

CITY OF OAKLAND ANNUAL ACTION PLAN



For Fiscal Year 2022/2023

Final Draft for U.S. Department of Housing & Urban Development
Review

PUBLIC COMMENT & REVIEW PERIOD

JUNE 9, 2022 – JULY 9, 2022

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PUBLIC NOTICE

NOTICE OF PUBLIC HEARING, PUBLICATION AND REQUEST FOR PUBLIC COMMENTS ON THE CITY OF OAKLAND'S ANNUAL ACTION PLAN FOR FY 2022/23 & SUBSTANTIAL AMENDMENTS TO PRIOR ANNUAL ACTION PLANS FOR THE HOPWA PROGRAM

The Public is invited to review and comment on the City of Oakland's **2022/23 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 2022/23 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 **virtually**, on Tuesday **July 5, 2022**, during the **1:30 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 5, 2022. Translation and assistance for persons with disabilities is available upon advance request. See details on the July 5, 2022, City Council Agenda.

Availability of AAP

The AAP is available online for public review and feedback between June 9, 2022 – July 9, 2022 <https://www.oaklandca.gov/news/2022/public-review-for-the-2022-2023-annual-action-plan>. 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 9, 2022**, at CDE@oaklandca.gov with Subject: "AAP Comments".

Executive Summary

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

1. Introduction

The City of Oakland's 2022/23 Annual Action Plan (AAP) presents initiatives, projects and activities to be accomplished between July 1, 2022, and June 30, 2023. 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 year 2020/21-2024/25.

The City of Oakland 2020/21 – 2024/25 Con Plan by design 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 May 17, 2022¹, HUD released HUD Notice 22-097, announcing \$10.3 billion in grants for Housing & Community Development activities across the U.S. for funding to enable affordable housing development, economic opportunities, and other activities to meet needs of households and communities with low- and moderate-incomes. Below is a breakdown of HUD CPD formula grants allocated to the City of Oakland for Fiscal Year 2022/2023 as presented in this AAP:

¹ The City of Oakland received notification of HUD 2022 CPD Formula allocations on May 13, 2022.

GRANT	AWARD	Program Description
Community Development Block Grant (CDBG)	\$7,449,841	CDBG provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME Investment Partnerships (HOME)	\$3,384,815	HOME provides funding to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
Housing Opportunities for Persons With AIDS (HOPWA)	\$3,391,991	HOPWA grants provides rental housing assistance and supportive services for persons living with HIV/AIDS and their families.
Emergency Solutions Grant (ESG)	\$651,499	ESG provide funds for homeless shelters, assist in the operation of local shelters, and fund related social service and homeless prevention programs.

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;
- 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 carry out one of the national objectives:

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

A summary of the City of Oakland housing and community development objectives and outcomes are identified in the following section for the AAP for FY 2022/2023.

2. Summarize the objectives and outcomes identified in the Plan

In line with the HCD Act goals and national objectives mentioned above, the City of Oakland has identified the following priorities for the 2020/21 - 2024/25 Con Plan and the FY 2022/2023 AAP:

2020/21 - 2024/25 CON PLAN AND FY 2022/2023 AAP PRIORITIES

Affordable Housing

Affordable Housing for lower-income households is defined in State law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). The comparable federal limit, more widely used, is 30 percent of gross income, with variations. When housing developers create affordable housing, this means that the housing provider must make units available and affordable to households below specific income levels, most often below 80% of Area Median Income. As a condition of public funding, affordable housing units may be restricted to households with lower levels of income, including Very Low Income, or Extremely Low Income.

- Extremely low income: 0-30% of AMI
- Very low income: 30% to 50% of AMI
- Low income: 50% to 80% of AMI; the term may also be used to mean 0% to 80% of AMI
- Moderate income: 80% to 120% of AMI

Affordable Housing activities include but not limited to rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

Deeply Affordable Housing means 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.

Homeless Solutions

Assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homeless. Homeless Solution 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; helping operate these shelters; providing essential services to shelter residents; rapidly re-housing homeless individuals and families; and preventing families and individuals from becoming homeless.

Economic Development

Economic Development activities may include a) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions. Such activities may be carried out by the recipient or public or private nonprofit subrecipients; (b) The provision of assistance to a private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any activity where the assistance is appropriate to carry out an economic development project, excluding those described as ineligible in § 570.207(a). In selecting businesses to assist under this authority, the recipient shall minimize, to the extent practicable, displacement of existing businesses and jobs in neighborhoods; and (c) Economic development services in connection with activities eligible under this section, including, but not limited to, outreach efforts to market available forms of assistance; screening of applicants; reviewing and underwriting applications for assistance; preparation of all necessary agreements; management of assisted activities; and the screening, referral, and placement of applicants for employment opportunities generated by CDBG-eligible economic development activities, including the costs of providing necessary training for persons filling those positions.

Neighborhood Stabilization

Neighborhood stabilization activities include: Code Compliance; 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, tree planting.

These priorities are implemented through a strategic framework articulated in the City of Oakland's Housing and Community Development Strategic Action Plan described below.

OAKLAND HCD STRATEGIC ACTION PLAN PRIORITIES

On June 1, 2021, Oakland City Council received and accepted the City of Oakland Department of Housing & Community Development (HCD) Strategic Action Plan for 2021 – 2023; a strategic framework that reinforces the City’s commitment to the “Three P Approach” of Protection, Preservation and Production later defined in this AAP. The priority needs and key objectives of the FY 2022/2023 AAP are consistent with the City of Oakland HCD Strategic Action Plan for 2021 – 2023.

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.

This year, as we emerge from the Coronavirus disease (COVID-19) and see the reduction in emergency funds, Oakland remains even more committed to leveraging the lessons we learned through the pandemic to prioritize homeless prevention and anti-displacement strategies within the Protection framework.

Preservation

Preservation entails placing 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.

HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC ALIGNMENT

The City of Oakland’s Strategic Action Plan, 5 Year Con Plan and 2022/23 AAP are designed to support one other. This alignment is demonstrated in the table below which provides cross reference of the 2022/23 AAP key goals, the 3Ps HCD Strategic Plan strategies, and the 2020/2021 – 2024/2025 Five-Year Con Plan.

ANNUAL ACTION PLAN/HCD STRATEGIC PLAN KEY OBJECTIVES	5 YEAR Con Plan
Protection of Tenants and Homelessness Prevention	Affordable Housing/Fair Housing Homeless Solutions Economic Development Neighborhood Stabilization Public Facility Capital Improvements Community Development
Preservation of Affordable Housing	Affordable Housing/Fair Homeless Solutions (Anti-displacement) Neighborhood Stabilization Community Development
Production of Affordable Housing	Affordable Housing/Fair Housing Homeless Solutions (Anti-displacement) Neighborhood Stabilization

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 2020/21 CAPER reported the results achieved in the first year of the Five-Year Consolidated Plan and corresponding fiscal year. The City of Oakland uses an evaluation of our past performance on the Con Plan to determine priorities for the subsequent AAP. In the first year of the Five-Year Consolidated Plan, The City accomplished the following:

Affordable Housing

Acquisitions, New Construction, & Multi-unit Rehabilitation

The City increased its production of affordable housing across all income categories in the past year. Oakland acquired seven sites for conversion and rehabilitation of 269 affordable housing units, completed construction and rehabilitation of 428 units, and started new construction of 323 units of affordable housing. Seismic retrofit of 74 rental unit (8 complexes).

Through a competitive process, the City also committed funding for another 448 units, providing the critical funding commitments that will build-up the pipeline of affordable housing over the next several years. As an example of acquisition activity, the City secured competitive State Coronavirus Relief Funds (CRF) through the Homekey program to acquire and rehabilitate the Clifton Hall project in record time, providing deeply affordable housing for Oakland seniors and families, with 41 units of permanent housing for homeless seniors and 20 units of transitional housing for homeless families. The Inn at Temescal project to acquire, rehabilitate

and convert a former motel into housing for homeless veterans was completed with Homekey, City, and CDBG funds, expeditiously allowing homeless veterans to shelter-in-place during the pandemic. The property repurposed motel rooms to be an adequate and desirable shelter for homeless veterans who are extremely low-income. All 21 units have mini fridges and microwaves installed, and the lobby has been repurposed to a common area and shared kitchen for the residents.

Owner Occupied Rehabilitation:

Through four major Housing Rehabilitation programs the improvement of existing housing stock Residential Lending/Rehabilitation Services completed repairs, rehabilitation, lead paid remediation and other emergency repairs benefiting 70 households. An additional 37 units of rehabilitation assistance were underway at the end of fy 2020/2021.

Public Housing

Oakland Housing Authority (for public housing) acquired and/or began rehabilitation for 405 affordable units, and OHA completed construction and/or rehabilitation of 294 units. Under the MTW Voucher and Lease programs, 14,942 households were housed in various affordable housing programs in FY 2020/2021.

Homeless Solutions

In program year 2020/21, the City's anti-displacement & relocation programs served extremely low- to moderate-income residents of Oakland with code enforcement-related relocation assistance, financial assistance, information and referral, and limited case management in order to prevent anti-displacement or episodes of homelessness for Oakland residents. Despite moving to a remote service model due to COVID-19, City staff served considerably more Oakland residents than in 2019/20 through this program. Serving households earning at or below 30 percent of area median income (AMI), the City's Emergency Rental Assistance Program provided financial assistance to approximately 450 rental applicants, enabling tenants to stay housed and sheltered in-place during the first year of the COVID-19 pandemic. The City's renewed focus on affirmative engagement with residents is also reflected in these numbers.

Extremely low-, low- and moderate-income residents of Oakland received food services (hot meals and brown bag food distributions) under the Hunger Program benefitting 7,200 households. 552 homeless residents were provided overnight shelter, 195 homeless residents were provided rapid rehousing through Community Housing Services, 438 homeless families and individuals were provided supportive housing services, 784 homeless residents exited from homelessness to permanent housing, 176 homeless residents exited to transitional housing, and 135 residents living with human immunodeficiency virus or acquired immunodeficiency syndrome (HIV/AIDS) received housing assistance. Two HIV/AIDS housing units were completed during the year.

During FY 2020/21, HUD CPD CARES Act funding was awarded to the City under the HOPWA-CV, ESG-CV and CDBG_CV programs to support activities to prepare for, prevent and respond to COVID impacts for the homeless, persons living with AIDS, and low- and moderate- income residents:

- ESG-CV: Emergency shelter services, rapid rehousing, homeless prevention, and other homeless services.
- HOPWA-CV: Rental Assistance and housing services to residents with HIV/AIDS transitioning out of Roomkey units.
- CDBG-CV: Housing stability, housing related legal services, outreach and rental assistance.

