

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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The 6.28.2022 update to the Affordable Housing Table includes deletion of projects reported prior without defined “Actions/Goals” for FY 2022/23.

**2022/23 ANNUAL ACTION PLAN
AFFORDABLE HOUSING TABLE
PLANNED HOUSING PROJECTS & ACTIVITIES**

SP-25 PRIORITY NEEDS (91.215(a)(2)) Categorized Under The 3 Ps Housing Strategy:
Protection, & Preservation, & Production

3 P Housing Strategy

NEED NAME	NEED DESCRIPTION	PRIORITY LEVEL
Protection	Anti-displacement programs Housing related legal services Fair housing services Neighborhood stabilization Rent Arbitration Program community education and outreach Reduction of Homelessness and Elimination of Chronic Homelessness Human Service Department/Community Housing Services programs Oakland Housing Authority programs Grant making activities Other Community Development Activities principally for low- and moderate-income residents of Oakland.	High
Preservation of Affordable Housing	Acquisition and rehabilitation of affordable housing Acquisition and conversion to affordable housing Preservation of existing affordable housing Preservation of owner-occupied properties	High
Production of Affordable Housing	New construction of affordable housing Acquisition of buildings for immediate conversion to housing for people experiencing homelessness First Time Homebuyers	High

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PROTECTION - Objective #1 Provision of Rental Assistance for Extremely and Very Low-Income Families

<p>6946 Foothill Blvd</p> <p>See www.oakha.org – FY2022 Annual MTW Plan</p> <p>Eastern</p>	<p>OHA will do predevelopment planning to rehabilitate and preserve 65 units of affordable housing</p>	<p>30% AMI = 16 units 35% AMI = 21 units 50% AMI = 8 units 60% AMI = 19 units 1 manager unit</p>	<p>Low income tax credits and tax-exempt debt.</p>	<p>OHA plans to continue to evaluate a Rental Assistance Demonstration (RAD) conversion of 21 public housing units converting them to PBV subsidy in 2021/22 and complete redevelopment of 22 units at this site in late 2022.</p>
<p>285 12th Street</p> <p>Eastern-FY2023 Annual MTW Plan. Activity -08-01</p>	<p>OHA is partnering with East Bay Asian Local Development Corporation (EBALDC) to construct affordable housing. The site is currently vacant</p>	<p>65 units and 3,500 square feet of commercial space.</p>	<p>25 Project -based Vouchers</p>	<p>OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct a new affordable housing building with 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. Depending on the project’s ability to secure financing, OHA may enter into an AHAP contract to provide PBV assistance to 16 units during FY 2023. OHA is also using MTW funds to provide loans to the project and it will purchase the site at the beginning of construction.</p>

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<p>Oakland Housing Authority (OHA) Public Housing Program- Making Transitions Work (MTW) Program</p> <p>Citywide</p> <p>See www.oakha.org – FY2023 Annual MTW Plan</p>	<p>Public Housing Units Voucher Programs Property Based Assistance</p> <p>(1) Federal MTW Public Housing Units to be Leased (2) Federal MTW Voucher-Housing Choice Voucher Units to be utilized (3) Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs (4) Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant -Based Assistance Programs Goals include several OHA programs listed below.</p>	<p>Extremely low/low income</p>	<p>Federal/local/traditional and non-traditional</p>	<p>Number of Households/Planned Number of Unit Months Occupied or Leased</p> <table border="0"> <tr> <td>Households</td> <td>Unit Months</td> </tr> <tr> <td>(1) 1,419</td> <td>17,028</td> </tr> <tr> <td colspan="2">Federal MTW Public Housing Units to be Leased</td> </tr> <tr> <td>(2) 11,526</td> <td>138,312</td> </tr> <tr> <td colspan="2">Federal MTW Voucher-Housing Choice Voucher Units to be utilized</td> </tr> <tr> <td>(3) 1,350</td> <td>16,200</td> </tr> <tr> <td colspan="2">Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs</td> </tr> <tr> <td>(4) 223</td> <td>2,676</td> </tr> <tr> <td colspan="2">Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant -Based Assistance Programs</td> </tr> </table>	Households	Unit Months	(1) 1,419	17,028	Federal MTW Public Housing Units to be Leased		(2) 11,526	138,312	Federal MTW Voucher-Housing Choice Voucher Units to be utilized		(3) 1,350	16,200	Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs		(4) 223	2,676	Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant -Based Assistance Programs	
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OHA Family Unification Section 8 Rental Assistance Citywide	Rental assistance to families and individuals, including eligible emancipated Foster Youth.	Eligible Family Unification Program (FUP) households that are involved with the Alameda County Child and Family Services (CFS) department who lack adequate housing and have incomes ≤ 50% AMI.	FUP program vouchers are funded from OHA's existing tenant-based voucher allocation. OHA reserves 50 vouchers for FUP eligible families and youth.	OHA will continue to participate in the FUP-FSS Demonstration. This demonstration links FUP participants with the Family Self Sufficiency program and extends the typical 18-month time limit of a traditional FUP voucher to an additional five years.
OHA Local Non-Traditional Housing Assistance Programs (LHAP), Sponsor Based Housing Assistance Program (SBHAP) and Building Bridges (BB) – THP+, CalWORKs, Single Room Occupancy (SRO)) Citywide See www.oakha.org – FY2023 Annual MTW Plan	1) LHAP -Alternate form of rental assistance for residents impacted by OHA administered public housing disposition. 2) BB- THP+A shallow, non-traditional housing subsidy that provides a fixed amount of housing assistance to foster youth in the THP Plus program. The assistance is limited to five years.	1) Current Public Housing participants, 30% to above 80% of AMI in units approved for disposition. 2) Foster youth exiting the foster care system that are participating in THP+ 3) Participants in the Housing or Housing Support	0 new Section 8 vouchers. OHA will fund Local Non-Traditional Housing Assistance Programs assisted units from the Authority's MTW block grant.	1) OHA provides LHAP assistance to current Public Housing participants who are not eligible for a traditional Housing Choice Voucher. 13 participants 2) BB-THP+ - expect to serve up to 35 households 3) BB-CalWORKs – expect to serve up to 35 households 4) BB-SRO – expect to serve 192 households

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	<p>3) BB-CalWORKs -A rental subsidy for housed families in Oakland participating in a CalWORKs housing program with Alameda County Social Services</p> <p>4) BB-SRO – provides three types of service enriched housing (SRO, shared housing and transitional units) for special populations</p> <p>5) SBHAP – Serves homeless families and emancipated foster youth exiting the criminal justice system</p> <p>6) BB- Key to Home (BB-KTH) serves 23 homeless families with children with supportive services in permanent supportive housing.</p>	<p>Program with CalWORKs</p> <p>4) Veterans, foster youth and other special needs populations</p> <p>5) Homeless families and emancipated foster youth exiting the criminal justice system</p> <p>6) Homeless families with children</p> <p>(7) Homeless families < 30% AMI</p>		<p>5) SBHAP – expect to serve 140 households</p> <p>6) BB-KTH – expect to serve 23 households.</p> <p>(7) Homekey – expect to serve 180 households.</p>

