (2023-2025)** On March 29, 2023, the State issued a Notice of Funding Availability (NOFA) for the third round of its Homekey Program, making approximately \$850 million in additional grant funding available to local public entities for housing strategies to support homeless or at-risk homeless. Oakland currently has 3 active Homekey project from this funding round, totaling approximately \$50M awarded for acquisition and conversion or construction of new units.

**Imperial Inn (47 Units)** In November 2023 Oakland was awarded 15.5 million in round 3 funding to acquire and convert the Imperial Inn motel. The project is expected be completed by November 2024, fully occupied by spring 2025. Located at 490 West MacArthur Boulevard near MacArthur BART Station, Imperial Inn will offer 47 units of permanent supportive housing (PSH) in Oakland's District 1. Bay Area Community Services Housing Corp (BACS) and Memar Properties, Inc. (MPI Homes) will develop and manage the property and BACS will offer supportive, wrap-around services for people experiencing chronic homelessness.

Dignity Village (40 Units)

A Homekey award of \$14.3M will fund the development of 40 new units for seniors on a vacant City-owned lot in East Oakland at the intersection of Edes Ave and Clara Street. The site will include modular units constructed off-site. The location is near community services and amenities such as the Brookfield Library, Ira Jenkins Community Center, and William Patterson Park.

**Quality Inn (104 Units)** A Homekey award of \$20.2M will support acquisition, conversion, and rehabilitation of an existing motel to create 104 permanent housing units serving individuals experiencing or at risk of homelessness, as well as homeless youth in East Oakland. California Supportive Housing (CSH) will develop and own the property, Shelter, Inc. will serve as the property manager and service provider, and Beyond Emancipation will provide supportive services.

**Rapid Response Homeless Housing** In Fall 2023, the City established the Rapid Response Homeless Housing (R2H2) Program. The R2H2 Program will accept proposals similar in nature to Homekey serving individuals and families who are homeless. These proposals will go through a threshold review process to ensure that there is site control, sponsor and/or partner experience to execute on a development, and that there is a plan for funding the development of the prop-

erty, the ongoing operation of the building, and the delivery of supportive services to the residents.

Once a proposal has met the thresholds, a full application will be requested and reviewed by staff on a periodic, competitive basis. Local funding would be committed to projects based on competitive scoring that will prioritize readiness to house people experiencing homelessness, cost efficiency, and strength of the sponsor and partners to complete the development, manage the properties in a professional manner, and deliver services that ensure positive outcomes for residents. An RFP seeking proposals under this program was released on November 30, 2023.

**Modular Constriction Mixed-Use Development: The Phoenix** The Phoenix will be located at 801 Pine Street in the West Oakland Prescott neighborhood and will be comprised of 101 total newly constructed modular units that will be installed more expeditiously than is typically possible for new construction projects. A total of \$4.35M of financing support for this project comes from Jobs-Housing Impact Fees and State and Local Housing Trust Fund subsidies. The units are designated for 30%, 50%, and 60% AMI households and the Phoenix will also include a 7,000 square foot community building with a community room, on-site property management, landscaped courtyard, bike, and auto parking, and which will be home to a robust resident services program. The Phoenix is under construction and is scheduled to be ready for occupancy by the end of 2024 and fully leased by mid-2025.

The Phoenix is an integral part of a 316-unit mixed-income, mixed-use master plan. The entire master-planned site is approximately 4.65 acres in size; the Phoenix affordable site is 0.90 acres of that total, and will be owned by the applicant team, East Bay Asian Local Development Corporation (EBALDC) and Allied Housing / Abode. The site is currently vacant except for a concrete slab, with no structures or occupants. The master developer, Holliday Development, will construct the project and EBALDC/Allied Housing will acquire the “project” fully completed and ready for occupancy.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**OHA:** Programs that serve the homeless, populations that are exiting the criminal justice system and emancipated foster youth are projected to serve: 848 families in 2024-2025. These programs are described in OHA’s Annual MTW plan as the Parents and Children Together (PACT)

program, Homekey Initiatives, Emergency Housing Vouchers and Sponsor Based Housing Assistance programs. OHA was awarded 49 Foster Youth to Independence (FYI) vouchers in 2021 and started working to lease these vouchers in March 2022. FYI vouchers allows for Public Housing Authorities (PHAs) to request housing choice vouchers (HCVs) to serve youth under the age of 25 with a history of child welfare involvement (see specific youth eligibility criteria below), for up to 36 months, with Foster Youth to Independence (FYI vouchers). The FYI vouchers aim to help communities across the country: 1. Address gaps in the availability of FUP for youth across the country. 2. Contribute to the federal goal of preventing and ending youth homelessness outlined in Home Together: The Federal Strategic Plan to Prevent and End Homelessness. 3. Set youth on a path to self-sufficiency by providing a suite of supportive services for the duration of a youth's 36 months of assistance on the program.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

OHA relies on expert partners to provide referrals for its non-traditional housing assistance programs that serve special populations. These partners range from the Alameda County Sheriff's Office to Alameda County Coordinated Entry and other partners who work with these populations.

1. Targeted and ongoing outreach to individuals identified via the Coordinated Entry System.
  - a. Assessments/Housing Problem Solving Services:
    - 1) Outreach staff provide an initial screening for safety and eligibility to all clients.
    - 2) Outreach staff provide housing problem conversation to all individuals at the time of assessment and on an ongoing basis to assist people in thinking about options to resolve their homelessness.
    - 3) After a client has received an initial screening and housing problem solving conversation, Outreach staff complete Alameda County Coordinated Entry System Assessment tool in the field with homeless individuals.
    - 4) Outreach staff enter all households assessed into HMIS regardless of whether the household does or does not subsequently enter a shelter or housing program.
  - b. System Coordination Services:
    - 1) Outreach staff coordinate with the Oakland HRCs to specifically look for identified households on the street who have requested an assessment and housing problem solving conversation.
    - 2) Outreach staff coordinate with Oakland HRCs to specifically look for identified households who have been matched to a homeless system resource