Economic Development

In program year 2020/21, 463 businesses and construction workers received technical assistance, 79 businesses received \$835,120 in grants through the Bus Rapid Transit (BRT) Business Assistance Fund (BAF), including 75 COVID-related working capital grants and 4 grants for equipment purchase, and 7 businesses received \$502,000 in small business loans under the Commercial Lending program administered by Main Street Launch.

Public Facility & Infrastructure Improvements

Through the Community Development District Board funding recommendations, approximately \$1.5 million of CDBG funding supported the completion of capital improvements to eight (8) public facilities and open space parks benefitting low- and moderate-income areas of Oakland, seniors, Through the Community Development District Board funding recommendations, approximately \$1.5 million of CDBG funding supported the completion of capital improvements to eight (8) public facilities and open space parks benefitting low- and moderate-income areas of Oakland, seniors with 9 additional units underway at the end of FY 2020/2021.

Other Community Development Activities

Other community development accomplishments for FY 2020/2021 include a total of 6,746 Oaklanders benefitting from public services provided through City administered and externally administered programs for youth, seniors, homeless, and other groups living in low- and moderate-income (LMI) areas of Oakland. In addition, a COVID related OakWifi project rendered internet access to approximately 94,000 residents and while 1,559 LMI residents hit hardest by COVID and violence were assisted. Other COVID related achievements are reporting under Economic Development and Affordable Housing sections above.

Accomplishment Tables:

Below is a summary of the City of Oakland's accomplishments on the strategic plan goals from the 5 Year Con Plan.

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

Integrated Disbursement and Information System

Con Plan Goals and Accomplishments

OAKLAND, 2020

Date:
08/17/2021

Time: 2:16
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Accomplishments Associated With a Single Strategic Plan Goal

Goal		Category	Outcome Indicator	Outcome Unit of Measure	Outcome Expected - Strategic Plan (5 Yr. Con Plan)	Outcome Actual - Strategic Plan	Percent Complete Yr. 1 (20/21)	Outcome Expected - Program Year 1	Out-come Actual - Program Year
Affordable Housing	1	Affordable Housing	Rental units constructed	Household Housing Unit	411	259	63%	92	259
			Rental units rehabilitated	Household Housing Unit	187	243	130%	31	243
			Homeowner Housing Rehabilitated	Household Housing Unit	164	74	45%	90	74
			Other (Construction Started)	Other	390	323	83%	64	323
			Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1500	195	13%	20	195
			Homeless Person Overnight Shelter	Persons Assisted	2500	552	22%	604	552
			Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	65	20	31%	13	20
			Homelessness Prevention	Persons Assisted	750	2450	327%	150	2450
			Housing for Homeless added	Household Housing Unit	30	233	777%	6	233
			Housing for People with HIV/AIDS added	Household Housing Unit	50	2	4%	10	2
			HIV/AIDS Housing Operations	Household Housing Unit	50	93	186%	72	93
			Other	Other	1500	438	29%	300	438
Economic Development	3	Non-Housing Community Development	Facade treatment/business building rehabilitation	Business	2	0	0%	0	0
			Jobs created/retained	Jobs	200	46	23%	25	46
			Businesses assisted	Businesses Assisted	600	463	77%	120	463
			Other	Other	100	7	7%	2	7
Community Development Public Services	4	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2750	5399	196%	550	5399
Neighborhood Stabilization & Anti Displacement	5	Affordable Housing Non-Homeless Special Needs	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	160	950	594%	55	950
			Housing Code Enforcement/Financial Assistance	Household Housing Unit	250	9	4%	50	9
			Other	Other	275	201	73%	50	201

Public Facility and Infrastructure Improvements	6	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6000	0	0%	3600	5359
Coronavirus Aid Relief & Economic Security Act	7	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development CARES ACT ACTIVITIES	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0%	200	See Accomplishments Not Associated With Strategic Plan (below)

Accomplishments Not Associated With a Strategic Plan Goal						
Project Name	Activity Name	CARES Act	Goal Outcome Indicator	Outcome Unit of Measure	Outcome Actual - Program Year	
Back Up Project Additional COVID Response Public Services - Coronavirus Aid Relief & Economic Security Act	Violence Prevention COVID Mitigation Response-COVID	CV	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,559	
Back Up Projects-Housing (PUBLIC FACILITIES)	Inn at Temescal Affordable Housing Project for Homeless - COVID	CV	Homeless Person Overnight Shelter	Persons Assisted	6	
			Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	21	
BACK-UP Projects Public Facilities	Clifton Hall – Homeless Facility Capital Improvement	CV	Homeless Person Overnight Shelter	Persons Assisted	117	
			Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	20	
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	117	
Broadband Access Low- & Moderate-Income Areas	OAKWIFI - COVID	CV	Homeless Person Overnight Shelter	Persons Assisted	0	
			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	94,000	
Bus Rapid Transit/Business Mitigation Assistance Program	19/20 BRT-Business Mitigation Assistance Program	CV	Businesses assisted	Businesses Assisted	78	
Neighborhood Stabilization Anti Displacement for Fair Housing	East Bay Community Law Center- Fair Housing (Fair Housing Services): 2020 CDBG		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,389	

Oakland Housing Authority – Public Housing

Goal	Category	Outcome Indicator	Outcome Unit of Measure	Outcome Expected - Program Year	Percent Complete	Out-come Actual - Program Year
Affordable Housing	Public Housing	Units Acquired/Rehabilitated	Public Housing Units	1,245	32%	405
		Completed Construction	Public Housing Units	131	224%	294
		MTW Housing Choice Vouchers	Households	11,415	101%	11,536
		Non Traditional MTW Property Based Assistance/Lease	Households	250	341	854
		Non-Traditional Tenant Based Assistance/Lease	Households	1,127	56%	630

4. Summary of Citizen Participation Process and Consultation Process

Summary from citizen participation section of plan.

The City of Oakland FY 2022/2023 AAP is made available on the City's website for public comment and review for a 30-day period from June 9, 2022 through July 9, 2022. The AAP can be reviewed at <https://www.oaklandca.gov/news/2022/public-review-for-the-2022-2023-annual-action-plan>. A public hearing for the 2022/2-23 AAP will be held July 6, 2022 at 1:30 P.M. via Zoom. See Public Notice at the front of this document for more information.

Following the City of Oakland's Citizen Participation Plan, as established per Chapter 24 of the Code of Federal Regulations (CFR) Section 91.105 (24 CFR 91.105) and last amended in 2020, the City carried out the following stages of its Citizen Participation for the City Oakland's FY 2022/23 Annual Action Plan (AAP):

Public Notice: City of Oakland released public notice of the FY 2022/23 AAP on the City's website at: <https://www.oaklandca.gov/news/2022/public-review-for-the-2022-2023-annual-action-plan>. Public Notice content includes notice of public hearing (date, time and link for virtual access). The same notice requests Oaklander's review and feedback of the 2022/2023 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 and weblink to the City's AAP were also forwarded via email to the City's various contact lists including Oakland residents, Community District Board members, prior fund applicants, currently funded providers, City Departments, Oakland City Council members, Alameda County Continuum of Care (Everyone Home) and other available contact.

In addition to emailing and posting online, the City's public notice for the 2022/2023 AAP was also 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 Access To Information

The public notice and Draft 2022/2023 AAP is made available

1. Online;
2. By email (weblink and or pdf attachment per request);
3. Hard copy at no charge upon request; and
4. Upon request, materials are made available for residents with limited English Proficiency (LEP) and/or residents with disabilities.

Public Hearing

Annual Action Plan
Fiscal Year 2022/2023

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A public hearing for the 2022/2023 AAP will be held virtually, at the July 5, 2022 City Council meeting. Said public hearing will be accessible via Zoom², KTOP Live³ or by and phone. The public hearing is held order to obtain the public's views and to provide the public with the City's responses to public questions regarding the 2022/23 AAP. Prior to the public hearing, City staff will hold a townhall meeting to discuss highlights of the 2022/2023 AAP.

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 below, including any public comments not accepted.

Request For Proposal Process

City staff will work 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 are not 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-authorized funding recommendations per the 2022/2023 AAP legislation without returning to Council; or
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 2022/23 AAP, The City of Oakland facilitates broad and ongoing stakeholder engagement and citizen participation activities that inform the AAP as further described in Section AP 12. 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 its plans including the Con Plan, the AAPs and any Substantial Amendments to the AAP.

² <https://oakland.legistar.com/Calendar.aspx>

³ <https://www.oaklandca.gov/services/ktop-tv10-program-schedule>

Phase 1: Community Needs Assessment

In this phase, 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.

Phase 2: City's Five Year Consolidated Plan (FY) 2020/21 – 2024/25 & Substantial Amendment to 2021/2022 AAP:

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 2022/23 Annual Action Plan

Phase 3: HCD Strategic Action Plan

In the beginning of 2020, HCD leadership launched an extensive stakeholder listening effort. Leading with our values of diversity and innovation, staff sought to "turn outward" and engage stakeholders. HCD staff convened small group meetings (in person and then virtual), interviews and one-on-ones with the diverse stakeholders. Additionally, seeking to bring a data-driven and innovative approach to housing challenges, HCD partnered with Stanford University's Changing Cities Research Lab, the Federal Reserve Bank of San Francisco, and University of Pennsylvania's Department of Regional and City Planning to provide data and analysis about Oakland and its residents. During this phase of the consultation process, the City of Oakland Housing and Community Development Department engaged in a strategic planning process that included meeting with dozens of affordable housing organizations, homeless service and homeless housing providers as well as internal City of Oakland departments. The strategic planning process resulted in a strategic funding and implementation framework entitled the "Three Ps: Protection, Production and Preservation". As part of this framework, the City of Oakland Housing and Community Development Department anticipated HOME Key funds as a source and intentionally pursued these funds making HOME ARP funds part of the implementation plan for the HCD Strategic Action Plan to help meet Regional Housing Needs Assessment (RHNA) housing targets while targeting projects that result in immediate housing solutions, especially for those unhoused, at risk of homeless, housing instability – including all qualifying populations under HOME ARP.

Phase 4: 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, the seven Council District Boards, 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 the progress of the AAP. The result of these meetings allowed for the City to adapt to the availability of new federal funding resources such as ERAP and HOME-ARP and amend their plans accordingly.