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	(7) Homekey – capitalized operation reserve for service enriched housing			
<p>OHA Housing Choice Vouchers to be Project-Based Vouchers (PBV)</p> <p>See www.oakha.org – FY2023 Annual MTW Plan</p> <p>Citywide</p>	<p>PBV assistance to qualified projects with existing units that are immediately available to eligible low-income individuals and families and specifically, special needs populations and homeless veterans.</p>	<p>extremely low- and very low-income families</p>	<p>Section 9 Housing Choice Block Grant</p>	<p>OHA plans to project-base 382 new units through a combination of development, RAD, disposition and leasing of existing commitments. OHA has 5,219 PBVs overall including conditional awards, dispositions and Rental Assistance Demonstration (RAD) projects which is approximately 40% of the voucher portfolio.</p>
<p>OHA Parents and Children Together (PACT)</p> <p>Citywide</p> <p>See www.oakha.org – FY2023 Annual MTW Plan</p>	<p>Formerly the Maximizing Opportunities for Mothers to Succeed, PACT will provide rental assistance for formerly incarcerated parents.</p>	<p>Households ≤ 50% AMI led by formerly incarcerated parents reuniting with children.</p>	<p>OHA will fund Local Non-Traditional Housing Assistance Programs assisted units from the Authority’s MTW block grant.</p>	<p>OHA seeks to serve 13 families.</p>

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OHA Section 8 Mainstream Program Citywide	Rental assistance for disabled families and individuals.	Disabled renters with incomes at \leq 50% AMI.	OHA was awarded 9 Mainstream Vouchers through The CARES Act.	OHA will seek to achieve 100% lease-up based on allocated funding in partnership with Behavioral Services in Alameda County and the City of Oakland.
OHA Housing Choice Vouchers Rental Assistance Program (formerly Section 8) Citywide	Rental assistance to families and individuals.	Renters with incomes \leq 50% AMI. Special Populations Homeless Risk of Homeless Fleeing domestic violence situations.	OHA received 515 Emergency Housing Vouchers through the American Recovery Plan in 2021 and may receive more in 2023 depending on HUD re-allocation of unused vouchers.	OHA projects to serve 11,526 families per month on average through the Housing Choice Voucher Program. This includes approximately 4,900 using project-based assistance through 2022-23. OHA was awarded 515 Emergency Housing Vouchers in May 2021 targeting homeless and at risk of homeless and those fleeing domestic violence situations and plans to lease all by end of FY 2023 in partnership with Alameda County Social Services and the Continuum of Care.

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OHA/Alameda County Shelter Plus Care Rental Assistance Citywide	Rental assistance to families and individuals.	Formerly homeless renters with disabilities and incomes at ≤ 50% AMI.	Alameda County Shelter Plus Care Rental Assistance Vouchers.	Alameda County is the lead agency in applying for Shelter Plus Care Vouchers. The OHA will continue to support Alameda County to renew existing vouchers. Currently approximately 331 families are assisted.
OHA Sponsor Based Housing Assistance Program Citywide	Align OHA’s programs to address community need by leveraging new resources and expertise to serve traditionally underserved populations.	Individuals and families that do not normally benefit from OHA’s programs because they need services to successfully maintain housing. Income requirements consistent with Section 8 rules ≤50% of AMI	OHA will fund assisted units from the Authority’s MTW block grant.	Serve up to 140 families each month across various categories: including reentry, foster youth, and chronically homeless including as additional 40 families exiting the Community Cabins in Oakland.
OHA Tenant Protection Vouchers (TPV) See FY 2023 Annual MTW Plan Citywide	Section 8 rental assistance for residents at Moderate Rehabilitation Program units that opt-out of the program, HUD Multifamily program opt-outs, or public	Low income households at or below 80% of AMI	OHA was awarded 249 replacement TPVs for the disposition of Oak Grove North and South and Harrison Tower.	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

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	housing disposition units.			Harrison Towers. OHA will continue to work to assess viable funding options as well as advance the architectural, engineering, resident relocation, legal and other predevelopment activities necessary to finalize the disposition of Harrison Towers. The target closing date is Spring 2023, with the AHAP contract execution immediately preceding.
OHA Veterans Affairs Supportive Housing (VASH) See FY 2023 Annual MTW Plan, www.oakha.org Citywide	Rental assistance for homeless veterans.	Homeless veterans with incomes at $\leq 50\%$ AMI.	OHA Veterans Administration Supportive Housing (VASH) program vouchers. There is a total of 526 VASH vouchers in OHA's inventory.	OHA will work to achieve 100% lease-up of allocated vouchers.

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<p>OHA Foster Youth to Independence (FYI) Section 8 Rental Assistance</p> <p>Citywide</p>	<p>The Foster Youth to Independence (FYI) initiative makes Housing Choice Voucher (HCV) assistance available to OHA in partnership with Public Child Welfare Agencies (PCWAs).</p>	<p>Youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless at age 16 or older.</p>	<p>49 FYI program vouchers are funded through a NOFA award.</p>	<p>OHA will start to lease FYI vouchers on March 1, 2022 when funding becomes effective and plans to lease all voucher by end of FY 2023.</p>

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PROTECTION - Objective #2: Provision of Supportive Housing for Seniors and Persons with Special Needs

<p>The Holland Supportive Housing Program (The Grand)</p> <p>Bay Area Community Services 641 West Grand Avenue Oakland, CA 94612</p>	<p>The Holland provides interim housing and supportive services to adults (18+) that are homeless in Oakland.</p> <p>Participants stay for 6 months on average while they are working on gaining independent living skills, rehabilitation, and other support such as nutritious meals, increasing income and employment, and more. During this time, housing experts work hard with the goal to secure stable, adequate permanent housing for each participant when ready to leave program.</p>	<p>Homeless adults, age 18 and above</p>	<p>Supportive Housing Program: \$584,000</p> <p>BACS \$560,372 City Admin. \$23,628</p> <p>Match Funding Alameda County Probation: \$250,000</p> <p>Measure Q: \$1,279,016</p>	<p>Serve 140 single adults with interim housing and support services annually with a goal of placing over 80% into permanent housing.</p>
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<p>HEARTH Emergency Solutions Grant Program Funds the City's Permanent Access To Housing Strategy (PATH) Citywide</p>	<p>Housing and services leading to Permanent Access to Housing: 1)Rapid-Rehousing Services 3) Support Services in Housing 4)Outreach 5)Shelter</p>	<p>Homeless families, individuals and seniors with incomes below 30% AMI.</p>	<p>ESG: \$ 628,532 Match Funding General Fund: \$381,760 CDBG: \$246,772</p>	<p>Oakland's PATH Strategy supported by ESG and match funding will provide tenant-based rental assistance/rapid rehousing for 83 households and overnight shelter for 550 unduplicated individuals. Provide street outreach to a minimum of 770 unduplicated, unsheltered persons living in homeless encampments and in their vehicles throughout the City of Oakland.</p>
<p>Matilda Cleveland Families in Transition Transitional Housing/Rapid Re-Housing Program (MCFIT-TH/RRHP) 8314 MacArthur Blvd. 1) 8314 MacArthur Blvd (Matilda Cleveland) 2) 173 Hunter Avenue 3) 1936 - 84th Avenue 4) 5239-A/B 5241 A/B Bancroft Ave. 5) 2400 Church St.</p>	<p>Interim housing for literally homeless families attempting to stabilize their lives to obtain permanent housing. Participants stay for 9 – 12 months on average while they are working on gaining independent living skills, increasing income and employment, and more. During this time, housing experts work hard with the goal to secure stable, adequate</p>	<p>Homeless families with incomes at 30-50% AMI.</p>	<p>Transitional Housing Program: \$542,936 (MCTHP: Provider-\$534,285 & City Admin. \$8,651) City General Purpose Fund \$183,000 Tenant Rents \$22,375 OHA MTW funds not to exceed \$331,869</p>	<p>Assist approximately 26 literary families with interim and rapid rehousing and support services to further assist families into permanent housing and obtain earned income to sustain their permanent housing. Target of over 85% exits to permanent housing. OHA to provide housing assistance to 14 units through Building Bridges SRO local-non-traditional housing program.</p>