- (shelter, TH, RRH, etc.).
- 3) Outreach staff coordinate with Oakland HRCs to maintain regular contact with an identified list of the most vulnerable, high needs individuals on the streets.
  - 4) Outreach work with identified list of highly vulnerable individuals to assist them to become document ready for housing.
  - 5) Outreach staff work with identified list of highly vulnerable individuals to determine needs and link to potential resources outside the homeless services system such as public benefits, medical care, HIV/AIDS specific housing, Veteran Services, etc.
  - 6) Outreach staff attend regular bi-monthly case conferences with HRC and other providers to discuss coordination efforts; utilize tools and systems developed within CES to ensure clear and timely communication between HRCs and outreach efforts.
2. Targeted outreach in response to requests from the City to provide outreach services to specific individuals.
    - a. Outreach staff provide all outreach, engagement, linkage, and housing preparation work outlined above.
    - b. Provide follow up to City on result of outreach contract.
    - c. As requested, provide site summaries, site census and other information that the City uses to inform its response to specific encampments.
  3. General Harm Reduction Outreach services to literally homeless individuals.  
 Harm reduction outreach is defined as an activity that promotes and addresses client and community safety and wellness in the form of relationship building. Outreach staff distribute hygiene kits, blankets, and like items. Harm reduction outreach occurs primarily in the field but also consists of “drop-in hours” for basic supplies and for clients unable to be reached in the field that week. Activities include:
    - a. Respond to client’s priority felt needs or emergency situations –health, income, transportation, etc.
    - b. Provide cleaning materials (gloves, garbage bags, etc.) to encourage and support light clean up around sites to maintain health and welfare of encampments and the surrounding community.
    - c. Link clients with interim or bridge housing resources as desired and available.
    - d. Develop rapport and build an ongoing relationship with clients via regular and consistent contact.
    - e. Establish communication links with and for clients – phone/cell phone, mailing address, e-mail, meeting locations, social support contacts.
    - f. Provide psychological/emotional preparation and support for clients around obtaining housing - realistic expectations of wait times, realistic expectations of housing options within budget, benefits, and challenges of living with others, re-



maintaining hopeful, addressing fears/ambivalence of being housed, addressing unhealthy coping skills/street behavior that could disrupt housing, tenant obligations, conflict resolution preparation.

g. Linkages:

- 1) Clients are triaged and assessed in accordance with Coordinated Entry System protocols (assessment tools/instruments, prioritization, documentation, etc.).
- 2) Based on outcomes of assessment, clients are linked with housing resource centers, housing navigation services, and interim or bridge housing resources as desired and available; help individuals move from unsheltered to sheltered situations.
- 3) Help link clients with public benefits including income supports and health insurance.
- 4) Help link clients with appropriate health care services – primary care, behavioral health, dental, etc. – based on their expressed needs and priorities.
- 5) Help link clients with appropriate legal resources – homeless caring court, record expungement services, probation housing resources.
- 6) Provide transportation assistance in the form of bus tickets, cab vouchers, agency vehicle with staff, and/or companion public transportation, to assist clients in making linkages to benefits and services.
- 7) Accompany clients to appointments for benefits and services as needed.

h. Core Housing Preparation Work:

- 1) Address client housing histories and barriers – positive references, credit history, rental history and prior evictions, criminal history, registered sex offender status, outstanding debts, outstanding warrants. Use housing history to inform preparation work, complete early to avoid surprises.
- 2) Get to know members or potential members of the client's household including pets and companion animals.
- 3) Assess for potential to reconnect with family/friends for housing.
- 4) Assess for potential to become rehoused using housing problem solving/flexible funds and access these funds on behalf of client.
- 5) Assess the client's financial and resource situation and potential budget for housing – help with income and benefits acquisition, develop plan to help fund move-in costs.

4. Reunification Program Services

Outreach provides support to homeless individuals to reunite with family and/or friends who have a safe, stable, and permanent housing available to them who live outside the City of Oakland. Outreach Workers utilize the Reunification Program Assessment tool to screen client eligibility. Staff ensures that the living arrangement is truly stable, and the funds will be used to assist the client to return to this living arrangement. Outreach staff

track reunification services and report to the City on a quarterly basis.

- a. The City receives regular quarterly data on its contracted outreach services. Program outcomes include:
  - 1) Number of unduplicated clients served.
  - 2) Amount of Harm Reduction units of service provided (data source- agency log).
  - 3) Number of CES assessments completed.
  - 4) Number of clients assisted to become completely document ready for housing (data source – agency log, moving to HMIS when available).
  - 5) Number of clients who exit street outreach to an indoor location. (Goal: 50%).
  - 6) Number of locations visited by outreach team each month. (data-source- agency log).

OHA relies on expert partners to provide referrals for its non-traditional housing assistance programs that serve special populations. These partners range from the Alameda County Sheriff's Office to Alameda County Coordinated Entry and other partners who work with these populations.

### Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Oakland funds more than 1,600 beds/spaces in interventions such as emergency shelters, community cabins, safe RV parking programs, and transitional housing.

**Crossroads Shelter** is an emergency shelter operated by East Oakland Community Project (EOCP), funded by ESG and CDBG. It remains open 365 days per year and serves of 300 unduplicated individuals annually.

**Saint Vincent de Paul (SVdP)** is an emergency shelter which serves as a large single site location, open every night. The shelter is accessible to participants through a referral process from various homeless serving agencies as well as a walk-up, on first come first served basis. The shelter provides two meals per day, sleeping space and access to bathrooms/showers. The shelter has the capacity to provide limited storage for 45 people. This shelter is only open from evening to morning. The maximum capacity is 65 beds.

**Inn At Temescal** serves homeless veterans in this facility converted from a hotel to a 21-unit housing facility for homeless veterans. This facility was acquired and rehabilitate in response to, preparation for and prevention of COVID impacts, for homeless veterans with extremely low to low incomes, to shelter in place during the pandemic and forward. All 21 units has mini fridges

and microwaves installed and the lobby has been repurposed to a common area and shared kitchen for the residents.

**Clifton Hall** is utilized by EOCP's Family Matters shelter which provides emergency family shelter, short term rapid re-housing, and supportive services to 20-25 literally homeless families in an 83-bed emergency shelter at any time.

**Community Cabins** were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents are housed in temporary structures. Sites serve between 40-50 individuals at a time for up to 6 months. Services include wash stations, portable toilets, garbage pickup, housing navigation, service supports, case management, as well as mobile showers services to the sites. Wood Street Cabins are the newest cabin and come with a community kitchen, on site showers, and washers and dryers. Program goals are to increase the health and safety of residents, connect residents with mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. Community Cabins serve 328 people at any one time.

### **Supportive Housing/Transitional Housing**

Since 1994, the City of Oakland has annually received new and renewal grant awards under the HUD CoC competitive Super Notice of Funding Opportunity (NOFO) process. These five HUD CoC programs provide housing and supportive services to homeless singles, families, and Transition Age Youth (TAY) ages 18-24, to assist them in reaching self-sufficiency and obtaining stable housing. Current HUD CoC grants include:

1. **Housing Fast Support Network (HFSN)** is an interim housing program operated by Bay Area Community Services (BACS), serving single adults experiencing homelessness. It is operated out of the Henry J. Robinson Multi Service Center (HRMSC) located at 559 16th Street in Oakland. The program includes 137 beds of transitional housing as well as approximately 6 months of rapid rehousing support (housing subsidies and services) once people exit to housing.
2. **The Holland (The Grand)** is an interim housing program operated by Bay Area Community Services (BACS), serving single adults experiencing homelessness. The Holland (originally called the Grand) opened in early 2019 and services are modeled after the HFSN program. The program includes 85 beds of transitional housing as well as approximately 6 months of rapid rehousing support (housing subsidies and services) once people exit to housing.
3. **Oakland Homeless Youth Housing Collaboration (OHYHC)** is comprised of two organizations and serves transition-aged youth (TAY) experiencing homelessness. The program has 31 slots available at any given time.
4. **North County Homeless Family Rapid Rehousing Collaborative (NCFRRHC)** assists

38 families annually to move out of homelessness and into permanent housing. The collaborative operates as a part of the Family Front Door Northern Alameda County's coordinated entry system for family. The Family Front Door levels the playing field for families experiencing homelessness by eliminating side doors to services. Each family receives the same assessment and prioritization questions to ensure that the families with the highest levels of need are prioritized for services. Families that receive rapid rehousing assistance through NCFRRHC receive assistance in securing and retaining housing, rental subsidies for between 6-12 months (on average) and supportive services. After the end of the housing subsidy, families continue to receive housing retention support for an additional six months.