Phase 5: 2021/22 AAP for 2021/22 HOME-ARP Application and HOME-ARP Plan Amendment

The fifth phase of the consultation process was exclusive to the use of HOME ARP funds and the First Substantial Amendment to the 2021/22 Annual Action Plan (AAP) which included recommendations for the use of HOME ARP. In this phase of the consultation process which was held between February 2020 – June 30, 2021, a diverse cross section of community members and organizations representing QPs participated including associations, homeless service advocates and providers, housing authority staff, persons with lived homeless experience, faith-based groups, domestic violence service providers, disability advocates and other non-profits to provide direct input into the HOME-ARP Plan.

In the beginning of 2020, HCD leadership launched an extensive stakeholder listening effort. Leading with our values of diversity and innovation, staff sought to “turn outward” and engage stakeholders. HCD staff convened small group meetings (in person and then virtual), interviews and one-on-ones with the diverse stakeholders. Additionally, seeking to bring a data-driven and innovative approach to housing challenges. HCD partnered with Stanford University's Changing Cities Research Lab, the Federal Reserve Bank of San Francisco, and University of Pennsylvania's Department of Regional and City Planning to provide data and analysis about Oakland and its residents.

On November 30, 2021 emails were sent to all members of the Alameda County Continuum of Care (CoC) and to other organizations representing all four QPs and the groups identified as required in the HUD Notice CPD-21-10 including: homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. A summary of the groups consulted is included in the consultation matrix.

The City of Oakland developed the draft HOME-ARP Plan by following its Public Participation requirements and CPD Notice 21-10 which allows for a 15-day public comment period. The City of Oakland exceeded that timeframe for a public noticing period of 25 days between December 6, 2021 through December 31, 2021. The City of Oakland provided translation services at all public meetings upon request and City websites can be used by visually impaired individuals.

Finally, as part of the fifth consultation phase, in April of 2022, the City of Oakland conducted public outreach to amend the HOME-ARP Plan. In this phase it was necessary to gather feedback on those proposed changes. The City of Oakland followed its Public Participation Plan and on April 15th, emails were sent to organizations representing all four QPs and the groups identified as required in the HUD Notice CPD-21-10 including: homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

In April, 2022 The City of Oakland followed its Public Participation requirements and CPD Notice 21-10 which allowed for a 15-day public comment period. The City of Oakland made available translation services at all public meetings upon request and City websites can be used by visually impaired individuals as well as those requiring translation of Oakland webpages.

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

5. Summary of public comments

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

No public comments submitted to the designated CDE@Oaklandca.gov email. During the public hearing, an Oakland resident expressed their appreciation of demographics indicating persons served or to be served. Said resident further expressed the desire to see more demographics throughout the Annual Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

There are no comments or views not accepted for the purpose of the Annual Action Plan..

7. Summary

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	Housing and Community Development Department, Community Development & Engagement
HOME Administrator	OAKLAND	Housing and Community Development Department, Housing Development Services
HOPWA Administrator	OAKLAND	Department of Human Services, Community Housing Services
ESG Administrator	OAKLAND	Department of Human Services, Community Housing Services

Table 1 – Responsible Agencies

Narrative (optional)

The City of Oakland is a recipient of HUD CPD Formula Grants; CDBG, HOME, HOPWA and ESG.

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

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

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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(l))

To enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies, the City takes a variety of leadership roles to improve coordination including:

- **The Alameda County Everyone Home Plan**, a county-wide plan to end homelessness through coordinated provision of permanent supportive housing, transitional housing, Rapid ReHousing, supportive services, Transitional Aged Youth (TAY) programs, domestic violence program and essential services anchored by a coordinated entry system that serves as the front door and the central organizing feature of the Housing Crisis Response System in Alameda County.
- **The Coordinated Entry System (CES)** covers the geographic area of Alameda County and is designed to be easily accessed by individuals and families seeking housing or services. The purpose of CES is to assess the needs of people in a housing crisis, connect them to available support, and track the outcomes and performance of the system. Since there are not enough housing or services for everyone in need, the main goals of the CES are to problem solve, and through assessment ensure that the people with the highest needs are prioritized for and successfully matched to the limited resources that are available.
- **Everyone Home Leadership Board**: City of Oakland serves on the Everyone Home Leadership Board helping to coordinate efforts across the county. Oakland staff also participates in other committees composed of agencies (such as Alameda County Behavioral Health Care Services and the Social Services Agency) as well as many community-based organizations.
- **Oakland Eligible Metropolitan Statistical Area (Oakland EMSA)**: EMSA participants, under the HOPWA program, enhances HIV/AIDS housing and housing services with necessary health and mental services for the tenants of the program.
- **HOME Participating Partners**: Oakland coordinates with 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.
- **HOME ARP HOME ARP Planning** - Consultation process which was held between February 2020 – June 30, 2021, a diverse cross section of community members and organizations

representing QPs participated including associations, homeless service advocates and providers, housing authority staff, persons with lived homeless experience, faith-based groups, domestic violence service providers, disability advocates and other non-profits to provide direct input into the HOME-ARP Plan.

- **HCD Strategic Action Plan:** In the beginning of 2020, HCD leadership launched an extensive stakeholder listening effort. Leading with our values of diversity and innovation, staff sought to “turn outward” and engage stakeholders. HCD staff convened small group meetings (in person and then virtual), interviews and one-on-ones with the diverse stakeholders. Additionally, seeking to bring a data-driven and innovative approach to housing challenges, HCD partnered with Stanford University’s Changing Cities Research Lab, the Federal Reserve Bank of San Francisco, and University of Pennsylvania’s Department of Regional and City Planning to provide data and analysis about Oakland and its residents. During this phase of the consultation process, the City of Oakland Housing and Community Development Department engaged in a strategic planning process that included meeting with dozens of affordable housing organizations, homeless service and homeless housing providers as well as internal City of Oakland departments. The strategic planning process resulted in a strategic funding and implementation framework entitled the “Three Ps: Protection, Production and Preservation”.
- **Partnership with Oakland Housing Authority:** The City of Oakland partners with OHA on an ongoing basis. OHA uses the flexibility of the Making Transitions Work (MTW) Program to design local non-traditional housing programs to serve special populations that would not normally be successful or qualify for housing assistance through its traditional public housing and housing choice voucher programs. MTW is a HUD funded Demonstration Program that provides a unique opportunity for Oakland Housing Authority (OHA) to explore and test new and innovative methods of delivering housing and supportive services to low-income residents of 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. These programs are described in detail in the MTW activities in the Annual MTW Plans and reports available on OHA’s website at www.oakha.org.
- **Emergency Rental Assistance Program,** is a collaborative of eight agencies providing housing stability, housing related legal services, outreach and emergency rental assistance funded under the U.S. Treasury Emergency Rental Assistance Program (ERAP), State Rent Assistance Round 2 (SRA2) and Community Development Block Grant – Coronavirus (CDBG-CV) funds. The City and the agencies, plus All Home and a consultant attends weekly or bi-weekly meetings around program progress, assessment of needs, how to reach the most vulnerable and what this work looks like post COVID-19 and post eviction moratorium.

1. 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.

EveryOne Home coordinates local efforts across Alameda County to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardizes data collection, and facilitates a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, and representatives of the faith community, business representatives, and education and health care professionals.

EveryOne Home is a collective impact initiative and the Alameda County Continuum of Care comprised of representatives from the county, cities, nonprofits, advocates, community members, and individuals with lived expertise/experience founded in 2007 to facilitate the implementation of Alameda County, California's plan to end homelessness, known as the *EveryOne Home Plan*. From 2019 to 2020, EveryOne Home built upon these efforts by conducting racial equity system modeling to better understand how to center racial equity and reduce racial disparities in our homelessness response system. This work is reflected in the EOH report on *Centering Racial Equity in Homeless System Design*. This revised Governance Charter is an outgrowth of that work, building the structures necessary to operationalize racial equity, amplify the voice of lived experience, and create greater equity in how partners from across the county can engage in the work of the Continuum of Care (CoC).

To reach the EOH goal of preventing and ending homelessness in Alameda County, engagement and collaboration with stakeholders is required well beyond the homeless and housing service delivery system—city and county government, business community, faith community, non-profits, and, most importantly, those who have themselves experienced the trauma of homelessness.

Together, participating jurisdictions, agencies and members of EOH are building a future in which there are sufficient resources, political leadership, and community involvement to erase homelessness as a permanent fixture in our social landscape. The vision focuses on:

1. Preventing homelessness
2. Ensuring safer and more dignified conditions for those experiencing homelessness
3. Increasing the quantity of and access to permanent homes
4. Centering racial equity in our homelessness response
5. Including people with lived experience of homelessness as decision-makers throughout our homelessness response system
6. Strengthening our system's coordination, communication, and capacity.

EveryOne Home, with the support of HUD technical assistance from Abt Associates convened and facilitated a community process aimed at developing a model homeless response system through the framework of racial equity. The process resulted in specific crisis and permanent housing inventory recommendations. In 2021, leadership across the Continuum of Care are worked together to implement this optimal system design that will effectively address the crisis needs of people experiencing homelessness and their permanent housing needs. Community stakeholders have agreed to use the racially equitable system model to guide strategic funding decisions for existing and new federal, state, and local resources.

City of Oakland's Permanent Access To Housing (PATH) Framework aligns with the EOH CoC 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.

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

The EveryOne Home Results Based Accountability Committee developed system level and program level performance measures in 2017, and in 2018 the RBA Committee benchmarked those outcomes and set performance targets. 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 quarterly through the Practitioner's Scorecard on the Results Based Accountability page of the EveryOne Home website. Alameda County Housing and Community Development Department supports the EveryOne Home initiative's efforts to measure and evaluate performance by administering the HMIS and as a founding member of the EveryOne Home Results Based Accountability Committee.

The Continuum of Care has been consulted with entitlement areas on the use of Emergency Solutions Grant (ESG) funds since 2012. At that time representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the Emergency Solutions Grant (ESG) requirements with the goal of county-wide consistency and collaboration. EveryOne Home solicited provider and public input on the use of ESG funds through a series of community meetings. A coordinated ESG program was established and began implementation in early 2013. This coordinated program uses this same structure for FY20-FY24 ESG funding.