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6) 6850 Halliday Ave. 7) 3501 Adeline St. Eastern/Western, Elmhurst	permanent housing for each participant when ready to leave program. 5 Studios 3-1 BR units 3-2 BR units 3-3BR units			
Supportive Housing Program (SHP)-Housing Fast Support Network (HSFN) Bay Area Community Services (located at Henry Robinson Multiservice Center) 559-16 th Street Oakland, CA 94612 Chinatown/East Lake/San Antonio	Housing Fast Support Network provides interim housing and supportive services to adults (18+) that are homeless in Oakland. Participants stay for 6 months on average while they are working on gaining independent living skills, rehabilitation, and other support such as nutritious meals, increasing income and employment, and more. During this time, housing experts work hard with the goal to secure stable, adequate permanent housing for	Homeless adults, age 18 and above.	Supportive Housing Program: \$1,864,465 BACS \$1,672,209 City Admin. \$93,222 Match Funding Alameda County: \$316,754 Measure Q: \$420,984 Excess Cash Value of Monthly Lease: \$107,496	Serve 188 single adults with interim housing and support services annually with a goal of placing over 80% into permanent housing.

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	each participant when ready to leave program.			
<p>North County Homeless Youth Rapid Rehousing Collaborative</p> <p>1. House - 2001 Harrison Street</p> <p>2. East Oakland Community Project - 3824 West Street</p> <p>Chinatown/Western</p>	Rapid Re-housing services for homeless youth	Homeless youth ages 18-24	<p>North County Homeless Youth Rapid Rehousing Collaborative \$980,001</p> <p>(NCFRRC Contractors: \$8,938,198 & City Admin: \$41,803)</p> <p><u>Project Sponsor Match: - \$117,275 each</u></p>	Assist 31 single and 4 parenting literally homeless transition age youth (42 individuals in 35 households) with support services and housing navigator to place 35 households into permanent housing.
<p>Oakland Homeless Youth Collaborative (OHYC)</p> <p>1. Covenant House 2001 Harrison Street Scattered sites</p> <p>2. East Oakland Community Project 3824 West Street</p>	24-29 interim housing beds for homeless youth.	Homeless Youth ages 18-24.	<p>Oakland Homeless Youth Collaborative \$713,095</p> <p>(OHYHC Contractors: \$666,660 & City Admin: \$46,495)</p> <p><u>Project Sponsor Match:</u> Covenant House \$113,058.75 East Oakland</p>	Assist 60 young adults with interim housing and support services and assistance to obtain earned income to sustain their permanent housing.

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			Community Project \$43,934	
North County Family Rapid Rehousing Collaborative (NCFRRC) 1) Building Futures for Women and Children 1395 Bancroft Ave. San Leandro, CA Eastern CD District 6 & 7	Rapid Re-housing and Support Services to literally homeless families with children.	38 literally homeless families with children.	North County Family Rapid Re-housing Collaborative \$847,632 (NCFRRC Contractors: \$833,767 & City Admin: \$13,856) <u>Project Sponsor Match: - 208,442</u>	Assist 38 literally homeless families with children with support services and housing navigator to place 38 households into permanent housing.
East Oakland Community Project Citywide	Homeless Shelter/Transitional Housing Operations Cost	Homeless Substance Abuse HIV/AIDS	CDBG: \$158,244	Operations of the Crossroads Shelter and Transitional Housing Facility operated by East Oakland Community Project. 530 homeless persons, otherwise living on the streets of Oakland will benefit from the proposed activities.

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Northgate Apartments 2301 Northgate Avenue, Oakland, CA 94612 CD District 3	Northgate Apartments is a 42-unit apartment complex constructed in 2003 on a 0.543-acre site	Extremely low and low income families	N/A	HAP contract executed. Continuous lease-up and conversion of available units to PBV Housing Assistance Payment contract executed for 14 units in October 2020 10 units leased-up.
Bishop Roy Nichols 1027 60th Street, Oakland, CA 94608 CD District 1	Preservation of existing affordable housing units Bishop Roy Nichols is a 17 unit building with 17 one-bedroom apartments	Seniors 62+ years old making less than 35%, 40%, and 45% of Area Median Income	N/A	HAP contract executed Continuous lease-up and conversion of available units to PBV.

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Oak Street Terrace Apartments 1109 Oak Street CD District 2	Oak Street Terrace is an existing, 39-unit (Studios and 1-Bedroom) affordable senior housing property located in Downtown Oakland.	Low income seniors	N/A	HAP contract executed. Continuous lease-up and conversion of available units to PBV. Housing Assistance Payment contract executed for 14 units in December 2020. 25 units leased-up
Eastside Arts & Housing 2283 International Blvd, Oakland, CA 94606 CD District 5	The project site is comprised of a three-story building constructed in 1928 and containing three ground-floor commercial spaces with 16 apartments on the upper two floors. The project site is comprised of one 0.32-acre parcel	Low Income Families	10 Project-Based Vouchers	Continuous lease-up and conversion of available units to PBV. Housing Assistance Payment contract executed for 10 units in January 2020 2 PBV units leased-up.