5. **North County Homeless Youth Rapid Rehousing Collaborative (NCYRRHC)** provides rapid rehousing services to 20 transition age youth (TAY) in Northern Alameda County (Oakland, Berkeley, Emeryville, and Albany). The project provides youth with services and a rapid rehousing model that is specifically tailored to the needs of youth experiencing homelessness. The project meets an existing gap in the continuum of homeless services currently available for TAY (including youth-specific outreach, shelter, transitional housing, and permanent housing) and other TAY-specific rapid rehousing program is currently in operation in the area.

**OHA:** The Building Bridges (BB) initiative is comprised of several local programs. The BB-Shared and Transitional local programs model target housing resources, alongside supportive services funding, toward a household to dramatically improve outcomes through County, City, and housing authority systems alignment. In FY 2020, partners such as Operation Dignity, the City of Oakland (Families in Transition & Matilda Cleveland), Henry Robinson, Peter Babcock House, St. Mary Presentation House, and St. Mary Closer to Home, will offer Shared/Transitional housing to several hard to house populations. These programs are described in detail in MTW activities in the Annual MTW Plan which can be found on OHA's website: [www.oakha.org](http://www.oakha.org).

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

OHA requires that SBHAP program participants pay no more than 30% of their income towards rent, participants must meet the same income limits as the HCV program, and they must pass federal immigration eligibility requirements. All housing units subsidized are required to meet the HQS. Participant families are assisted by providers contracted by the City of Oakland and receive supportive services along with the housing assistance offered under the activity. OHA's contracts with the City leveraged resources, expertise, and community connections to deliver housing related services to up to 180 hard-to-house households on an annual basis in Oakland. This is an increase of 40 households which are housed by the City in Community Cabins. OHA implements a step-down program to allow program participants that have been stably housed for more than a year to transition to an HCV.

First Place for Youth supports the young adults in the SBHAP program with a variety of supportive services that focus on education and employment. The goal of the My First-Place program is to help youth access the community resources available to them. Education and Employment Specialists (EES) work closely with the youth to help them get employment in their chosen field and to gain hands on experience.

In addition to the EES, each young adult receives coaching from a trauma-trained, strength-based Youth Advocate (YA) that they work with weekly. YAs assist the young adult participants to make sure that they are practicing self-care and being mindful of their emotions and reactions to strong emotions in their daily lives. YAs work closely to determine if youth participants needed additional mental health support or community resources and helped connect them to the resources to best allow them to feel supported and balanced, so they can focus on their education and employment goals.

After demonstration of housing stability for one year, pending availability, OHA may elect to offer program participants the option to apply for an HCV and OHA does plan to implement this during FY 2025 pending availability of HCVs. These subcontractors provide program applicants via direct referral into the program managed by the City of Oakland.

BB-CalWORKs - Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan

to achieve self-sufficiency. OHA used its MTW resources to leverage commitments from ACSSA to provide wrap around case management services that address employment barriers and assist with access to other needed community resources. Based on funding availability, families who successfully complete the CalWORKs program and maintain their housing may be referred for eligibility screening for an HCV at OHA's discretion and OHA does plan to do this during FY 2025 pending availability of HCVs. OHA anticipates serving 30 families during the FY.

## Building Bridges Key to Home Pilot Program (BB-KTH) Description

OHA will partner with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to 23 families through a new local housing assistance pilot program. The program will provide a coordinated exit for families with children out of Project Roomkey interim housing into more long-term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI to provide resident community services and property management. The program will have a tiered tenant rent structure based on Area Median Income (AMI). The AMI categories for program participant rents are as follows with all families being at least at 50% AMI or below:

AMI Range	Flat Rent Amount **
• 0% - 5%	\$50
• 6%-10%	\$100
• 11%-19%	\$200
• 20%-39%	\$300
• 40%-50%	\$400
•	

\*\* Subject to change based on Utility Allowance review (will not exceed 30% of participant income)

Program participants will pay a flat rent based on AMI income category and sign an annual lease. Participants will be re-certified for AMI status bi-annually. Supportive services and case management will be provided by HCSA and Housing Consortium of the East Bay (HCEB). OHA plans to continue the program for a minimum of 15 years with an option to extend for 5 years, provided funding availability. OHA projects the costs to provide rental assistance for 15 years to 23 households to be \$9,279,000. If the program is extended another 5 years, the projected overall costs are \$12,372,000. Initial funding will be provided by CARES Act and MTW funds and subsequent years will be funded through MTW single fund flexibility.

Initially, vacant units will be occupied by eligible Project Roomkey households and subsequently by Oakland families with children under 18 using the County's coordinated assessment and entry system that prioritizes eligible tenants based on criteria other than "first-come-first serve", including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services.

The range of services that the County will offer include but are not limited to:

1. General services including outreach, goal planning, information, and referral, management, living skills assistance, coordination of services, conflict resolution, housing retention skills development and eviction prevention;
  2. Benefits/money management assistance including assistance applying for public benefit programs, referrals for payee services, credit counseling referrals, civil legal assistance linkages, and assistance with budgeting and establishing bank accounts;
  3. Integrated, co-occurring treatment resources that include individualized assessment and treatment planning and coordinated care for physical health/medical, mental health, and substance use conditions;
  4. Linkages and coordination with primary care and medical providers, health education, HIV/AIDS care, and referrals;
  5. Mental health services including individual assessment and counseling, group counseling, psychiatric care and referrals, referrals, and advocacy;
  6. Substance use/abuse services including individual assessment and counseling, group counseling, referrals to treatment programs and ongoing support;
  7. Employment/vocational/educational training, on and off-site training, educational opportunities, financial assistance for work training at education, and work opportunities connected with the services program; and
  8. Community building/social activities including peer support, outings and field trips, organizing/political activities, consumer/tenant involvement opportunities and support;
  9. Adequate and convenient transportation to off-site services
- Utilization of services is voluntary for participants of the pilot program.

OHA may elect to use referrals from partners to house specialized populations such as but not limited to homeless families with children. These families may be offered supportive services if they are participants in programs or studies that involve supportive services.