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 Housing & Community Development and Community Housing Services

AGENCY/GROUP/ORGANIZATION TYPE:

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

WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION:

- Homeless Needs - Chronically homeless
- Homeless 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 Housing Services (CHS) to discuss how to target deeply affordable housing for the homeless, resource coordination for HOPWA housing developments for Alameda County portion of Oakland EMSA, the need for gap funding for various homeless projects, including but not limited to COVID and non-COVID projects such as pallet shelters, community cabins, public facility improvements (homeless), facility conversions, mobile showers and restrooms, warming centers for encampments. Together, HCD and CHS also established priority projects to be considered for CDBG funding if made available, particularly those

<p>projects not fully covered by ESG-CV (CARES Act) or HOPWA-CV funds, and HOPWA Amendments.</p>
<p>2. AGENCY/GROUP/ORGANIZATION:</p> <ul style="list-style-type: none"> City of Oakland Economic Development Workforce Department <p>AGENCY/GROUP/ORGANIZATION TYPE:</p> <ul style="list-style-type: none"> Local Government Economic Development <p>WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION:</p> <ul style="list-style-type: none"> Economic Development AP-38 Project Summary <p>BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.</p> <ul style="list-style-type: none"> Consulted around CDBG funded Business Assistance Center Activity; Coordination of Economic Development Administration fund balances, and back-up activities for COVID related working capital grants to businesses.
<p>3. AGENCY/GROUP/ORGANIZATION:</p> <ul style="list-style-type: none"> City of Oakland Department of Housing & Community Development <p>AGENCY/GROUP/ORGANIZATION TYPE:</p> <ul style="list-style-type: none"> Local Government Grantee Department <p>WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION</p> <ul style="list-style-type: none"> Affordable Housing Fair Housing Housing Needs Assessment Market Analysis Non-Homeless Special Needs Anti-Displacement

- 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.

- Coordination and implementation of HCD Strategic Action Plan, RHNA, Con Plan, 17K/17K targets, and HOME ARP goals and expected outcomes to align fund resources and outcomes with the “3P” Strategy: Protection, Preservation and Production.

4. AGENCY/GROUP/ORGANIZATION:

- Community Development District Boards

AGENCY/GROUP/ORGANIZATION TYPE:

- Civic Community Leaders

WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION

- AP-38 Project Summary
- CDBG Board Roles
- What does equitable recovery look like
- What is our role in preventing homelessness
- What does it mean to maintain culture & belonging of our neighborhoods

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

- The City of Oakland works with Community Development District Boards to establish CDBG funding priorities based on community identified needs. HCD holds community meetings for AAP and CAPER, CDBG funding orientations and trainings.

5. AGENCY/GROUP/ORGANIZATION:

- City of Oakland Housing Authority

AGENCY/GROUP/ORGANIZATION TYPE:

- Public 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 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 HCD Strategic Action Plan that ties into the City's Annual Action Plan, and HOME ARP Plan.

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
- PIT 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, including HOME ARP Qualifying Populations. EOH also provided an update on the EveryOne Home Plan--A strategic effort to end homelessness and establish 5-year plans based on needs assessment data across different populations including homeless, chronically homeless, homeless veterans, homeless with serious mental issues, living with HIV/AIDS, victims of domestic violence & human trafficking. EOH also created annual the City of Oakland's HOPWA Goals and Objectives.

8. AGENCY/GROUP/ORGANIZATION:

- Emergency Rental Assistance Program Partners

AGENCY/GROUP/ORGANIZATION TYPE:

- City of Oakland Housing and Community Development Department
- Rental Assistance Service Providers
- Outreach Agencies
- Housing related legal services

WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION

- Needs
- Project Summary
- Accomplishments

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

- Bi-weekly meetings were held with ERAP partners to coordinate program design and implementation. Ongoing discussions were held on topics such as housing stabilization best practices, needs and trends, and anticipated needs after the pandemic.

9. 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 needs regarding fair housing. Discussed tenant – landlord mediation and what’s needed for Fair Chance Housing Ordinance.

10. AGENCY/GROUP/ORGANIZATION:

- Affordable Housing Providers
- Affordable Housing 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
- HOME ARP 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 plan.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable. 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, CDBG District Board members and Oakland residents.

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	Strategic framework and target actions to meet housing challenges of Oakland 2021-2023 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	Blueprint for housing the City’s residents, at all economic levels including low income and households with special needs. The Housing Element presents an inventory of sites suitable for residential development in Oakland; an assessment of financial and programmatic resources; and an analysis of constraints, both governmental and non-governmental, to housing production in Oakland. This data and systematic analysis provides the basis for policies and actions to meet Oakland’s housing needs for the future.
Five Year Consolidated Plan	City of Oakland	Assess City’s 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.
EveryOne Home/Alameda County Continuum of Care Plan	Alameda County	Informs homeless needs, ESG goals, supportive housing, and deeply affordable housing needs.
2022 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.
HOME ARP Plan	City of Oakland	Implemented as part of Oakland’s HCD Strategic Plan supporting Production goals for affordable housing to benefit qualifying populations: homeless, at-risk of homelessness; fleeing/attempting to flee domestic violence, trafficking, sexual assault, and other populations at greatest risk of housing instability.

Permanent Access To Housing (PATH) Strategy Framework	City of Oakland	Informs Homeless Needs
Regional Housing Needs Allocation Plan	Association of Bay Area Governments	Affordable housing needs and targets over 8-year period to increase housing supply and mix of housing types. Balance disproportional household income distributions
17K/17K Housing Plan	Mayor/Oakland Housing Cabinet	Affordable housing goals & Plan to Protect 17K households and Produce 17,000 total units for Oakland residents. Increase Oakland's affordable housing production, stabilize rents, and decrease evictions.
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.

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.

Summary of Citizen Participation Process

The City of Oakland is required Chapter 24 of the Code of Federal Regulations (CFR) Section 91.105 (24 CFR 91.105) to have a detailed Citizen Participation Plan that describes the City's policies and procedures for public involvement in the development of the Consolidated Plan and the use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grant (ESG) funds. This Citizen Participation Plan must be available to the public.

The CDBG Program operates under the "Community Participation Plan for Community Development" which was first adopted by the Oakland City Council in 1978 and amended in 1980, 1994, 2000 and 2020. The 2020 amendment to the Oakland Citizen Participation plan updates the Plan to include *flexibilities* established and authorized by the United States Department of Housing & Urban Development (HUD) Memorandum dated April 9, 2020 regarding "CARES Act Flexibilities For CDBG Funds Used To Support Coronavirus Response & Plan Amendment Waiver" to allow the City, as a grantee of Fiscal Year 2020/21 and 2019/20 CDBG and CDBG-CV (Coronavirus CARES Act) funds to amend the City's citizen participation plan to:

(A) Establish expedited procedures to draft, propose, or amend consolidated plans. Expedited procedures must include notice and reasonable opportunity to comment of no less than 5 days (for FY 2020/21 only). The 5-day period can run concurrently for comments on the action plan amendment and amended citizen participation plans.

*(B) Meet public hearing requirements with **virtual** public hearings if: (1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and (2) virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.*

All other terms remaining unchanged, the City of Oakland's Citizen Participation process encourages public participation 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 Annual Performance Report. In addition, there shall be advance public notice of all public hearings, and public meetings related to the funds or planning process covered.

Public notices are published in a newspaper publication of general circulation serving Oakland residents such as East Bay Times. Staff may consider publishing in additional newspapers such as the Oakland Post, El Mundo (Spanish), and Sang Tao (Chinese) for purposes of increasing outreach to targeted populations typically subscribed to such news publications.

Public notices public hearings and federally required document are posted on the City's website and distributed through email or U.S. postal service to Community District Board members, Oakland residents, stakeholders and others subscribed to Oakland's CDBG mailing list.

2. **Public Access to Information**

As required by 24 CFR 91.105, 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:

- A. Online, on the City's website.
- B. Hard-copy of plan and/or report documents are made available upon request, at no charge to the requestor.

- C. Electronic copy of the plan and/or report documents are made available via email upon request, at no charge to the requestor.
- D. 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:

- A. 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.
- B. 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**

Per 24 CFR 91.105(e), public hearings are required in order to obtain the public's views and to provide the public with the City's responses to public questions and proposals. Federal regulation requires at least two public hearings, one for Plan documents for the public to provide input on community needs, to review proposed uses of funds); and another for Progress Report documents to evaluate and assess program how funds were spent during the previous program year. Public hearings are conducted in the presence of the City Council. Members of the public are provided with a reasonable opportunity to speak.

Until further notice, public hearings are now held virtually via Zoom and is made accessible to all residents via Zoom or KTOP. 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.

This plan was developed with citizen participation consistent with the City's Citizen Participation Plan, amended in May 2020. The amended plan allows for virtual public hearings. Grantees may meet public hearing requirements with virtual public hearings if:

- 1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
- 2) virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

Public Hearing:

To broaden participation at public hearings, the community may attend virtual Committee and Council meetings online via Zoom. Full instructions are provided in the online agenda provided weeks in advance of the set public hearing date. Each agenda provides a unique Zoom link with instructions on how to attend the meeting; how to participate; and how to be a public speaker in the meeting whether on phone or computer devices. Upon advance request, translation and hearing impaired services are made available by the City Clerk's Office.

Public Notice:

Following the City of Oakland Citizen Participation Plan, the Annual Action Plan (AAP) is posted online for public review, with notice of public review/comment period and notice of public hearing. Once placed provided online, the public notice is posted in East Bay Times publication, The Post, El Mundo and Sing Tao newspapers in English, Spanish and Chinese providing dates of the public review and comment period as well as the date, location (Zoom link) and time of the public meeting. The 2022/2023 AAP was posted for review from June 6, 2022 through July 6, 2022.

Additional Opportunities for Public Participation:

Additional outreach was accomplished via emailed notices to Oakland community residents and non-profit agencies. All public comments received during this period will be submitted with the Final Annual Action Plan to be submitted to HUD. To increase citizen participation, City staff is planning a webinar in the month of June 2022 concerning the 2022/23 Annual Action Plan as an informative meeting and an opportunity to encourage greater citizen participation.

In addition to citizen participation opportunities under the AAP process, various program and department specific opportunities for resident input are made available throughout the year:

1. Under HOPWA, Oakland is awarded as an Oakland Eligible Metropolitan Statistical Area that is comprised of Alameda & Contra Costa Counties. Funds are allocated based on the total of reported AIDS cases in the two counties, as reported by the Office of AIDS in their Annual AIDS Epidemiology Report. Public participation is encouraged Upon allocation, Alameda and Contra Costa Counties release their Notice of Funds Available (NOFA) for HOPWA funds, sent out to parties that have indicated an interest in receiving these notices. The NOFA states the date and time of the mandatory Bidders Conference. The NOFA/Request for Proposal outlines requirements and criteria for funding and competitive scoring. Upon proposals review and ranking, staff recommendations are made to the appropriate County Advisory Committees. After staff and committee make recommendations, an Environmental Review is completed. All recommended projects go to the Board of Supervisors for final approval of contracts. Advisory Committee and Board of Supervisor meetings are both public meetings that enables and promotes residents to attend to review and to provide public comment on proposed HOPWA activities.
2. The City's Five-Year Permanent Access To Housing (PATH) Framework and the associated strategies, was developed collaboratively through interviews with a wide range of stakeholders including people experiencing homelessness, social service professionals, homeless advocates, housed neighborhood leaders, elected officials, philanthropic partners, and county partners. This framework and the related policies adopted by the City Council are used to make funding decisions and

all funding allocations for homelessness, from all sources, are subject to public review and comment consistent with the public review process for all City Council actions. In addition, the recently released Countywide Racial Equity Systems Modeling report included significant stakeholder feedback with a priority on receiving feedback from people currently or formerly experiencing homelessness.