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<p>Housing Opportunities for Persons With AIDS (HOPWA)</p> <p>Alameda County & Contra Costa County</p>	<p>Housing and continued services for individuals and family members of individuals living with HIV/AIDS.</p> <p>Acquisition of housing units</p> <p>New construction of permanent housing for persons with HIV/AIDS.</p> <p>Will support citywide outreach activities to locate and provide services to homeless individuals/families living with HIV/AIDS. Funds are allocated through a competitive process to select agencies that meet the priority needs.</p>	<p>Persons with HIV/AIDS and incomes at 30-50% AMI, and their families.</p>	<p>HOPWA \$3,384,815</p> <p>Alameda County: \$2,273,487</p> <p>Contra Costa County: \$1,016,744</p> <p>City of Oakland Administration: \$ 97,034</p>	<p>HOPWA provides permanent housing for PLWA. Programs supported include; Short-Term Rent Mortgage and Utility (STRMU) assistance; Information and Referral; Operating subsidy and services for people living in HIV-AIDS housing and the creation of new housing dedicated to people with HIV/AIDS. In addition, housing units will be acquired and/or constructed or rehabilitated.</p>
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<p>PATH 3RD Party Contracts, CHS Program Delivery, and Administration</p> <p>Citywide</p>	<p>Homeless and Hunger Program Activities.</p> <p>Support to Supportive Housing Programs.</p>		<p>CDBG:</p> <p>\$246,772 3rd Party Grant Agreements</p> <p>\$240,327 Community Housing Services (CHS) Program Delivery</p> <p>\$495,462 CHS Admin</p>	<p>Program Delivery: Provide support to Hunger Program and SHP programs to benefit approximately 3,000 low-income residents who are seniors, and/or homeless, and/or near homeless.</p> <p>Third-Party Agreements: Provide support and leveraging for ESG PATH Program to fund homeless services listed above in ESG as needed for shelter or rapid rehousing.</p> <p>Program Delivery: Provide support to Hunger Program and SHP programs to benefit approximately 3,000 low-income residents who are seniors, and/or homeless, and/or near homeless.</p> <p>Administration: Support CHS staff and overhead costs.</p>
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<p>Henry Robinson Multi-Service Center</p> <p>559 16th street, Oakland, CA. 94612</p> <p>CD District 3</p>	<p>Homeless Shelter Rehabilitation</p> <p>Homeless Facility Supportive/Transitional Housing Program See</p>	<p>Homeless</p>	<p>CDBG: \$350,000</p> <p>Carryforward funds</p>	<p>CHS and OPW will manage the provision of necessary capital improvements to the facility to provide housing and services in a safe and healthy environment. Benefitting over 180 homeless persons per year. CDBG funds will be carried forward for completion of CDBG portion by September 2022 and other portions by December 2022.</p>
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Prevention - Objective #3: Prevention of Foreclosures and Stabilization of Neighborhoods

<p>Community Buying Program</p> <p>Hello Housing</p> <p>Citywide</p>	<p>Transform abandoned and/or foreclosed properties into new affordable ownership or rental housing</p>	<p>Low- and moderate-income homeowners [up to 120% AMI] and tenants [up to 80% AMI]</p>	<p>No new funds are identified for this project. In 2014, CDBG funds (2108/89939/TBD) provided \$25,000 for Hello Housing's administration of the Program (CBP). In 2016 Council authorized a professional services agreement with Hello Housing for up to \$150,000 to administer the community buying program; Hello Housing completed the purchase</p>	<p>In FY23, continue with project issuing notices of default, then dispositioning the remaining seven (7) undeveloped project lots for reuse.</p>
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			of 26 tax-defaulted properties for development of scattered site affordability restricted housing. The funds have been expended.	
Housing Development Administration/Housing Resource Center (Drop In Services-Strategic Initiatives) City of Oakland Citywide	Anti-Displacement, Homeless Prevention Activities, information and referral.	Predominantly low/moderate income residents at risk of displacement.	CDBG: \$230,000	Serve 55 clients. HRC staff will carry out anti-displacement work through the provision of information and referral services and limited case management for low to moderate income individuals and households to enable them to stay in their homes and prevent displacement and episodes of homelessness. Staff will support anti-displacement efforts during Oakland’s eviction moratorium and following.
Rent Adjustment Program 250 Frank Ogawa Plaza Citywide	Community outreach, Education, and Housing Counseling Services Compliance Activities Hearing Process	Tenants & Property Owners in Oakland	Rent adjustment Fee: \$101.00 per filing	Provide housing counseling to community members. Provide workshops for tenants and property owners.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
	Handles conflicts between property owner and tenants, providing fair and impartial adjudication of the Rent Ordinance.			Hold hearings on petitions of rent reductions or rent increased.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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PROTECTION - Objective #4: Removal of Impediments to Fair Housing

<p>Fair Housing Services Master Contract with East Bay Community Law Center</p> <p>Citywide</p>	<p>Information and Referral on housing related issues; tenant/landlord rights and responsibilities counseling; case management, tenant/landlord conciliation and mediation. Limited scope legal assistance on housing-related problems; direct legal representation for housing-related issues. Fair housing outreach and education (billboards, circulation of informational flyers, housing industry and social service provider trainings); intake, assessment, and counseling for callers with inquiries regarding fair housing and housing discrimination; investigation of</p>	<p>Individuals and Families with incomes at or below 80% Area Median Income</p>	<p>CDBG: \$261,476</p>	<p>East Bay Community Law Center will coordinate and provide fair housing outreach, fair housing education, intake, assessment, fair housing counseling, fair housing investigations of discrimination, fair housing testing, and fair housing audits through the following agencies:</p> <p>Causa Justa: Just Cause Information and Referral on housing related issues: 500 clients Provide counseling services on tenant/landlord rights and responsibilities to 337 low income households</p> <p>Central Legal de la Raza legal assistance to 188 clients</p> <p>Echo Housing Fair Housing Outreach: Conduct testing of 20 allegations of housing discrimination Intake, assessment, and Fair Housing counseling: Case</p>
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ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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	complaints of housing discrimination			management of 125 Oakland clients.
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ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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PRESERVATION - Objective #5: Preservation of the Supply of Affordable Rental Housing