### **Rental Assistance Subsidy (RAS) Program**

The Oakland Housing Authority's new Rental Assistance Subsidy (RAS) program offers an important and streamlined source of funding that ensures the sustainable and healthy operation of properties to serve Extremely Low-Income households at or below 30% of the Area Median Income (AMI). The Oakland Housing Authority (OHA) intends to use RAS on a case-by-case basis to support projects that will provide long-term affordable housing to Oakland's most vulnerable residents. The RAS is a fifteen (15) year subsidy that aims to fill any negative net income that results primarily from minimal collectable rents from extremely low-income households. RAS is thoroughly explained in the Single Fund Flexibility Section of this Plan.

Homekey/RAS- Inn at Coliseum Way

FY 2024/25 Annual Action Plan



The proposed conversion of the Inn at Coliseum way, located at 4801 Coliseum Way, into 36 Homekey units as permanent supportive housing (plus one manager's unit), is a joint project of Danco Communities and Operation Dignity.

All units will target people experiencing homelessness earning no more than 30 percent AMI. Referrals to Homekey units shall be made through the Coordinated Entry System (CES) for persons who are experiencing homelessness and 24 of the units will be SROs.

Project sponsors Danco and Operation Dignity intend to create a lounge area, community kitchen, office spaces for onsite support services and property management, as well as landscape upgrades.

### **The Phoenix (RAS Project)**

The Phoenix will be located at 801 Pine Street in the West Oakland Prescott neighborhood and will be comprised of 101 total newly constructed modular units, with 49 units targeting persons who are chronically homeless.

The Phoenix will also include a 7,000 square foot community building which will be home to a robust resident services program. The Phoenix is an integral part of a 316-unit mixed-income, mixed-use master plan. The entire master-planned site is approximately 4.65 acres in size; the Phoenix affordable site is 0.90 acres of that total, and will be owned by the applicant team, East Bay Asian Local Development Corporation (EBALDC) and Allied Housing / Abode.

### **3050 International Boulevard**

3050 International is a 76-unit project (one manager's unit) sponsored by SAHA serving low-income individuals and families with 40% of unit's set-aside for homeless households. The project is targeted to serve households between 20%-50% AMI and will consist of 1BD (28 units), 2BD (28 units), and 3BD (19 units) dwellings. The project a mixed-use affordable housing project with commercial space on the ground-floor occupied by the Native American Health Center. NAHC will be building a health center and cultural community center that will include pediatric and women's medical services. The project does not have a PBV award from OHA. Will be in construction during FY 2025, with hopeful end date during FY 2026.

### **Lakehouse – East 12<sup>th</sup> Street -RAS**

Lakehouse – East 12<sup>th</sup> Street is a 91-unit affordable family development sponsored by EBALDC, 23 of which will provide permanent supportive housing for 23 formerly homeless families. The project is located in the Eastlake neighborhood one block away from Lake Merritt. Which will be completed in FY 2026.

### **Lake Merritt BART Senior Housing -RAS**

Lake Merritt BART Senior Housing is a 97-unit transit-oriented affordable development for low-income and formerly homeless seniors located in Oakland’s Chinatown neighborhood. The project will be constructed on BART-owned land directly over the Lake Merritt BART station and will be the first of four buildings that are part of larger-multi-phase transit-oriented development in partnership with Strada Investment Group and BART. Which should be in construction during the FY.

### **Rental Assistance Subsidy (RAS) Program**

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All units will target people experiencing homelessness earning no more than 30 percent AMI. Referrals to Homekey units shall be made through the Coordinated Entry System (CES) for persons who are experiencing homelessness and 24 of the units will be SROs.

Project sponsors Danco and Operation Dignity intend to create a lounge area, community kitchen, office spaces for onsite support services and property management, as well as landscape upgrades.

## **Housing Disability Assistance Program (HDAP)**

The Alameda County Health Care Services Agency (HCSA) received an influx of State Housing and Disability Advocacy Program (HDAP) one-time funds through the Alameda County Social Services Agency to provide housing support and related services to persons and families experiencing homelessness, specifically targeting those who are disabled and eligible for other public benefits. The total amount of the funding is about \$17.4 million, which includes \$9.4 million competitively allocated one-time funds. Alameda County anticipates receiving regular allocations of approximately \$6 million annually from future State budgets. As a significant number of Alameda County residents who meet the HDAP criteria reside in Oakland, HCSA is proposing a partnership with OHA to deploy approximately \$9 million of these funds to implement a tenant, and project-based housing subsidy program. OHA would serve as the administrator of the funds allocated to housing placement contractors or projects selected through a competitive County process. As future funding becomes available, the MOU could be amended to expand and/or continue services accordingly.

HDAP funds are allocated for the provision of housing supports, disability benefits application assistance and advocacy for people likely eligible for disability benefits. In compliance with all state-funded housing programs, the use of HDAP funding incorporates the core components of Housing First (in accordance with W&I code section 8255) and participation within the County's Coordinated Entry System (CES). The County is leading a multi-agency stakeholder process to develop a unified Local Housing Program (LHP). The outcome of this process will be a framework of policies, and selection and monitoring procedures for the implementation of supportive housing funding in the County, including this proposed program.

HDAP funds target individuals who are experiencing homelessness to apply for disability benefit programs, while also providing housing assistance and other services to stabilize clients. Utilizing the Coordinated Entry system housing crisis queue, HDAP funding priority is given to individuals (including individuals in families) experiencing chronic homelessness, or who are homeless and rely most heavily on government-funded services. All four core HDAP components are offered concurrently: outreach, case management, disability benefits advocacy and housing assistance; HCSA's partnership with OHA will support housing assistance, while other components are overseen within HCSA-maintained service agreements.

The County intends to issue a Solicitation of Intent (SOI) for housing projects and providers to be selected in accordance with the criteria developed in the multi-agency LHP process. OHA would then execute agreements with the awardees.

HCSA provided briefing materials to the Alameda County Board of Supervisors (BOS) as part of the August 12<sup>th</sup> Board packet. HCSA intends to return to the BOS in early October requesting a delegation of authority for the HCSA Director to enter into an MOU with OHA. Pending approval, staff from HCSA and OHA plan to execute the MOU by November 2022, after which OHA will

begin administering the funds. The desired execution date of the MOU would allow HCSA to transfer the funds to OHA and begin the SOI process.

~~Helping low income individuals and families avoid becoming homeless, especially extremely low income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.~~

**OHA currently has 262 Mainstream vouchers and is focused on leasing all vouchers in 2024-2025.**

### **Parents and Children Together (PACT)**



This activity uses partnerships with the Alameda County Sheriff's Office (ACSO) and other program providers, to facilitate the development of local, non-traditional housing programs like the Maximizing Opportunities for Mothers to Succeed (MOMS) initiative. This program offers service-enriched transitional housing support to formerly incarcerated mothers seeking to reunite with their children and deter recidivism. The Dads Acquiring and Developing Skills (DADS) program serves fathers exiting minimum security incarceration seeking to reunite with their children and families. Currently, ACSO refers MOMS and DADS program participants to OHA for housing. OHA has implemented the Parents and Children Together (PACT) program to provide transitional service enriched housing to both populations and families referred by other vetted service providers. In addition to the housing subsidy, the PACT program offers customized adult, family and youth case management, group counseling services, family activities and educational and employment development assistance to all participants as a condition for participation in the program.