3. The City of Oakland's Housing Development Services unit shares its Notices of Funding Availability (NOFA) with the public via the Department's website. The NOFAs are also sent out to an email list of community organizations, affordable housing developments, market rate developers, real estate professionals and other community stakeholders, and with each NOFA opportunity, workshops are held with potential applicants. In addition, applicants for funding are required to hold either neighborhood meetings with community stakeholders for new construction projects, or with residents for rehabilitation projects.
4. The City of Oakland's Draft Housing Element, posted in May 2022 is available for public review and comment until June 13, 2022. Each chapter of the Housing Element can be found on the [City's website](#), where community members can download and read the draft Housing Element. Community members can provide feedback on the draft Housing Element at the [Planning Commission meeting](#) on May 18, 2022, the [Community and Economic Development \(CED\) Committee meeting](#) on May 24, 2022, and at the [Housing Element Workshop](#) on June 9, 2022.

Following the public review process, staff will revise the draft Housing Element to incorporate the feedback received by the public. The revised draft Housing Element will be sent to the California Department of Housing and Community Development (HCD) for its review at the end of June 2022, in keeping with state deadlines. The Housing Element will be available again for public review and feedback in late October 2022. The Housing Element must be adopted by the

City Council in early 2023 and certified by HCD by May 2023.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Website/Internet Outreach	Citywide Non-Targeted Minorities Non-English Speaking via Google translate			All comments considered	https://www.oaklandca.gov/news/2022/public-re
2	Email	Stakeholders, Community Groups, City Departments, Residents and District Boards				N/A CDE@OAKLANDCA.GOV
3	News Publication	Spanish, Chinese, English speaking Oakland residents. Low- & Moderate – income Residents Minorities				1. East Bay Times 2.The Post 3.El Mundo 4. Sing Tao
4	Public Hearing (Virtual)	Citywide Minorities Other: Translation services made available	Virtual public meeting. Meeting ran from 12 noon to approximately 12:40am. AAP was heard around 9:30pm. Well attended meeting. Few public comments on the Annual Action Plan.	Acceptance of Annual Action Plan & positive comment regarding race/ethnicity breakdowns and recommendation to see this more throughout the AAP and other future reports of this nature.		City of Oakland - File #: 22-0534 (legistar

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If ap
5	Townhall/Community Meetings	Low- & Moderate – income Residents	Virtual meeting with Low attendance	Attendees expressed appreciation for the presentation.	None to report.	https://us02web.zoom.us/rec/share/bg0OIW6pPiJxtNfs2uaX_F4FuQ.kPY8Gy4gqbv28kve?startTime=Passcode: SfH8!n!d

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) 2022/2023 Annual Action Plan (AAP) and the Third Substantial Amendment to the FY 2021/2022 AAP, to be submitted to the United States Department of Housing & Urban Development (HUD) by July 12, 2022.

On May 13, 2022, HUD announced Community Planning and Development (CPD) Formula Allocations for FY 2022 (CPD Program Formula Allocations for FY 2022 | HUD.gov / U.S. Department of Housing and Urban Development (HUD)) under which the City of Oakland is allocated funding for the four formula grants below:

2022 FEDERAL ENTITLEMENT FORMULA GRANTS AWARDED TO THE CITY

Community Development Block Grant (CDBG)	\$ 7,449,871
HOME Investment Partnership (HOME)	\$ 3,384,815
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 3,391,991
Emergency Solutions Grant (ESG)	\$ <u>651,499</u>
Total	<u>\$14,878,176</u>

Upon HUD review and approval of the City of Oakland 2022/23 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 2021/22.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Administration, Public Services, Economic Development, Owner Occupied Rehab, Homeless & Other Eligible Services.	7,449,841	\$850,000	\$2,500,000	\$10,799,841	\$14,899,682	CDBG Activities will include Non-housing community development, housing services and rehabilitation, acquisition, economic development, relocation, homeless services, public facilities and other activities/programs benefitting low- and moderate income residents of Oakland.
HOME	Public-Federal	Acquisition, development, rehabilitation of affordable housing for rent or ownership	\$3,384,815	\$500,000	1,633,821	\$5,518,636	\$6,769,630	HOME activities will continue to leverage Affordable Housing Trust fund dollars and support the new construction, rehabilitation and preservation of affordable housing

HOPWA	Public-Federal	HIV/AIDS Housing development, STRMU, support services.	\$3,391,991			\$3,391,991	\$6,783,982	HOPWA activities will included services, housing and housing development in Alameda & Contra Costa Counties for persons living with AIDS & their families.
ESG	Public-Federal	Shelter operations, rapid rehousing, services, and prevention	\$651,499			\$651,499	\$1,302,998	ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing , emergency shelter, outreach services, HMIS activities and Administration.

Table 5 - Expected Resources – Priority Table

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)	CDBG funds are leveraged by Revolving Loan Fund/Program Income (RLF/PI) generated by the City Residential Lending programs for the delivery of owner- occupied housing preservation and rehabilitation activities. CDBG funds further leverages local, state and federal resources managed by Department of Housing & Community Development (DHCD), Human Services Department, Economic & Workforce Development, Oakland Public Works, Office of Information Technology in support of special needs housing projects, housing acquisitions and conversions, economic development

	<p>technical and financial assistance, homeless facility and other public facility improvements, homeless services, anti-displacement activities, fair housing, broadband services to decrease the digital divide and other projects principally benefitting low- and moderate-income residents of Oakland. CDBG does not require a match.</p>
HOME Investment Partnerships (HOME)	<p>HOME funds will leverage the following Non-Entitlement Resources for affordable housing:</p> <p>Affordable Housing Trust Fund: The City of Oakland’s Redevelopment Agency was dissolved as of February 1, 2012. The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. These funds are called “boomerang funds” and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund received about \$3 to 5 million on an annual basis and those funds increased as the wind down of the Oakland Redevelopment Agency proceeds. Additionally, the City currently collects a Jobs/Housing Commercial Impact fee that provides revenue to be used toward supporting affordable housing development activities; however, this revenue source is likely to be impacted by the pandemic-related downturn in the commercial real estate market.</p> <p>Affordable Housing Impact Fee: the City adopted a Housing Impact Fee on new market rate housing development in 2016 via City Ordinance 13365 C.M.S. and a portion of those collected fees are used for affordable housing development activities.</p> <p>Periodic issuance of Bonds, the most recent being the Measure KK bond approved by voters in November 2016, which included \$100 million in funding for affordable housing, primarily for the acquisition and rehabilitation of existing market rate properties and conversion to affordable housing.</p> <p>Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability.</p>

	<p>State HCD funding programs, including the Multi-Family Housing Program (MHP), Supportive Housing MHP, and various other funding programs prioritizing Permanent Supportive Housing and/or affordable housing near transit.</p> <p>Affordable Housing and Sustainable Communities (AHSC) Grants: Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), the AHSC Program funds land-use, housing, transportation and land preservation projects to support infill and com-pact development that reduce greenhouse gas emission. Typically, one to two City of Oakland affordable housing projects receive an ASHC award each round, which leverages City dollars in housing and transportation projects.</p> <p>IIG Program: Administered by the State of California Department of Housing and Community Development, the purpose of the IIG Program is to promote infill housing development by providing financial assistance for Capital Improvement Projects that are an integral part of, or necessary to facilitate the development of an affordable housing project. A few affordable housing projects plan to apply for these funds in FY 2022/23 to leverage City of Oakland funds.</p> <p>HOME Match: 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 of the following sources</p> <ul style="list-style-type: none"> • Cash or cash equivalents from a non-federal source • Value of waived taxes, fees, or charges associated with HOME projects • Value of donated land or real property • Cost of infrastructure improvements associated with HOME projects (onsite or offsite) • Value of donated materials, equipment, labor, and professional services • Cost of supportive services provided to families living in HOME units • Cost of homebuyer counseling to families purchasing HOME assisted units
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	HOME match requirements are met through any combination of non Federal resources above.
Housing Opportunities for Persons With AIDS (HOPWA)	HOPWA activities will leverage with Ryan White Funds, Section 8 Subsidies, tenant rents, Health Resources & 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
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 funds the City's 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>ESG Match: ESG requires a 100% matching contribution to supplement amount awarded to the City under the ESG program for the fiscal year. This amount may be met with contributions to any project under Oakland ESG program, including but not limited to subrecipient contribution and other Federal resources (24 CFR 576.201).</p> <p>Dollar for dollar ESG Match requirements are met through a combination of General Purposes funds (approximately \$115,000), CDBG funds allocated to PATH (approximately \$246,000) and EOCP shelter operations (\$158,244) staff cost (approximately \$132,255).</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 is a mostly self-funding strategy that 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. Below is a list of locally owned surplus sites from the City of Oakland Housing Element Annual Report for 2020.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
2-27-6-9	1260 Martin Luther King Jr Way	Public Facilities		Surplus Land	1.79	LRPMP (City Center West Garage)
2-91-1	1310 Oak St	Public Facilities		Surplus Land	0.71	Fire Alarm Bldg
2-97-39	498 11th St	Other		Surplus Land	0.43	LRPMP (T6 site)
2-97-40	498 11th St	Other		Surplus Land	0.25	LRPMP (T6 site)
2-97-45	1327 Broadway	Public Facilities		Surplus Land	0.44	LRPMP (City Center Mall)
2-99-4	12th St	Public Facilities		Surplus Land	0.01	LRPMP (City Center Mall)
2-101-1	989 Franklin St	Public Facilities		Surplus Land	0.31	LRPMP (Franklin 88 Garage)
3-49-1-12	Market St	Other		Surplus Land	0.00	LRPMP (sliver)