524 8th Street 524 8th Street Western	Acquisition and Rehab of a 39-unit SRO	Rental Units: 39 units at or below 60% AMI	Bond Measure KK: \$5,000,000	The project was awarded funds in January 2020 NOFA funding round. Rehab to occur during 2022/23.
1432 12th Avenue Eastern	Acquisition, and Rehab of 6 units and new construction of 1 residential unit for a total of 7 units. Community Land Trust	Rental Units 7 units at or below 80% AMI One studio Two (2) one-bedroom apartments Two (2) two-bedroom apartments Two (2) three-bedroom apartments	Bond Measure KK Funds	The project was awarded funds in January 2020 NOFA funding round. Rehab to be performed during 2022/23.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
36th Avenue Apartments 1921-2022 36 th Avenue Eastern	Acquisition of a 25-unit existing rental property	24 units at 80% Area Median Income 1 resident manager's unit.	Acquisition and Conversion to Affordable Housing (ACAH) Program; Measure KK. \$3,750,000	The project was awarded funds in the January 2020 funding round. Closed on City loan in December 22, began construction, and intends to complete construction before May 2023.
6470 MacArthur	Acquisition of a 2-unit existing rental property	2 units at or below 80% AMI	Acquisition and Conversion to Affordable Housing (ACAH) Program; Measure KK. \$390,606	The project was awarded funds in January 2020 funding round. Close financing by December 2022.
Acquisition and Conversion of Affordable Housing (ACAH) Program Citywide	Provide financing to acquire and convert market rate housing to affordable housing with long term affordability restrictions.	Low- and moderate-income households (household incomes must be at or below an average of 80 percent area medium income)	Bond Measure KK Funds: \$12m – community land trusts and coops \$18m – all developers \$30 - total	Award funds for the 2022 ACAH NOFA and work to close project loans.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Fruitvale Studios 2600 International Blvd Eastern Oakland	Rehabilitation of 24-unit affordable housing project, including 1 manager unit Studios – All units	Extremely low, very low- and low-income households: 20% AMI – 6 units 50% AMI – 6 units 60% AMI – 11 units	Bond Measure KK Funds: \$3,450,000	Construction is complete and 50% occupied.
Howie Harp Plaza 430 28 th Street Western Oakland	Rehabilitation of 20 units (including 1 manger’s unit) 12 3-BR units 8 2-BR units	All units for households at or below 80% AMI	19 PBVs contributed by OHA	\$3 Million loan scheduled to close Quarter 2 of 2022/23.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Predevelopment Loan Program Citywide	Assist developer with small predevelopment loan of \$5,000 and record a City regulatory agreement on the affordable housing projects in order to help the projects qualify for the Welfare Exemption	Low income households at or below 80% of AMI.	Mortgage Revenue Affordable Housing Trust Fund:	Provide predevelopment loans to assist developers with affordable housing projects.
Shadetree 48 5th Avenue Eastern	Acquisition and Rehab of 25 units of residential and live work units in a community land trust	25 units at or below 80% AMI 3 studios 15 one-bedroom 6 two-bedrooms 1 three-bedrooms	Measure KK funds \$2,500,000	City closing was completed in July 2021. In FY 2022/23, owner will proceed with rehabilitation.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Frank G Mar Apartments 283 13 th Street Chinatown/Lake Merritt Station	Rehabilitation of a one hundred nineteen (119) unit apartment building. 119 total residences (117 assisted) (51) 1BR units (35) 2BR units (27) 3BR units (6) 4 BR units	Extremely Low Income (30% of AMI) Very Low Income (50% of AMI) Low Income (80% of AMI)	NOFA for the Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing 2019-2020 Measure KK Funds Awarded - \$5,000,000	Complete project close-out in FY 2022/23.
6106-6108 Hilton Eastern	Acquisition and rehabilitation two (2) eight (8) unit apartment buildings. 16 Total Residential Units (16) 2 - BR units	Low income households at or below 80% of AMI	Acquisition & Conversion to Affordable Housing (ACAH) Measure KK Funds Awarded - \$2,400,000	Provide eligible borrowers for acquisition and rehabilitation related costs with protecting and preserving long term affordable housing throughout the City of Oakland. The project will begin rehabilitation in June 2022.
Mark Twain Apartments	Acquisition 109 units 29-studio units	30-50% Area Median Income (AMI).	\$4,826,000 Approved by City Council March 2021	Property was sold in 2021. Currently under Mod-Rehab contract. The developer will

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
3525 Lyon Ave. Eastern	78- 1BR units 2-2BR units	Individuals and small families. Supportive services provided by Bay Area Community Serves (BACS) and Alameda County Health Care Services Agency (ACHSA).		pursue rehabilitation financing in FY 2022/23.
1534 29th Avenue Eastern	Acquisition and rehab of 14 units	Cooperative project units at or below 80% AMI	Bond Measure KK: \$2,100,000	This OakCLT ACAH project was awarded a funding commitment in February 2022 and will close its loan in 2022/23.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
789 61st Street Northern	Acquisition, rehabilitation and conversion to cooperative units	Cooperative project units at or below 80% AMI	Bond Measure KK	Project received \$600,000 in Measure KK funds in 2019. Amending loan documents to add an additional \$600,000 and allow for cooperative project structure. Anticipated closing on additional funds in December 2022.
1658 34th Avenue Eastern	Acquisition and rehab of 4 single family units	Lease-to-Ownership units at or below 80% AMI	Bond Measure KK: \$1,200,000	This OakCLT ACAH project was awarded a funding commitment in February 2022 and will close its loan in December 2022.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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PRESERVATION - Objective #6: Improvement of the Existing Housing Stock

<p>Emergency Home Repair Program</p> <p>Home Maintenance and Improvement Program</p> <p>Citywide</p>	<p>Emergency Home repair financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000 and Home Maintenance Housing rehabilitation (deferred loans 0-3% interest) of up to \$150,000 for 1-to-4 unit owner-occupied properties including cost for work write-ups, underwriting, construction monitoring and loan servicing.</p>	<p>Homeowners with incomes at or below 50%-80% Area Median Income.</p>	<p>CDBG: \$69,441 RLPI: \$850,000 Carryforward: \$200,571</p>	<p>11 low units will be assisted in FY 2022/23. Emergency repair and rehabilitation financing (deferred loan) for up to 4 low/moderate income units in Oakland. Minimum loan of \$2,500 and maximum of \$15,000. Home Maintenance and Improvement financing (deferred loan) for up to 7 low/moderate income units in Oakland, maximum loan amount, \$150,000.</p>
<p>Health and Safety Rehabilitation Program</p> <p>Citywide</p>	<p>Assist owners of subsidized multifamily affordable housing rental projects in Oakland with loans to cover costs that would prevent or correct noncomplying health and safety conditions</p>	<p>Low and moderate income households or individuals at or below 120% of AMI.</p>	<p>Low and Moderate Income Asset Fund: \$600,000 allocated to the program. \$250,000 maximum per project. \$300,000 is remaining in the program for FY 2022/23.</p>	<p>Allocate additional funds to the program to assist an additional 2 to 3 projects.</p>

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
	in existing affordable housing projects.			
Access Improvement Program Lead Safe Homes Program Citywide	The Residential Lending Program will provide grants for accessibility modifications maximum grant of \$24,000 and \$15,000 maximum grant for lead-based paint remediation to one- to four-unit properties for qualifying households.	Physically challenged owners or tenants with incomes at or below 50% AMI.	CDBG: \$185,755 Carryforward: Project No. 1000079 \$243,786.91 Project No. 1000887 \$10,879.	17 low units will be assisted in FY 2022/23. Goal is to complete 7 accessibility modifications and 10 lead-based paint remediation projects for FY 2022/23.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Minor Home Repair Program Citywide	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County.	Senior and disabled homeowners with incomes at or below 50% AMI.	CDBG: \$159,200 Carryforward: Project No: 1001107 \$68,620	60 units will be assisted in FY 2022/23.
Neighborhood Housing Revitalization Program Citywide	Provides financial assistance to owners of vacant and blighted residential properties of one to four units that need extensive rehabilitation to correct code violations and to eliminate safety and health hazards. Maximum loan amount is \$150,000 at 10% deferred interest for 2 years.	Rehabilitation of blighted and vacant 1 – 4 unit residential or mixed-use properties. Funds may be used for the rehabilitation of the entire structure but improvement of the commercial portion of the property is not an eligible cost.	Rental Rehabilitation Program Income	The number of units assisted within the Consolidated Plan Period FY 2022/23 is to be determined.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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Rental Rehabilitation Program Citywide	<p>Rehabilitation financing for privately owned residential rental properties. The maximum loan will be 50% of the construction costs. The maximum loan amount will be determined after a needs assessment is completed.</p> <p>The interest rate will be linked to the market. The length of term of affordability will be set to balance ant displacement interests against property owner’s incentives to participate.</p>	Renters with incomes at or below 80% of the area median income.	Rental Rehabilitation Program Income	This program is currently on hold and is not expected to start during FY 2022/23. Possible use of other funds pending Oakland City Council approval.
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ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
CalHome ADU/JADU Loan Program Opportunity Zones	Assist homeowners with deferred loans to rehab illegal ADU units, or to construct new ADU units. For low-income homeowners, (up to 80% of AMI), project assistance not to exceed \$100,000 per unit.	Homeowners with incomes up to 80% of Area Median Income.	CA-HCD grant award funds up to \$3 million over 3 years to cover loans [90%] and administration expense [10%].	2022-23 GOAL: Make 30 loans to assist homeowners to rehabilitate existing units, or to construct new ADU/JADU units.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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PRODUCTION - Objective #7: Expansion of the Supply of Affordable Rental Housing