PACT participants that are referred through ASCO, apply and are screened while in custody at the Santa Rita jail and once accepted they complete a needs assessment and intake processing. Participants complete an 8-week gender specific educational component while in custody and create an Individual Action Plan (IAP) tailored to meet the needs of each participant. Once housed at the PACT site, case managers work with participants to complete their IAP using various supportive services for the participants and their children.

The Alameda County Sheriff's Office (ACSO) provides MOMs and DADs applicants to OHA through direct referral. Following ACSO program standards, ACSO staff selects and refers to OHA those ACSO MOMs and DADs candidates who qualify for minimally supervised transitional housing after completion of a 6–8-week multi-faceted program while in custody including an Individual Case Management Plan (ICM). ACSO referred “applicants” are then screened by OHA Eligibility according to HUD program requirements. ACSO MOMs and DADs applicants who meet HUD program requirements are offered a unit at the 18-month OHA PACT Housing program site. Those selected for the OHA Housing Component remain in the ACSO Transitional Case Management Program for 18 months, during which they must comply with the PBV Housing Lease or defined PACT program participant requirements as well as their ICM. OHA plans to continue to strive to fill the 18-unit site designated for the program, but this is dependent upon qualified referrals from the ASCO.

OHA, along with the primary program partners Alameda County Sheriff's Office (ACSO) and the Alameda County Behavioral Health Care Services (ACBHS) Department will continue to facilitate a strategic planning process resulting in several program improvements. Planned additions to the current program structure include a sober living agreement, an alumni participation agreement, stronger coordination of multi-agency intervention for lease non-compliance and additional on-site program activities to enhance parent/child engagement and workforce development for older youth and adults.

OHA plans to explore partnerships with additional providers that specialize in re-entry and other hard to house populations to provide direct referrals and supportive services into the existing PACT program. The program design will remain the same in terms of requirements and length of stay in transitional housing. Additionally, OHA will offer PACT program graduates housing within Section 8 or Section 9 housing depending upon voucher and unit availability.

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## **UCSF Benioff Children's Hospital**

OHA is exploring a partnership with UCSF Benioff Children's Hospital aimed at addressing the critical issue of housing insecurity for families grappling with serious or chronic medical conditions. OHA will provide families with furnished housing for up to 24 months. To enhance the comprehensive support system, UCSF Benioff Children's Hospital will contribute wrap-around services, including dedicated case management and assistance in transitioning to permanent housing.

## **Discussion**

## AP-70 HOPWA Goals– 91.220 (I)(3)

**One-year goals for the number of households to be provided housing through the use of HOPWA for:**

Short-term rent, mortgage, and utility assistance payments	60
Tenant-based rental assistance	35
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	25
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>TOTAL</b>	<b>120</b>



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

To address Oakland's ongoing housing crisis, key strategies should focus on closing the gap between market-rate and affordable housing production by prioritizing the preservation of existing housing and developing high-quality and abundant affordable housing for those of the greatest need, including Black, Indigenous, and other People of Color (BIPOC) households.

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA, whereas the City only permitted one affordable housing unit for every eight above-moderate income units. This highlights the need for a concerted effort to increase production of homes that are affordable to very low-, low-, and moderate-income households. While adding housing at every income level can help reduce market competition for existing homes, a primary driver in displacement and homelessness, Oakland also needs more deeply affordable housing. Oakland especially needs housing affordable to extremely-low-income residents and housing that remains permanently affordable. One of the key objectives in expanding affordable housing opportunities and producing more affordable housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously re-focusing resources and protections towards historically disinvested neighborhoods.

As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. This includes alternative housing models that have the benefit of being more affordable and can meet a wider range of community needs, incomes, and lifestyles, including single room occupancy (SRO) programs; efficiency units (where the kitchen/dining area is segmented off from a combination sleeping/living area); micro units (units usually less than 250 square feet); and co-housing (private homes clustered around shared space). The City is encouraging these models: recent examples include Oakland's 2018 Residential Hotels Ordinance, the "Nook" microunit project built in 2016, and completion of co-housing project Phoenix Commons in 2016. Recognizing the limited resources that staff already operate with, the City will welcome models that are community based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Through its Housing Element Update, the City has adopted, five specific goals with associated programs that are priorities for the City of Oakland.

1. Protect Oakland Residents from Displacement and Prevent Homelessness
2. Preserve and Improve Existing Housing Stock
3. Close the Gap Between Affordable & Market Rate Housing Production by Expanding Affordable Housing Opportunities.
4. Address Homelessness and Expend Resources for the Unhoused.
5. Promote Neighborhood Stability and Health.

Through Goal #3 of the Oakland Housing Element, this goal facilitates the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, the Housing Element provides a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. The Housing Element locates new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and removes constraints to affordable housing development by the following actions:

1. Action 3.1.1. Developing a project-based rental or operating subsidy program for extremely low-income residents;
2. Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/ rowhouses, and ADUs;
3. Action 3.2.2: Promote and protect live/work housing and housing for artists;
4. Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock;
5. Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs
6. Action 3.2.5: Reduce constraints to the development of ADUs;
7. Action 3.2.6: Monitor Affordability of Permitted ADUs;
8. Action 3.2.7: Proactive Short-Term Rental Enforcement;
9. 3.1: Sale or ground-lease of City owned property for affordable housing;
10. Action 3.3.2: Expansion of Section 8 vouchers;
11. Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land;
12. Action 3.3.5: Implement an affordable housing overlay;
13. Action 3.3.6: Access to low-cost financing for development;
14. Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement;
15. Action 3.3.8: Right-sized development fees on market-rate developments;
16. Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

17. Action 3.3.10: Citywide Enhanced Infrastructure Financing District (EIFD);
18. Action 3.3.11: Support innovations by design;
19. Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program;
20. Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development;
21. Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/ equity funds for small sites to support site acquisitions for affordable housing
22. Action 3.3.15: Continue and expand density bonus incentives;
23. Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund
24. Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers;
25. Action 3.3.18: Implement affordable housing investments contained in Measure U
26. Action 3.3.19: Sites Inventory, Pipeline Projects, and Fair Housing Accomplishments Tracking Program
27. Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements;
28. Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update;
29. Action 3.4.3: Revise Conditional Use Permit (CUP) requirements;
30. Action 3.4.4: Revise citywide parking standards;
31. Action 3.4.5: Revise open space requirements;
32. Action 3.4.6: Correct zoning district boundaries that cut through parcels
33. Action 3.4.7: Capture the diversity of existing built fabric in zoning
34. Action 3.4.8: Implement objective design standards
35. Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units;
36. Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right;
37. Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing;
38. Action 3.5.1: Support community land trusts and other shared equity models;
39. Action 3.5.2: Support housing cooperatives, co-living, and cohousing models
40. Action 3.5.3: Advocate for statewide legislation on social housing;
41. Action: 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households;
42. Action: 3.5.5: Study Feasibility of Single-Stair Residential Buildings