4-35-1-2	Magnolia St	Other		Surplus Land	0.01	LRPMP (sliver)
4-35-2-7	14th St	Other		Surplus Land	0.00	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other		Surplus Land	0.01	LRPMP (sliver)
5-383-2-2	Myrtle St	Other		Surplus Land	0.00	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant		Surplus Land	0.03	vacant lot
5-387-15	1608 Chestnut St	Vacant		Surplus Land	0.03	vacant lot
8-620-9-3	524 16th St	Public Facilities		Surplus Land	0.15	parking lot
8-641-8-5	540 17th St	Public Facilities		Surplus Land	1.62	LRPMP (Oakland Ice Center)
8-642-16	1807 Telegraph Ave	Public Facilities		Surplus Land	1.49	LRPMP (Fox Theater)
8-642-18	1800 San Pablo Ave	Public Facilities		Surplus Land	1.02	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities		Surplus Land	1.66	LRPMP (Telegraph Plaza Garage)
8-668-12	2330 Webster St	Public Facilities		Surplus Land	1.98	LRPMP (Alexan Webster Garage)
8-716-58	1911 Telegraph Ave	Other		Surplus Land	1.04	Downtown Oakland Assn
20-153-6	1449 Miller Ave	Other		Surplus Land	0.27	community cabins
25-719-7-1	3050 International Blvd	Other		Surplus Land	0.75	covid testing site
25-720-2-1	1443 Derby Ave	Other		Surplus Land	0.21	parking lot

25-773-8-2	2777 Foothill Blvd	Other		Surplus Land	0.41	community garden
25-773-8-3	2759 Foothill Blvd	Other		Surplus Land	0.11	community garden
31-3182-27	5859 Foothill Blvd	Commercial		Surplus Land	1.69	LRPMP (Seminary Point)
32-2804-50	3614 Foothill Blvd	Vacant		Surplus Land	0.11	vacant lot
32-2804-51	3600 Foothill Blvd	Vacant		Surplus Land	0.24	vacant lot
32-2115-37-1	3566 Foothill Blvd	Vacant		Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant		Surplus Land	0.27	vacant lot
33-2177-21	3611 E 12th St	Residential	94	Surplus Land	1.41	LRPMP (Fruitvale Transit Village - Casa Arabella)
33-2197-19	3541 E 12th St	Other		Surplus Land	2.01	LRPMP (Fruitvale Transit Village parking lot)
33-2187-32	3301 San Leandro St	Other		Surplus Land	0.57	LRPMP (La Clinica parking lot)
39-3291-20	6955 Foothill Blvd	Other		Surplus Land	1.22	Black Cultural Zone
40-3317-32	7318 International Blvd	Commercial		Surplus Land	0.08	parking lot

40-3317-48-13	73rd Ave	Commercial		Surplus Land	0.04	parking lot
40-3319-25	Sunshine Ct	Other		Surplus Land	0.07	LRPMP (street)
41-3901-4	796 66th Ave	Commercial		Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-7-3	73rd Ave	Other		Surplus Land	0.06	LRPMP (sliver)
41-3901-7-5	700 73rd Ave	Other		Surplus Land	0.77	LRPMP (Amtrak parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities		Surplus Land	103.95	Coliseum
41-3901-9	7000 Coliseum Way	Public Facilities		Surplus Land	8.52	Oracle Arena
41-3901-10	66th Ave	Public Facilities		Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3902-13-5	Edgewater Dr	Public Facilities		Surplus Land	0.25	Coliseum City - misc. (Bay Trail)
41-3902-13-6	Edgewater Dr	Other		Surplus Land	0.04	Coliseum City - misc. (sliver)
41-4056-4-4	905 66th Ave	Other		Surplus Land	6.30	LRPMP (Cypress Mandela Training Center)
41-4170-1-2	711 71st Ave	Other		Surplus Land	1.22	Coliseum City - misc. (safe RV parking)
41-4170-5-4	7001 Snell St	Vacant		Surplus Land	0.45	Coliseum City - misc. (vacant lot)

41-4173-1-3	73rd Ave	Vacant		Surplus Land	0.32	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant		Surplus Land	0.35	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant		Surplus Land	0.52	Coliseum City - East (vacant lot)
41-4212-1	Leona Creek Dr	Other		Surplus Land	0.23	LRPMP (Lion Creek)
42-4328-1-16	633 Hegenberger Rd	Other		Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant		Surplus Land	8.80	Coliseum City - South (Malibu Lot)
43A-4644-26	8280 MacArthur Blvd	Vacant		Surplus Land	0.15	vacant lot
43A-4644-28	8296 MacArthur Blvd	Vacant		Surplus Land	0.15	vacant lot
44-4967-2	9409 International Blvd	Vacant		Surplus Land	0.15	LRPMP (Hill Elmhurst)
44-4967-3	9415 International Blvd	Vacant		Surplus Land	0.12	LRPMP (Hill Elmhurst)
44-4967-4-2	1361 95th Ave	Vacant		Surplus Land	0.07	LRPMP (Hill Elmhurst)
44-4967-4-3	9423 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-5	9431 International Blvd	Vacant		Surplus Land	0.06	LRPMP (Hill Elmhurst)

44-4967-7-1	9437 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-9	95th Ave	Vacant		Surplus Land	0.04	LRPMP (Hill Elmhurst)
44-5014-5	9418 Edes Ave	Vacant		Surplus Land	0.40	vacant lot
44-5014-6-3	606 Clara St	Vacant		Surplus Land	0.20	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant		Surplus Land	0.52	vacant lot
48-5617-9-1	2656 98th Ave	Vacant		Surplus Land	0.14	vacant lot
48-5617-10-4	2660 98th Ave	Vacant		Surplus Land	0.34	vacant lot
48-6870-2	Barcelona St	Vacant		Surplus Land	4.71	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant		Surplus Land	0.14	vacant lot
48F-7361-11	6226 Moraga Ave	Vacant		Surplus Land	0.55	vacant lot
48F-7361-12	6226 Moraga Ave	Other		Surplus Land	0.36	historic fire house
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other		Surplus Land	11.39	Raiders HQ & Training Facility

Annual Goals and Objectives

AP-20 Annual Goals and Objectives Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2022	2023	Preservation Owner-Occupied Rehabilitation	Citywide	Neighborhood Stabilization & Anti- displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled	CDBG \$1,200,222 RLPI \$850,000	Homeowner Housing Rehabilitated: 87 Households

2	Affordable Housing	2022	2027	Production New Construction Rehabilitation	CD District 1,2, & 7	Affordable Housing Homeless Solutions Economic Development Neighborhood Stabilization	HOME 3,384,815 HOME carryforward \$1,633,821 Measure KK \$2,400,000 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	Rental Units Acquired: 28 New Construction Rental Units: 286 Rental Units Rehabilitated: 1
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3	Affordable Housing	2022	2023	Preservation First Time Homebuyers	Citywide	Affordable Housing	TBD If Map, CALHome, and SAM funds become available	Public service activities for Low/Moderate Income Housing Benefit: 16 Households & Direct Financial Assistance to Homebuyers 16 Households
4	Affordable Housing	2022	2023	Protection Anti-Displacement	Citywide	Affordable Housing Homeless Solutions Economic Development Neighborhood Stabilization Anti- Displacement	CDBG \$230,000	Public service activities for Low/Moderate Income Housing Benefit: 300-400 Households 2,600 calls and emails
5	Affordable Housing Anti-Displacement	2022	2023	Protection Code Enforcement Relocation	Citywide	Affordable Housing Homeless Solutions Economic Development Neighborhood Stabilization Anti- Displacement	CDBG \$262,000	Housing Code Enforcement/Foreclosed Property Care 15-20 Households (Relocation)
6	Affordable Housing	2022	2023	Preservation Seismic Retrofit	Citywide	Neighborhood Stabilization Affordable Housing	CDBG \$250,000	35 Rental Units Rehabilitated
7	Non-Housing Community Development	2022	2023	Protection/Preservation/Public Services	Citywide	Public Services	CDBG \$599,633	i: 4,300 Households Assisted
8	Homeless	2022	2023	Protection/ Public Services	Citywide	Homeless Solutions	CDBG: \$890,478 ESG: \$141,147	Homeless Person Overnight Shelter 650 Persons

9	Homeless	2022	2023	Protection/ Public Services	Citywide	Homeless Solutions	CDBG: \$240,327 ESG: \$510,352	Public service activities other than Low/Moderate Income Housing Benefit: 4,200 Households Assisted
10	Homeless	2022	2023	Protection	Citywide	Homeless Solutions Public Facility Capital Improvements	CDBG Carryforward \$350,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit : 300 Households Assisted
11	Economic Development	2022	2023	Preservation Economic Development	Citywide	Economic Development	CDBG \$610,858	25 loans 50 Businesses assisted 15 Jobs created/retained
12	Community Development Public Facility/Infrastructure Improvements Economic Development Homeless	2022	2023	Protection Preservation Production Affordable Housing Homeless Solutions Economic Development	Citywide District Allocation	TBD District Funding	CDBG \$1,577,409 (\$509,635 – Legal HP/Housing Stability & \$1,067,774)	Housing Stability, Homeless Prevention legal services and Support for Affordable Housing Acquisition

13	Affordable Housing (HIV/AIDS) Community Development Homeless Special Needs	2022	2025	Production Protection	Alameda County & Contra Costa County	Affordable Housing Community Development – Public Services Homeless Solutions Prevention/Reduction of Homelessness & Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs	HOPWA \$3,391,991	Housing for People with AIDS added 18 Units Public service activities for Low/Moderate Income Housing Benefit 400 households STRMU 100 Housing Placements 25
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Table 6 – Goals Summary

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)

During FY 22/23, the City of Oakland will complete 286 units of newly constructed affordable housing. This consists of the following projects: 95th and International (55 units), Phoenix (101 units), Foon Lok West (130 units). These projects are providing 118 extremely low-income units, 165 low- income units and 3 moderate-income units.

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Section AP-35 and AP-38 provides a list of projects and descriptions for activities funded by 2022/23 CDBG, HOME, HOPWA and ESG funds, as well as back up projects approved under the substantial amendment to the 2020/21 – 2024/25 Five-Year Consolidated Plan (Con Plan).