7th & Campbell Properties (formerly Faith Housing) Corner of 7 th and Campbell Streets Western Oakland	Site acquisition/land assembly for 30 ownership housing units.	To be determined	Measure KK Funds: \$801,900 City Affordable Housing Trust Fund: \$1,613,000 39 PBVs contributed by OHA	Staff is working with the developer team to close City financing. Project will be in construction in FY 2022/23.
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ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
<p>Civic Center 14 TOD 632 14th Street</p> <p>Western Oakland</p> <p>See also Objective #1: Expansion of the Supply of Affordable Rental Housing.</p> <p>CD District 3</p>	<p>New construction of 40 units family and individual special needs/homeless housing (including 1 manager's unit)</p> <p>12-Studios 12-1BR 16-3BR</p> <p>600 sq. ft. ground floor commercial</p>	<p>30 to 60% Area Median Income (AMI):</p> <p>12 units affordable at 30% AMI</p> <p>14 units affordable at 50% AMI</p> <p>13 units affordable at 60% AMI</p> <p>Small family/Large family Homeless/Persons with special needs</p>	<p>(No new funding)</p> <p>Affordable Housing Trust Fund (13-14 NOFA): \$1,085,509</p> <p>General Purpose Fund (Affordable Housing-1314 NOFA): \$489,491</p> <p>Affordable Housing Trust Fund (14-15 NOFA): \$1,000,000</p> <p>Total City Funds: \$2,575,000</p> <p>OHA committed 20 project-based vouchers.</p>	<p>Complete construction, however, developer is correcting an outstanding contract compliance issue with the contractor. Construction is completed but City is withholding the retention payment until the contract compliance issue is resolved. This project was fully leased up in 2017.</p>

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
BACS Scattered Sites	21-22 Goals Acquisition complete for 80 homeless units with HOMEKEY funds.	Homeless Individuals	Homekey: \$8,602,577	Affordable Housing and services for Homeless Individuals. Funds cover acquisition of 15 single-family homes for 89 total permanent supportive housing units for 89 individuals. Wraparound services provided.
Piedmont Place 55 Macarthur Blvd	Site acquisition, rehabilitation, and conversion of a 45-unit hotel converted for homeless individuals	Chronically Homeless Individuals	Homekey: \$14,800,000	45 total units (44 chronically homeless, 1 manager) – existing 2 building motel BACS will provide comprehensive, wrap-around supportive services. Minimal ADA improvements to units and the addition of counseling and community space will be provided after acquisition. No demo or relocation required.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
<p>Satellite Housing Affordable Housing Associates 3050 International Boulevard - Acquisition/Pre development Public Facility-Special Needs and Affordable Housing</p> <p>CD District 5</p>	<p>Predevelopment Cost for units; 28 – one bedroom 19 – three bedroom 29 – two bedroom</p> <p>4 units for persons with HIV/AIDS 19 units for homeless 53 affordable housing units.</p> <p>CDBG funds will cover share of HIV/AIDS, special needs and homeless costs. Housing units will be on floors 2-5 while the Native American Health Center will build and manage a health and cultural center. CDBG funds benefit, HIV/AIDS, and Homeless Units.</p>	<p>Homeless HIV/AIDS Low/moderate Income</p>	<p>CDBG: \$179,211</p>	<p>Project continues predevelopment activities and plans to apply for other development sources in FY 2022/23.</p>

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
<p>Brooklyn Basin (formerly Oak to 9th) Affordable Housing Parcels (MidPEn Housing Corporation) Parcel F</p> <p>Addresses: 255 8th Avenue – Paseo Estero Family (Projects 1A/1B) 285 8th Avenue – Vista Estero Senior (Project 2)</p> <p>Parcel A: Family Projects 3 and 4 (exact street addresses to be determined)</p> <p>Chinatown/Eastlake/San Antonio</p>	<p>Purchase property pursuant to 2006 Development Agreement (DA) for the development of 465 units of affordable housing per the DA and Cooperation Agreement</p> <p>DA also has provisions for separate parking and retail condos to be built by the affordable housing developer (and reimbursed by the master developer)</p>	<p>Per the 2006 Cooperation Agreement and DA:</p> <p>465 units affordable to households earning between 25-60% AMI</p> <p>55-year affordability restrictions</p> <p>No more than 25% of units for senior housing</p> <p>At least 30% of units to be 3 BR units and 20% 2BR units</p> <p>Up to 77 units may be built off-site nearby (within the former Central City East Redevelopment</p>	<p>Redevelopment Agency (2011 Affordable Housing Set-Aside Bond): \$21.5 million (designated for Site Purchase)</p> <p>TBD (Unit Construction; \$40 million identified from possible future draws on Residual Property Transfer Tax)</p> <p>\$10 million purchase funds from Oakland Housing Authority (OHA), which became co-owner on the affordable housing parcels in 2017</p> <p>258 Project Based Section 8 vouchers allocated by OHA in 2018</p>	<p>OHA- Paseo Estero and Vista Estero fully leased-up in 2021. In FY 2023 OHA expects Project 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs) to complete construction and achieve 100% occupancy. Project 4, Foon Lok East, is projected to close on all construction financing and start construction in FY 2022 and achieve more than 50% completion and lease up by the end of FY 2023. Foon Lok East will contribute 124 new units (61 with PBVs) for families and will complete this significant multi-phased affordable project that is an integral part of a new master planned community comprised of 3,100 new homes on the Oakland waterfront.</p> <p>HOME- Construction continues for Project 3 on Parcel A (130 family units, started construction July 2020 and construction should be complete in 2022/23).</p>