43. Action 3.6.1: Streamline the City permitting process, especially for low-income and non-profit builders
44. Action 3.6.2: Provide increased flexibility in development standards.
45. Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.
46. Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.
47. Action 3.6.5: Continue one-stop and online permitting services
48. Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.
49. Action 3.7.2: Provide housing for persons with HIV/AIDS
50. Action 3.7.3: Accessible units in new housing developments
51. Action 3.7.4: Implement the sponsor-based Housing Assistance Program.
52. Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes
53. Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right
54. Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act.
55. Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right.
56. Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).
57. Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations
58. Action 3.8.3: Tax vacant residential rental units.
59. Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts
60. Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

See Oakland's State HCD approved 2023-2031 [Housing Element](#) for details.

## **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Oakland uses a range of strategies to address the housing, homeless, and community development goals identified in the Consolidated Plan. This section discusses actions planned to foster and maintain affordable housing, to reduce lead-based paint hazards, to reduce the number of poverty level families in Oakland, and to coordinate activities in these areas with other entities.

AC-OCAP has several plans in place to address obstacles to meet the needs of the underserved populations in Oakland and Alameda County. The first and foremost approach is through the eighteen non-profit organizations who receive CSBG funding through annual grants. The grant funding to grantees for the years 2023-2025 range from \$25k to \$50k per year. The non-profit agencies are based in Oakland and neighboring cities in Alameda County, excluding Berkeley, and their programs are focused on job training workshops/classes to gain skills with job placements; housing the unhoused with transitions to affordable permanent housing; re-integration of formerly incarcerated residents to education and employment sector; and information and referral services to health, human, and social services.

Other actions to meet the underserved needs of the community members addresses food insecurity in collaboration with Alameda County Community Food Bank, Oakland Summer Lunch Program, Community Homelessness Services Holiday Dinner, and the Safe Passages food distribution program through participating public schools. In addition, a community public hearing is held every other year to listen to the community voice their needs and concerns about fighting poverty in their neighborhoods.

### **Actions planned to foster and maintain affordable housing:**

Affordable housing represents a critical public good that has become harder to find in recent years, particularly for low-income households. One of the reasons for this is that the cost of housing has risen much more steeply and faster than an average worker's wages. Statistics show that paying rent is becoming unaffordable to many Americans, especially minorities, under-documented individuals, and people of color.

AC-OCAP will continue to provide housing and wraparound services to extremely low-income homeless families in Alameda County. Safe temporary housing, transitional housing, and emergency shelter programs with case management are provided by eight of our 18 selected grantees. Seniors and families with children are the primary focus of the grantees that were selected to receive the CSBG housing grants. Housing for the unhoused youth and the homeless veterans were the focus of the next selected groups.

**Actions planned to reduce the number of poverty-level families:**

AC-OCAP's actions to alleviate the number of families in poverty is directed by the grantees that provide post-secondary education, job training skills, paid internships at tech companies, and employment placement. Hopefully, this will pave the way to decrease the number of poverty-level families by creating more adequately paying jobs above the minimum wage and earning livable wages.

Every year, AC-OCAP offers Volunteer Income Tax Assistance program (VITA) from February to mid-April. This is a no-cost income tax preparation service for low- to moderate-income families in Oakland and other cities. Earned Income Tax Credit is extended to families for supplementing and raising the earnings of low-income workers through the tax structure, specifically with tax credits. The tax credit is usually received in a lump sum payment as part of an overall tax refund from the previous year. This program thus provides a significant supplement to low-income earners, as well as an incentive to work, which could reduce poverty to individuals and households.

**Actions planned to develop institutional structure:**

AC-OCAP continues to be actively involved in the Oakland City Council process of adopting a resolution to accept and appropriate the CSBG funding from the state, and then disbursing the grants to grantees to help them continue their work fighting poverty. AC-OCAP's tripartite Board is an institutional structure worth exploring further. The 18-member board is composed of at least 9 members from low-income communities; 6 members representing elected public officials; and the remainder 3 members from the private/business sector. The Federal CSBG Act requires a tripartite Board so that the low-income representatives can voice community problems in front of the members of power in the community (elected public officials). The elected public officials can then act and respond as they represent the establishment, power, and wealth.

**Actions planned to enhance coordination between public and private housing, and social service agencies:**

AC-OCAP continues to offer grant funding to organizations who provide temporary and transitional/emergency housing to the unhoused and marginalized members of the community. AC-OCAP also plans to pursue additional grant funding so they can provide more assistance to non-profit agencies that provide critical services to the unhoused community. AC-OCAP believes that the enactment of an effective safety net will help to reduce the extent of poverty and hence the need for social welfare programs and a social safety net. Yet no matter how effective these policies are, some individuals and families will still fall between the cracks, whether due to the loss of a job, a sudden disability, or some other unanticipated event.

**OHA:** OHA has created a cross-departmental team to work with residents who are at risk of being evicted, OHA strives for eviction prevention and provides resources to strive for the best possible outcomes.

### **Actions planned to reduce lead-based paint hazards**

The City of Oakland's Housing Rehabilitation Programs incorporate lead-safety measures guided by Federal Rules. The City also partners with the Alameda County Community Development Agency's Healthy Homes Department (ACHHD) whose Partnerships for Affordable Lead-Safe Housing Program will address lead-based paint (LBP) hazards and increase access to housing without LBP hazards.

The Program will address lead paint hazards for up to 140 pre-1978 units in Alameda County that house low-income families, most with children under six, in lead-safe environments. Over 60 of these units are projected to be in Oakland.

Funded by a combination of HUD and local funds, this program will also strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles through presentations and training of contractors, agency staff, and community members. The ACHHD maintains a Lead-Safe Housing Listing at [www.achhd.org](http://www.achhd.org) that informs the renting community of housing units that have been made safe from LBP hazards. Oakland is one of four cities that participates with the County by providing funding for lead safety education and outreach to property owners.

This program, administered by the ACHHD, provides 139 property owner consultations, training, and other educational services to promote lead safe property maintenance and repair. ACHHD will carry out focused outreach to high-risk low-income families with young children through partners including City housing, code enforcement, housing assistance, and other departments.

**Housing Rehabilitation:** The City's residential rehabilitation programs have included LBP hazard education within the initial phase of the application process, since 1992. 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 and must obtain California Department of Public Health Lead Supervisor Certification.

Also, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices. Rehabilitation Advisors as part of project monitoring also verify compliance with Lead safe practices. All Home Maintenance Improvement Program

projects receive a lead hazard risk assessment and rehabilitation work must pass lead hazard clearance upon completion. The following is a brief summary of those actions.