Projects

#	Project Name
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.	Affordable Housing Funding New Construction and Acquisition / Rehabilitation of Affordable Rental Housing (HOME)
8.	City of Oakland City Attorney Office General Administration Costs
9.	Community Housing Services Admin Cost – City of Oakland/Department of Human Services
10.	East Oakland Community Project
11.	City of Oakland/Human Services Department, Program Delivery
12.	PATH 3 RD PARTY CONTRACTS
13.	Economic Development/Business Assistance Program Delivery Costs
14.	East Bay Community Law Center – Fair Housing
15.	Fair Chance Access To Housing Ordinance
16.	HOME Administration Costs
17.	HOME Investment Partnerships Program – Affordable Housing/ 95 th & International
18.	HOME Investment Partnerships Program – Affordable Housing/ Ancora Place
19.	HOME Investment Partnerships Program – Affordable Housing /Aurora Apartments
20.	Code Compliance Relocation Program
21.	Community Development & Engagement Anti-Displacement Resources and Referrals (Program Delivery)
22.	Residential Lending/Rehabilitation Program Delivery City of Oakland, Housing and Community Development

23. CDBG Program General Administration
24. CDBG Program Delivery Cost
25. Earthquake-Safe Homes Program (ESHP)
26. Safer Housing for Oakland Program (SHOP)
27. Main Street Launch
28. Housing Stability Services, Housing Related Legal Services to prevent homelessness and displacement.
29. Housing Prevention, Housing Related Legal Services and Acquisition for Affordable Housing

Table 7 - Project Information

AP-38 Project Summary
Project Summary Information

Project Title	1. HOPWA - ALAMEDA COUNTY
Description	<p>The City has released an RFP for the Alameda County portion of Oakland EMSA HOPWA fund allocations. Oakland will select service providers and housing developers 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. Oakland EMSA is made up of Alameda County with 6,290 PLWHAH out of a total of 9,103 PLWHA in the Oakland EMSA. and Contra Costa with 2,813 PLWH per the California Department of Public Health Office of AIDS.</p> <p>https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California_HIV_Surveillance_Report2020_ADA.pdf</p>
Grantee/Project ID	Oakland Oracle Project # TBD
Estimate Amount	HOPWA - \$2,273,487.38 (\$159,144.11 Project Sponsor & \$2,114,343.17 Housing and Services)
Annual Goals Supported	Protection
Priority Needs Addressed	<p>Affordable Housing Community Development – Public Services Homeless Solutions Prevention/Reduction of Homelessness & Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs</p>
Target Date for Completion	6/30/2024
Estimate the number & type of families that will benefit from proposed activities:	It is estimated total of 200 households of PLWH & their families to be served in Alameda County. 13 HIV/AIDS housing units to be added.

	<p>Will assist approximately 50 people living with HIV/AIDS (PLWHA) with STRMU</p> <p>Permanent housing facilities:</p> <p>Will provide operating assistance to META Housing, Rosa Parks & Harrison Hotel for HOPWA designated housing for individuals and families with HIV/AIDS (Approximately 30 units).</p> <p>Will provide support services to individuals residing in HOPWA units at 1701 MLK Jr. Way</p> <p>Will provide comprehensive supportive services/case management to residents of the seven (7) HOPWA designated units at the Downtown Hayward Senior Apartments.</p> <p>Transitional Housing facilities:</p> <p>Will provide 24-hour emergency shelter and transitional housing for up to 125 homeless individuals and families, including 25 people with HIV/AIDS, per night at the East Oakland Community Project.</p> <p>Information and Referral/Resource Identification:</p> <p>Will serve a minimum of 400 unduplicated clients through the AHIP Information and Referral program; will provide a minimum of 3,500 housing applications or referrals to AHIP clients and a minimum of 1,000 supportive health and human services resource referrals to AHIP clients.</p> <p>Will provide a minimum of 25 participants' access to appropriate support services, i.e., case management, assistance in locating and obtaining housing through the BACH Housing Placement services.</p> <p>Will assist approximately 40 extremely low-income PLWHA to maintain independent living, by providing them with resource identification services through AIDS Project East Bay.</p>
Location Description	Alameda County a portion of the Oakland EMSA
Target Areas Included	Alameda County a portion of the Oakland EMSA - CD 7
Planned Activities	<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,</p>

	<p>housing units will be acquired and/or constructed or rehabilitated.</p> <p><i>Staff will return to City Council to report specific activities and projects awarded through the 2022 Oakland EMSA HOPWA RFP for projects in Alameda County.</i></p>
Outcome Goal Indicator	Housing for People with HIV/AIDS
Project Title	2. HOPWA – CONTRA COSTA COUNTY
Description	<p>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. In addition, housing units will be acquired and/or constructed or rehabilitated. HOPWA provides permanent housing for PLWA. Programs supported include; Short-Term Rent Mortgage and Utility (STRMU) assistance; Permanent Housing Placement; Housing Information Services and the creation of Permanent Supportive Housing Capital Development units affordable to and occupied by low- income individuals living with HIV/AIDS.</p> <p>Per the California Department of Public Health Office of AIDS. 2020 HIV/AIDS EPI Surveillance report released in April 2022, Contra Costa has 2,813 PLWH per the out of a total of \$9,103 in the Oakland EMSA. https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California_HIV_Surveillance_Report2020_ADA.pdf</p>
Grantee/Project ID	Oakland/Oracle Project # 1005609
Estimate Amount	HOPWA - \$1,016,744 (\$71,172 Project Sponsor Admin and \$945,571,91 for housing and services)
Annual Goals Supported	Protection
Priority Needs Addressed	<p>Affordable Housing</p> <p>Community Development – Public Services</p> <p>Homeless Solutions</p> <p>Prevention/Reduction of Homelessness & Chronic Homelessness/</p> <p>Provision of Supportive Housing for Seniors and Persons with Special Needs</p>

Target Date for Completion	06/30/2024
Estimate the number & type of families that will benefit from proposed activities:	Service Levels are an estimate based off last year funding levels, due to non-submittal from CHS: Will assist approximately 50 people living with AIDS (PLWA) with STRMU; Will assist approximately 25 people living with AIDS with permanent housing placement services; Will assist approximately 100 people living with AIDS with housing information services; Will provide approximately 5 units in permanent supportive housing units developed.
Location Description	Contra Costa County portion of the Oakland EMSA.
Target Areas Included	Contra Costa County portion of the Oakland EMSA.
Planned Activities	STRMU, permanent housing placement, housing information services, new construction or rehabilitation of permanent supportive housing units affordable to and occupied by low-income individuals living with HIV/AIDS. <i>Staff will return to City Council to report specific activities and projects awarded through the 2022 Oakland EMSA HOPWA RFP for projects in Alameda County.</i>
Outcome Goal Indicator	Housing for People with HIV/AIDS
Project Title	3. HOPWA GRANTEE ADMINISTRATION
Description	Oakland's staffing and administration costs for administering Housing Opportunities for Persons With AIDS (HOPWA) Program.
Grantee/Project ID	Oakland/Oracle Project #
Estimate Amount	HOPWA - \$101,760 (3% allowable)
Annual Goals Supported	Other Community Development Activities
Priority Needs Addressed	Affordable Housing Homeless Solutions Community Development-Public Services
Target Date for Completion	12/31/2023
Estimate the number & type of families that will benefit from proposed activities:	N/A
Location Description	150 Frank H. Ogawa Plaza, Oakland, CA 94612
Target Areas Included	CD District 2
Planned Activities	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.
Outcome Goal Indicator	Grantee Admin
Project Title	1. Access Improvement Program and Lead Safe Homes Paint Program
Description	Access Improvement Program 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 and occupied by disabled persons for a grant up to \$24,999. The Lead-Safe Home Paint Program will provide grants up to \$15,000 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
Grantee/Project ID	Oakland/Oracle Project # 1006235
Estimate Amount Including Program Income, CDBG, HOME, ESG, and HOPWA	\$185,755- CDBG Award FY 22-23 \$243,786.91- Carry forward Project No. 1000079 \$10,879-Carry forward Project No. 1000887
Annual Goals Supported	Preservation
Priority Needs Addressed (Select)	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	Estimated 17 low-income households will be assisted
Location Description	Citywide
Target Areas Included	Citywide
Planned Activities	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.
Outcome Goal Indicator	Homeowner Housing Rehabilitated
Project Title	2. Alameda County, Healthy Homes Department, Minor Home Repair Program

Description	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.
Grantee/Project ID	Oakland/Oracle Project 1006231
Estimate Amount Including Program Income, CDBG, HOME, ESG, and HOPWA	\$90,580 CDBG 2022/23 \$68,620 Carry forward from Project No. # 1001107
Annual Goals Supported	Preservation
Priority Needs Addressed (Select)	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	Estimated 60 seniors and disabled households will benefit.
Location Description	Citywide
Target Areas Included	Citywide
Planned Activities	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.
Outcome Goal Indicator	Homeowner Housing Rehabilitated
Project Title	3. Emergency Home Repair Program and Home Maintenance and Improvement Program
Description	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.
Grantee/Project ID	Oakland/1006234 CDBG Oakland/1006236 Program Income

Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	\$69,441 \$850,000 CDBG RLPI \$200,571 Carryforward Project No. 1000090
Annual Goals Supported	Preservation
Priority Needs Addressed (Select)	<ul style="list-style-type: none"> • Neighborhood Stabilization & Anti-displacement • Preservation of Existing Housing Stock • Supportive Housing for Seniors and Disabled
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	6-10 low-income households will be assisted
Location Description	City-wide
Target Areas Included	City-wide
Planned Activities	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.
Outcome Goal Indicator	Homeowner Housing Rehabilitated
Project Title	4. Affordable Housing Funding New Construction and Acquisition / Rehabilitation of Affordable Rental Housing (HOME)
Description	Provide funding for new construction, acquisition, and rehabilitation of restricted affordable housing units serving extremely low-income individuals, families, and seniors.
Grantee/Project ID	Oakland/Oracle Project # 1000394
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	HOME - \$3,046,334 Should additionally HOME funding be made available, either in the annual award allocation or through program income, additional development funding may be awarded under this program.
Annual Goals Supported	Affordable Housing Production
Priority Needs Addressed (Select)	<ul style="list-style-type: none"> • Affordable Housing • Homeless Solutions • Economic Development • Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	Spring 2023 (funding awards).