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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		<p>Area, west of 27th Avenue).</p> <p>1.33 off-site units replace 1 on-site unit</p>		<p>Parcel A (124 family housing units) Project 4 successfully obtained other funding sources, the project will start construction in 2022-2023</p>
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ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Lake House Commons Affordable Apartments/12th Street Remainder site (EBALDC) Chinatown/Eastlake/San Antonio	New construction of 91-unit family affordable rental housing development (including 1 manager’s unit) as part of a mixed affordable/market rate development 42 - studio units 29 – BR units 16 – BR units 4 - BR units	20 – 60% Area Median Income (AMI). City restrictions are listed below (County restrictions go to 20%) 29 units affordable at 30% AMI 6 units affordable at 40% AMI 55 units affordable at 60% AMI Individuals and small/large families.	City of Oakland Land Loan: \$3,382,500 Total Funding: \$3,382,500	Project is exploring other development routes and sources of financing. The project did secure all funding commitments but had to return the allocated tax credits and tax-exempt bond financing when the market rate developer was unable to close on its financing. Currently pursuing CA HCD Accelerator Tier 2 funding while seeking grading and building permits. Targeted construction start: Spring 2023.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Coliseum Place 3300 Hawley Street Eastern Oakland	New Construction of 59-unit extremely low and very low-income family affordable rental housing (including 1 manager's unit) 11 - 1BR 28 - 2BR 20 - 3BR	20-50% Area Median Income (AMI): 14 units affordable at or below 30% AMI 44 units affordable at 50% AMI 19 units affordable at 60% AMI 12 units to persons who are homeless and 5 units to special needs households	Measure KK Bond: \$1,600,000	Construction completed in February 2022. Anticipated fully leased-up by end of April 2022. Project close-out complete in 2022/23.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Housing Development Program Citywide	Funding for new construction, rehabilitation and preservation of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 20% and 60% of AMI. Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds.	Measure KK Bond: -spend down prior years' allocations HOME: (Exact allocation TBD) Low-Moderate Asset Fund: spend down prior year allocations Affordable Housing Trust Fund (AHTF)-Boomerang: \$6,826,142 AHTF – Jobs/Housing Impact Fee: \$2,714,524 AHTF – Affordable Housing Impact Fee: \$1,202,605 Excess Redevelopment Bond Funds: \$3,900,000	Funding is significantly reduced due to dissolution of Redevelopment Agencies and resulting loss of the Low Moderate-Income Housing set-aside funds. AHTF and loan proceeds funding may fluctuate depending on actual revenue received in FY2022-23. Funding permitting, NOFA to be released in Fall 2022 or Winter 2023.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
<p>Longfellow Corner (aka MLK/MacArthur) 3801-3807 & 3823-3829 Martin Luther King Jr. Way</p> <p>Northern Oakland</p>	<p>New construction of a 77-unit multi-family affordable rental housing complex (including 1 manager’s unit) on City of Oakland land (3823-3829 MLK Jr Way) and contiguous land owned by the project’s developer (3801-3807 MLK Jr Way)</p> <p>34 – 1BR</p> <p>18 – 2BR</p> <p>25 - 3BR</p>	<p>20-60% Area Median Income (AMI%):</p> <p>30 units affordable at 20% AMI</p> <p>10 units affordable at 30% AMI</p> <p>36 units affordable at 60% AMI</p> <p>32 units set aside for homeless households</p>	<p>Measure KK Bond (Site Acquisition): \$3,175,000</p> <p>Jobs/Housing Impact Fees: \$3,169,191</p> <p>HOME Funds: \$429,809</p> <p>Low- and Moderate-Income Housing Asset Fund: \$665,000</p> <p>Total Funding: \$4,264,000 (\$3,175,000 paid back at construction closing with construction sources of funds)</p>	<p>Disposition of City land currently being considered under a land lease or sale of land to developer based on environmental determinations. The environmental investigation remains ongoing and is near conclusion with a determination by the Department of Toxic Substance Control (DTSC)</p> <p>Development team currently in pursuit of financing.</p> <p>Target construction start date is Spring 2023</p>

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Nova Apartment 445 30 th Street Western Oakland	New construction of a 57-unit multi-family residential affordable housing (including 1 manager's unit)	100% of the units will be rented to low income renters at 20% of AMI 33-Studios 23-1BR All units will be provided with permanent supportive housing that help people who formerly experienced homelessness	Affordable Housing Impact fee deposited into the Affordable Housing Trust Fund: \$1,600,000 OHA contributed 56 project-based vouchers.	Construction is complete. Preparing for conversion to permanent long term financing in April 2022. OHA will contribute 56 PBVs

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Fruitvale Transit Village IIB 35th Avenue & E. 12th Street, Oakland CA 94601	New construction of 181 affordable housing units 28 0-bedroom units, 70 1-bedroom units, 55 2 -bedroom units, 28 3-bedroom units.	46 units-20% of AMI, 29 units - 50% of AMI, 94 units - 60% AMI, 10 units - 80% AMI.	Nine Million, Five Hundred and Seventy-Nine Thousand Dollars (\$9,579,000):	Construction began in 2021 and anticipated completion by end of 2023.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
95th & International Boulevard Eastern Oakland	New construction of 55-unit family affordable rental housing development (including 1 manager's unit). 3 - studio units 23 – 1 BR units 15 – 2 BR units 14 – 3 BR units	20 – 50% Area Median Income (AMI). City restrictions are listed below. 11 units affordable at 20% AMI 3 units affordable at 30% AMI 5 units affordable at 40% AMI 35 units affordable at 50% AMI Individuals and small/large families.	Affordable Housing Impact Fees: \$1,409,717 Jobs Housing Impact Fees: \$129,681 HOME Funds: \$1,433,821 Boomerang Funds: \$222,465 Low/Mod Housing Fund: \$451,071 Excess Redevelopment Bond Funds: \$3,221,904 27 PBVs contributed by OHA	OHA- Construction underway. Expected completion is October 2022. Fully leased-up by end of FY 2023. HOME- Project closed escrow on construction financing in May 2021 and started construction in June 2021. Construction is 44% complete and scheduled for completion in the Fall of 2022. HOME funds in the amount of \$1,433,821. To date, \$1,075,365.75 has been spent and \$358,455.25 remains unspent. To be spent ideally during permanent loan closing (~Spring 2023).