The City of Oakland, Residential Lending and Alameda County Community Development Agency's Healthy Homes Department (ACHHD) will address LBP hazards and increase access to housing without LBP hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property homeowners in the City of Oakland and Alameda County. The programs will focus on low-income housing with young children or expectant families, complete healthy housing assessments and interventions in each of these units, coordinate with agencies and community-based organizations to bring additional health and safety resources and strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles.

A Lead-Safe Housing Listing has been established that informs the renting community of housing units that have been made safe from lead-based paint hazards. Only units completed through the program are eligible for the Lead Registry. These units were determined to be lead safe following their participation in the City of Oakland, Residential Lending and Alameda County Affordable Lead-Safe Housing Program funded by the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control.

**OHA:** OHA staff in the Family and Community Partnerships (FCP) department will continue providing support for at-risk residents facing eviction with community resources and referrals with the goal of housing retention. Resources offered include rental and utility assistance, house-keeping counseling, intra-resident conflict mediation, employment referrals, financial education, lease violation counseling, and supportive services like food and cleaning supplies when needed. FCP works in conjunction with the Property Operations department, OHA Police Department, OAHPI, and CID to assess, triage, and support residents at OHA properties. In FY 2025, FCP plans to provide housing retention support by hosting quarterly events to proactively engage residents, provide options to request lease compliance support, and other supportive and enrichment services.

## **Discussion:**



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I) (1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	\$850,000
Total Program Income	\$850,000

1. The amount of urgent need activities	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	70%
Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	

## Other CDBG Requirements

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

**A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

- Measure U Bond funds
- Tax Credit Financing
- City of Oakland Affordable Housing Trust Fund (Funds currently being deposited into the AHTF: (1) Jobs/Housing Commercial Impact fee, (2) Former Redevelopment Agency "Boomerang Funds," and (3) Affordable Housing Impact Fee)
- City of Oakland Affordable Housing Bond Funds and Excess Redevelopment Bond Funds
- State Funding Programs: California Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities Program Funds, California Housing Accelerator Funds, California Housing and Community Development Department's Multi-Family Housing Program and Supportive Housing Multi-family Housing Program, TOD, IIG, NPLH
- Federal Home Loan Bank of San Francisco Affordable Housing Program,
- HUD Project Based Section 8.

**A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Not applicable. The City of Oakland no longer uses HOME funds for homebuyer activities.

**A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Not applicable. The City of Oakland will not use HOME funds for purchasing already regulated housing units.

**Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Not applicable. The City of Oakland will not use HOME funds for refinancing existing debt secured by multifamily housing rehabilitation projects.

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(4)**

**Include written standards for providing ESG assistance (may include as attachment)**

The primary purpose of ESG-funded rapid rehousing and prevention is to reduce entries into homelessness and/or shorten stays in homelessness to the greatest extent feasible. To be eligible to receive ESG prevention or rapid rehousing assistance, participant households in Alameda County must meet both national and local requirements, and this eligibility must be documented with an application and supporting documentation kept in a client file. These requirements include:

1. Participants must be homeless or at imminent risk of homelessness, per the applicable HUD definitions in the ESG regulation (§576.2) supported by documentation;
2. Participants must be one of the locally targeted populations for the program, as specified on the application and eligibility determination form;
3. Participants must be willing to participate in the program and to meet the terms of a self-developed Housing Stability Plan.
4. Participants may not have already received 24 months of ESG assistance during the past 36 months (§576.105(c));
5. Participants must meet the local asset policy, including having cash or equivalent assets of less than \$2,000 per single individual and \$3,000 per couple.
6. Participants receiving prevention assistance must have incomes at or below 30% of the Area Median Income (§576.103). Eligibility for Rapid Rehousing Rapid rehousing provides financial assistance and supportive services to individuals or families that are literally homeless, staying in shelter or transitional housing or on the streets or other places not suitable for human habitation, or exiting institutions and having entered from one of these locations. Eligibility for rapid rehousing includes those fleeing domestic violence who are living in one of the places named above.

In keeping with the intentions of the program, rapid rehousing assistance will be used primarily to serve households that are:

1. Adults or family households able to be rehoused rapidly without anticipation of an ongoing subsidy, with ESG financial assistance anticipated to be of six-twelve months or less duration;
2. Adults or family households able to be rehoused rapidly with an ongoing subsidy from another source anticipated within six to twelve months of ESG program participation
3. Transition-age youth, especially those recently discharged from foster care, who are able to be rehoused rapidly without anticipation of an ongoing subsidy, with ESG assistance of eighteen months or less duration.

Prevention assistance will be directed to persons who are not literally homeless but are at imminent risk of homelessness per the HUD Homeless definition. Prevention assistance may include support to a household to retain its current housing or to move to other housing without having to become literally homeless. While the ESG regulations allow for ESG prevention to be provided to those categorized as “at-risk” but not necessarily at “imminent risk”, Alameda County ESG programs will target prevention services specifically to those that are at “immediate risk” defined as: “An individual or family who will imminently lose their primary nighttime residence,” provided that:

1. The primary nighttime residences will be lost within 14 days of the day of application for homeless assistance; - no subsequent residence has been identified; and,
2. The individual or family lacks the resources of support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing.” Within the category of “imminent risk” special attention and outreach will be done to target those households that are:
  - a. doubled up with family and friends, must move within 14 days and are seeking to enter shelter;
  - b. living in a hotel or motel using their own resources, must leave within 14 days, and are seeking to enter shelter;
  - c. living in their own housing, are being evicted for non-payment of rent, must leave within 14 days and are seeking shelter;
  - d. fleeing domestic violence;
  - e. Imminently leaving foster care or have recently left foster care and are at imminent risk of losing their current housing.

Program operators must determine those potential participants are eligible for assistance, and document this eligibility, including verifying income and housing status. The Program Application and Eligibility Determination Form contains key questions and documentation requirements. Once found eligible, to enroll the head of household must sign the ESG Participation Agreement complete the HMIS ROI, and staff must complete an HMIS Standard Intake Form (SIF) for all household members.

3. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

### **Procedures for Coordination Among Providers**

Oakland and other jurisdictions and agencies across Alameda County have established a coordinated entry system that is divided into zones. Individuals and household experiencing homelessness or a housing crisis in Oakland or other zones in the county may access coordinated entry through designated points:

- 1) Calling 211 to get a safety and crisis screening as well as a referral to a Housing Resource Center for an assessment for services.
- 2) Drop-in to a Housing Resource Center in the zone during designated hours to complete an assessment for services.
- 3) Complete an assessment with general or street medicine outreach teams while they are in the field/community.
- 4) Complete assessments through select emergency homeless shelters and drop-in centers that offer general (non-housing specific) support resources.