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
West Grand & Brush (EBALDC) 2201 Brush Street and 760 22 nd Street Western Oakland	New construction of 59-unit multi-family affordable rental housing project (including 1 manager's unit) 24 - studio units 5 – 1BR units 14 – 2BR units 15 – 3BR units	20 – 50% Area Median Income (AMI). City restrictions are listed below (County restrictions go to 20%) 28 units affordable at 20% AMI 5 units affordable at 30% AMI 25 units affordable at 50% AMI 30 units set aside for homeless households.	Low- and Moderate-Income Housing Asset Fund: \$52,000 Affordable Housing Impact Fees: \$3,965,000 Jobs Housing Impact Fees: \$330,000 Measure KK Infrastructure Bond: \$1,318,000 Low- & Moderate-Income Housing Asset Fund: \$52,000 Total funding: \$5,665,000 28 PBVs contributed by OHA	Project is currently undergoing a Subsidy Layering Review by HUD. Expected construction start is FY 2022/23.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Wood Street Affordable Housing Parcel (MidPen and Habitat for Humanity) Wood Street between 18 th and 20 th Streets Western Oakland	New construction of between 170 affordable housing units 85 rental units <ul style="list-style-type: none"> • 34 1BR units • 27 2BR units • 23 3BR units 85 homeownership units <ul style="list-style-type: none"> • 33 1BR units • 38 2BR units • 14 3BR units 	Rental Units: <ul style="list-style-type: none"> • 17 units at or below 20% AMI • 30 units at or below 50% AMI • 24 units at or below 60% AMI • 13 units at or below 80% AMI • 1 unrestricted manager's unit Ownership Units: <ul style="list-style-type: none"> • 28 units at or below 80% of AMI 57 units at or below 120% of AMI	Low/Mod Housing Fund: \$8,000,000 (property acquisition) Additional funding TBD	Entered into Lease Disposition & Development Agreement/Disposition & Development Agreement (LDDA/DDA) with developers. Construct fencing along perimeter of site and perform cleanup of surface dumping. Draw down on \$650,000 predevelopment loan issued to developers.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Ancora Place 2227-2257 International Blvd CDBG District 2: Chinatown/Eastlake/San Antonio	New construction of 77-unit affordable housing development 5 studios 25 1 bedrooms 27 2 bedrooms 19 3 bedrooms 1 exempt manager's unit	20-70% Area Median Income (AMI): 20 units affordable at 20% AMI 15 units affordable at 30% AMI 25 units affordable at 50% AMI 6 units affordable at 60% AMI 10 units affordable at 70% AMI 1 exempt manager's unit 16 units to persons who are homeless	City of Oakland commitment: \$8,341,000 Alameda County Measure A1 commitment: \$5,370,606 MHP commitment: \$11,740,653 NPLH commitment: \$3,593,689 IIG commitment: \$5,602,112 HCD Accelerator commitment: \$38,628,867 Private debt: \$5,282,600	Project is currently undergoing a Subsidy Layering Review by HUD. Expected construction start is August 2022.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
Friendship Senior Housing 1904 Adeline Western Oakland	Site acquisition and new construction of 50 total apartments: 15 studios; 34 one-bedrooms; 1 two-bedroom manager unit	Ten (10) units at 30% of 20% of AMI Five (5) units at 30% of 50% of AMI Thirty-four (34) units at 30% of 60% of AMI Ten (10) units set aside for homeless households	\$6,350,000 in City funds from Affordable Housing Trust Fund and HOME Investment Partnerships Program MHP funds \$10,500,000 NPLH funds \$3,066,580 4% Tax Credits/Tax Exempt Bonds (not committed) CA HCD Housing Accelerator Fund (not committed) Private loan (amount TBD)	Close all financing and begin construction by December 2022.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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PRODUCTION- Objective #8: Expansion of the Supply of Affordable Ownership Housing

1574 – 1590 7th Street (aka Peralta Gardens) Western Oakland	New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable.	2 households with incomes at or below 100% AMI. Large families (two 3-bdrm units)	Low/Mod Housing Fund: \$127,327	Explore options for moving these sites forward towards development as affordable housing, and identify a development path/potential development teams.
3701 Martin Luther King Jr. Way Western Oakland	Site acquisition of a lot for future ownership housing.	Households with incomes at or below 80% AMI.	Low/Mod Housing Fund: \$109,510	Explore options for moving this site forward towards development as affordable housing, and identify a development path/potential development teams.

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Byron Ave. Homes 10211 Byron Ave. Elmhurst	Site acquisition loan and predevelopment loan for future ownership housing units. Approximately 10 units.	4 households with incomes at or below 60% AMI; 4 households with incomes at or below 80% AMI; 2 households with incomes at or below 100% AMI. Details will be renegotiated this year.	City: \$378,000 (Site Acquired Loan) \$29,200 (Predevelopment loan)	Seek a revised timeline for development or disposition of the site with project sponsor.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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Oakland Home Renovation Program Habitat for Humanity East Bay Citywide	Acquisition, rehabilitation, and resale of 3-5 single family residences	Predominately low- and moderate-income homebuyers at up to 100% of AMI	To Be Determined Low- and Moderate-Income Asset Funds: Approximately \$615,000	To be determined based on funding and number of viable projects.
Wood Street Affordable Housing Parcel (MidPen and Habitat for Humanity) Wood Street Wood street between 18 th and 20 th Streets Western CD District 3	New construction of between 170 affordable housing units; 85 rental units; 34 1BR units 27 2BR units 23 3BD units 85 homeownership units; 33 1BR units 38 2BR units 14 3BR units	Rental Units: 17 units at or below 20% AMI 30 units at or below 50% AMI 24 units at or below 60% AMI 13 units at or below 80% AMI 1 unrestricted managers unit Ownership Units 28 units at or below 80% AMI 57 units at or below 120% of AMI	Low/Mod Housing Fund: \$8,000,000 (property acquisition) Additional funding TBD	Entered into LDDA/DDA with developers. Construct fencing along perimeter of site and perform cleanup of surface dumping. Draw down on \$650,000 predevelopment loan issued to developers.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
First-Time Homebuyers Mortgage Assistance Program (MAP) Citywide	Assist first-time homebuyers with deferred loans. For low-income buyers, (£ 80% of AMI): 30% of purchase price not to exceed \$75,000; For moderate income buyers (81-120% AMI): 20% of purchase price not to exceed \$50,000.	First-time homebuyers with incomes £ 120% of Area Median Income.	Anticipate securing \$2 million funds by depositing MAP repayment revenues into LMI AH funds and then exchanging with boomerang funds which are eligible to be allocated to MAP. Program funding resources vary from year to year. Alternately, it is anticipated that funding could be budgeted.	Identify a funding source, secure council authorization to transfer funds and increase the subsidy loan amounts, and re-open the program. Make 10-20 new MAP loans annually, if \$2 million of funding is available.
First-Time Homebuyers Mortgage Assistance Program (CalHome) Citywide	Assist first-time homebuyers with deferred loans. For low-income buyers, (£ 80% of AMI): 30% of purchase price not to exceed \$75,000;	First-time homebuyers with incomes up to 80% of Area Median Income.	It is anticipated that \$500,000 of reuse funds from CalHome repayments is available for FY23 reuse. Additionally, a 2021 NOFA application for \$726,000 of new funds was submitted to CA-HCD.	Make 4-6 new CalHome loans, when Fiscal capacity allows fulfillment of re-appropriation request to move existing reuse revenues collected in fund 2144. If the 2021 NOFA application scores an award, make 5-10 additional loans.

ACTIVITY NAME LOCATION COMMUNITY DEVELOPMENT DISTRICT	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	2022/23 ONE YEAR GOALS
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PRODUCTION -Objective #9: Expansion of Ownership Opportunities for First-Time Homebuyers

First-Time Homebuyers Mortgage Assistance Program (SAM) Citywide	Assist first-time homebuyers with deferred loans. For low-income buyers, (£ 80% of AMI): 30% of purchase price not to exceed \$75,000;	First-time homebuyers with incomes up to 80% of Area Median Income.	It is anticipated that \$350,000 of reuse funds from SAM repayments will be available for reuse/reallocation.	Make 3-6 new SAM loans, when Fiscal has capacity to re-appropriate existing reuse revenues collected in fund 2144.
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