A standard locally developed tool is used by providers in Oakland and county-wide to assess individuals and households' vulnerability and prioritize them on a By Name List to receive support and services. Individuals and families are then matched from the By Name list to resources, including referrals to mainstream and select health care resources, transitional housing, Housing Navigation staff support, rapid rehousing, flexible funding, permanent housing, permanent supportive housing and, tenancy sustaining staff services.

Alameda County's Coordinated Entry System policy making has been overseen by a System Coordination committee (SCC) since its inception in 2017 and has recently transitioned to a management entity, the County Health Department Office of Homeless Care and Coordination.

4. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

HEARTH ESG funds are allocated through an RFP process in support of the City of Oakland Permanent Access To Housing Strategy to address and end homelessness in Oakland.

5. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The homeless participation requirement for planning and funding decisions is met through homeless participation in the EveryOne Home (homeless count) & Home Together planning and general meetings.

Home Together 2026 Community Plan is a 5-year strategic initiative which centers racial equity and identifies the strategies, activities and resources needed to dramatically reduce homelessness in Alameda County. The Plan identifies what is needed to operate a homeless response system that has the capacity to address the needs of people experiencing homelessness and to reduce racial disparities.

The Plan details specific strategies and action steps that were informed by an extensive community input process which included participation from system leaders, homeless program participants, service providers and partners in the homelessness response system, and people with lived experience to learn what works and what doesn't work in our current homeless response system.

In addition, homeless or formerly homeless persons are requested to be part of the City of Oakland Request For Proposals process under Oakland's PATH Strategy, funded by ESG.

If the City is unable to meet 24 CFR 576.405(a) requirements, the City has access to various Oakland homeless facilities, groups, and homeless encampments to which the City is able to conduct outreach to the targeted populations to solicit their input on policies and funding decisions. And there are regular attendees who are homeless or previously homeless present at the City's public hearings regarding homeless policies and funding decisions and other ESG related activities. Homeless and formerly homeless in attendance (now virtually) are able to provide feedback on the homeless and/or ESG item(s) presented for consideration of the City Council, the public the ESG administering office (Community Housing Services), and other City leadership and staff.

6. Describe performance standards for evaluating ESG.

Performance standards for each ESG recipient are monitored and evaluated monthly and annually to ensure that grant recipients are providing the contracted scope of services at the levels agreed upon and expended. Quarterly reports are submitted to the City throughout the year. Staff performs monitoring site visits at least every other year to view services and compliance of record keeping. All ESG funded recipients are evaluated based on City established and HUD established standards for ESG.

The initial Screening for ESG funded interventions will determine:

1. If the combined household income is below 30% AM.
2. If the household has assets that exceed the programs asset limit.
3. If the household's living situation qualifies as either literally homeless or at imminent risk of homelessness.
4. For those reporting to be imminently at risk, if the household has one or more additional risk factors established which make shelter entry more likely, if not assisted.

These factors include living currently in a place in which they do not hold a lease, such as doubled up with family or friends, in a hotel/motel or in an institutional setting. Persons holding a lease who have received "pay or quit" notices will be referred to other programs that offer more traditional prevention services. Person with eviction notices will be referred to legal services.

The initial screening also collects certain basic demographic information on the household (HMIS universal data elements) and is used to help qualify household for other services, where appropriate and gather information on those seeking assistance for analysis and program refinement.

Households determined initially eligible will receive a full assessment of housing barriers and household resources. Households may be screened out at this point if 1) the household appears to have other resources or housing opportunities that can be accessed to avoid homelessness or become rehoused without program assistance, or 2) the household has very high or multiple barriers to rehousing and other more appropriate referrals or placements can be arranged.

Employing the "Progressive engagement" Model adopted by PHP, all households will receive an initial assessment and referrals to the appropriate community-based services. Money manage-



ment/budget training will be provided for any household receiving more than one-time assistance. Housing resource agencies and providers are expected to work with household to obtain benefits, including income and health coverage, or make referrals to agencies that can assist with this.

Households in need of housing search assistance will receive help identifying units and completing applications to be submitted to landlords. Households in the “gap filler” program (Short term rental subsidy program), with up to a six-month subsidy expectation, will receive housing and income-focused support services, with priority on providing the needed assistance to the household to support progress in their housing stabilization plan and to satisfy landlord that the necessary support is being provided for housing related needs. Gap filler services may be extended for an additional three months during which time they may transition off of the subsidy assistance, while continuing to receive services or if necessary, may continue to receive subsidy and services.

### **Process and Criteria for Awarding Funds**

Overview: ESG funds are allocated either through a Request for Proposals (RFP) process or through grant agreement renewals (up to 2 years) for commendable performance during the prior grant performance period.

The following ranking scale is used to rank projects within specific funding categories. 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.

In order to qualify for funding, projects must meet the following minimum standards and achieve a minimum threshold score of 75 points.

1. Project complies with all funding standards described in this RFP and threshold criteria above.
2. Agency has performed similar services in the past and if currently funded for similar services -current project is on track to meet both service and outcome objectives or has a viable plan for improvement in place if project is not on track.
3. If project is currently funded, most recent City of Oakland monitoring of project was free of findings or project has a viable plan to address any findings noted.

### Competitive Scoring Criteria - Total Available Points – 100

	Standard	Maximum Points
1	Project description addresses all required components of scope of work and presents a feasible and effective project plan, including adequate staffing and service delivery methods.	25
2	Agency can demonstrate a history of effective collaborations with a range of partners.	5
3	Basic organization and management structure provides adequate oversight of project activities.	5
4	Agency has adequate internal fiscal controls and demonstrates the ability to efficiently administer awarded funds, including having no significant unresolved audit findings. Agency can demonstrate ability to efficiently manage all aspects of HMIS data and reporting.	10
5	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.	25
6	Agency demonstrates that proposed scope of work will address (or advance) issues of race and equity.	10
7	Proposed service and outcomes objectives are reasonable.	10
8	Budget is reasonable and cost effective and costs proposed are eligible and clearly justified.	5
9	The agency has shown the ability to maximize other leveraged funding resources	5
	<b>TOTAL POINTS</b>	<b>100</b>

## **Housing Opportunities for Persons With AIDS Certifications**

The HOPWA grantee certifies that:

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

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

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official  
City Administrator

\_\_\_\_\_  
Date

# SF424 Forms (In Process for Each Grant)

### **Section 3 Projects:**

The Section 3 program requires that recipients of certain HUD financial assistance, **to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.**

The City must track such efforts for the following limits and will be required to report via Form 60002 at the end of the fiscal year.

<https://www.hud.gov/sites/documents/1560002INSTRUCTIONS.PDF>

Section 3 projects mean housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The threshold is \$100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs. The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.

Section 3 requirements apply to a housing rehabilitation, housing construction or other public construction. The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing (e.g., CDBG funds used to rehabilitate 20 units in one building as part of an effort to rehabilitate 40 units in two buildings on a single property. The "Section 3 project" includes the rehabilitation of all 40 units.).