	Project completion will follow approximately 2 - 4 years later (2027).
Estimate the number & type of families that will benefit from proposed activities:	Approximately 20 – 35 households earning 20 - 60% of AMI, including units for individuals, families, or seniors, and potentially special needs/homeless residents.
Location Description	To be Determined
Target Areas Included	Citywide
Planned Activities	Multifamily New Construction / Multifamily Acquisition & Rehabilitation
Outcome Goal Indicator	Approximately 20—35 units of new construction or acquisition/rehabilitation of restricted affordable housing
Project Title	5. City of Oakland City Attorney Office General Administration Costs
Description	City of Attorney administration costs related to CDBG Activities
Grantee/ Project ID	Oakland/Oracle Project #
Estimate Amount	CDBG - \$172,734
Annual Goals Supported	Other Community Development Activities
Priority Needs Addressed	CDBG Administration
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	N/A
Location Description	City of Oakland 1 City Hall 6 th Floor – Attorney Office 250 FHOP #5313 – Finance Office Oakland, 94612
Target Areas Included	Citywide
Planned Activities	City Attorney administration costs related to CDBG Activities. Budget and Finance Office costs related to CDBG Activities.
Outcome Goal Indicator	Other
Project Title	6. Community Housing Services Admin Cost – City of Oakland/Department of Human Services
Description	Community Housing Services Division Admin Cost for administering PATH, OPRI, SHP and hunger programs.
Grantee/Project ID	Oakland/Oracle Project # 1005590
Estimate Amount	CDBG - \$495,462
Annual Goals Supported	Other Community Development Activities
Priority Needs Addressed	Homeless Solutions

Target Date for Completion	6/30/2023
Estimate the number & type of families that will benefit from proposed activities:	Reported in other activities.
Location Description	Citywide
Target Areas Included	Citywide
Planned Activities	Administration of Homeless, Special Needs and Hunger programs for homeless and near homeless
Outcome Goal Indicator	Other
Project Title	7. East Oakland Community Project
Description	Operations of the Crossroads Shelter Facility operated by East Oakland Community Project.
Grantee/Project ID	Oakland/Oracle Project # 1005715
Estimate Amount	CDBG - \$158,244
Annual Goals Supported	Other Community Development Activities
Priority Needs Addressed	Homeless Solutions
Target Date for Completion	6/30/2023
Estimate the number & type of families that will benefit from proposed activities:	550 unduplicated household will be served in a year-round overnight, full-service shelter.
Location Description	7515 International Blvd., Oakland 94621
Target Areas Included	Citywide
Planned Activities	Operation of Shelter facility for literally homeless households located in East Oakland operated by East Oakland Community Project.
Outcome Goal Indicator	Homeless Person Overnight Shelter - 550 unduplicated households.
Project Title	8. City of Oakland/Human Services Department, Program Delivery
Description	Program delivery cost for portions of the City of Oakland's Hunger Program, Continuum of Care and Strategy operated by the Community Housing Services Division.
Grantee/Project ID	Oakland/Oracle Project # 1005592
Estimate Amount	CDBG - \$240,327
Annual Goals Supported	<ul style="list-style-type: none"> Other Community Development Activities
Priority Needs Addressed	<ul style="list-style-type: none"> Homeless Solutions
Target Date for Completion	<ul style="list-style-type: none"> 6/30/2023

Estimate the number & type of families that will benefit from proposed activities:	<ul style="list-style-type: none"> 4,200 Low/Moderate, very low and extremely low-income households will benefit from the proposed programs.
Location Description	<ul style="list-style-type: none"> Citywide
Target Areas Included	<ul style="list-style-type: none"> Citywide
Planned Activities	Provide food distributions to low/mod, very low and extremely low income households throughout Oakland, Oakland OPRI program for section 8 vouchers to the homeless, services under the Supportive Housing Program; including Program facility management, and outreach services provided by the Community Housing Services Division
Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit - 4200 duplicated households
Project Title	9. PATH 3RD PARTY CONTRACTS
Description	CDBG funds used as Match to the Emergency Solution Grant activities (3rd Party Grant Agreements) under the City's PATH Strategy to end homelessness for the operations of the Crossroads Shelter Facility operated by East Oakland Community Project.
Grantee/Project ID	Oakland/Oracle Project # 1005598
Estimate Amount	<ul style="list-style-type: none"> CDBG - \$246,772 ESG Administration Cost - \$49,285 ESG PATH Strategy Operating - \$607,854 ESG Total: \$651,499
Annual Goals Supported	Other Community Development Activities
Priority Needs Addressed	Homeless Solutions
Target Date for Completion	6/30/2023
Estimate the number & type of families that will benefit from proposed activities:	550 unduplicated household will be served in a year-round overnight, full-service shelter.
Location Description	7515 International Blvd., Oakland CA 94621
Target Areas Included	Citywide
Planned Activities	Provision of shelter, transitional housing and support services for literally homeless households at the Crossroads Emergency Housing facility operated by East Oakland Community Project.
Outcome Goal Indicator	Homeless Person Overnight Shelter 550 unduplicated households.

Project Title	13. Economic Development/Business Assistance Program Delivery Costs
Description	Support of City small business retention, attraction, and expansion program
Grantee/ Project ID	Oakland/Oracle Project #1006328 - EWD CDBG Delivery
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	\$ 310,858
Annual Goals Supported	Other Community Development Activities
Priority Needs Addressed (Select)	Economic Workforce Development
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	50 businesses assisted; 15 jobs created/retained
Location Description	City of Oakland and Federal Opportunity Zones which overlap portions of CDBG eligible Council Districts.
Target Areas Included	Council Districts 2, 3, 5, 6, & 7
Planned Activities	Small Business retention, attraction, and expansion activities supporting job retention and creation, including technical assistance, permitting navigation, site selection, and assistance with financial Resources.
Outcome Goal Indicator	Jobs created/retained #15 Jobs & 50 Businesses assisted
Project Title	14. East Bay Community Law Center – Fair Housing
Description	Housing related services including consultations, limited scope, and direct representation services to prevent homelessness and to promote self-sufficiency and provision of information, advisory support, and limited scope and direct representation for post-conviction record remedy relief, and FCHO technical assistance to City Staff.
Grantee/ Project ID	Oakland/Oracle Project #1006230
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG - \$261,476
Annual Goals Supported	Protection
Priority Needs Addressed (Select)	Community Development-Public Services
Target Date for Completion	06/30/2023

Estimate the number & type of families that will benefit from proposed activities:	538 Households
Location Description	1950 University Ave, Berkeley, CA, 94704
Target Areas Included	Citywide
Planned Activities	Legal services for Assessment and case management for fair housing choice
Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit – 538 Households
Project Title	15. Fair Chance Access To Housing Ordinance
Description	Housing related services including consultations, limited scope, and direct representation services to prevent homelessness and to promote self-sufficiency and provision of information, advisory support, limited scope assistance regarding the Fair Chance Housing Ordinance (FCHO), and limited scope and direct representation for post-conviction record remedy relief, and FCHO technical assistance to City Staff. FCHO prohibits rental housing providers from screening criminal history of applicants during the advertisement, application, selection, or eviction process.
Grantee/ Project ID	Oakland/Oracle Project #
Estimate Amount Including Program Income, CDBG, HOME, ESG & HOPWA	CDBG - \$90,000
Annual Goals Supported	Protection
Priority Needs Addressed	Community Development-Public Services
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	100 Households
Location Description	To Be Determined
Target Areas Included	Citywide
Planned Activities	Assessment and case management to assist in prohibiting rental housing providers from screening criminal history of applicants during the advertisement, application, selection, or eviction process.
Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit

Project Title	16. HOME Administration Cost
Description	Administrative costs allowed by HUD for the HOME program
Grantee/Project ID	Oakland/Oracle Project #
Estimate Amount Including Program Income, CDBG, HOME, ESG & HOPWA	HOME - \$338,481
Annual Goals Supported	Affordable Housing Production
Priority Needs Addressed (Select)	<ul style="list-style-type: none"> • Affordable Housing • Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	6/30/2023
Estimate the number & type of families that will benefit from proposed activities:	N/A - Admin Costs
Location Description	N/A - Admin Costs
Target Areas Included	Citywide / N/A
Planned Activities	N/A
Outcome Goal Indicator	Other
Project Title	17. HOME Investment Partnerships Program – Affordable Housing/ 95th & International
Description	New construction of 55 units affordable to families earning between 20-60% AMI. Fourteen (14) units set aside for extremely low-income households.
Grantee/Project ID	IDIS # 3732
Estimate Amount Including Program Income, CDBG, HOME, ESG & HOPWA	HOME - \$1,433,821 Carryforward
Annual Goals Supported	Affordable Housing
Priority Needs Addressed (Select)	<ul style="list-style-type: none"> • Affordable Housing • Homeless Solutions • Economic Development • Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	9/30/2022
Estimate the number & type of families that will benefit from proposed activities:	Fifty-five (55) units affordable to families earning between 20-60% AMI. Fourteen (14) units set aside for extremely low-income homeless households.
Location Description	9409 International Boulevard, Oakland CA
Target Areas Included	CD District # 7
Planned Activities	Multifamily New Construction
Outcome Goal Indicator	Rental Units Constructed / Household Housing Unit
Project Title	18. HOME Investment Partnerships Program – Affordable Housing/ Ancora Place

Description	New construction of 77 units affordable to families earning between 20-60% AMI. Sixteen (16) units set aside for extremely low-income homeless households.
Grantee/Project ID	Oakland/Carryforward
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	HOME - \$2,371,571 Carryforward
Annual Goals Supported	Affordable Housing
Priority Needs Addressed (Select)	<ul style="list-style-type: none"> • Affordable Housing • Homeless Solutions • Economic Development • Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	January 2024
Estimate the number & type of families that will benefit from proposed activities:	Seventy-seven (77) units affordable to families earning between 20-60% AMI. Sixteen (16) units set aside for extremely low-income homeless households.
Location Description	2227-2257 International Boulevard, Oakland CA
Target Areas Included	CD District # 2
Planned Activities	Multifamily New Construction
Outcome Goal Indicator	Rental Units Constructed / Household Housing Unit
Project Title	19. HOME Investment Partnerships Program – Affordable Housing /Aurora Apartments
Description	New construction of 44 units: 2 studios, 41 1BDRs, 1 2BDR manager unit.
Grantee/Project ID	IDIS # 3681
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	HOME - \$200,000 Carryforward Measure KK - \$2,400,000
Annual Goals Supported	Affordable Housing Production
Priority Needs Addressed (Select)	<ul style="list-style-type: none"> • Affordable Housing • Homeless Solutions • Economic Development • Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	July 2022
Estimate the number & type of families that will benefit from proposed activities:	44 Households; Forty-three (43) units set aside for extremely low-income homeless households.
Location Description	657 MacArthur; intersection of W. MacArthur and MLK Jr. Way
Target Areas Included	CD District # 1
Planned Activities	Multifamily New Construction
Outcome Goal Indicator	44 Units of New Construction

Project Title	20. Code Compliance Relocation Program
Description	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. Provision information to support tenants and property owners.
Grantee/Project ID	Oakland/Oracle Project #
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG - \$262,000
Annual Goals Supported	Protection
Priority Needs Addressed (Select)	Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	15 Relocation Financial Assistance 120 Information and referral
Location Description	Citywide
Target Areas Included	Citywide
Planned Activities	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
Outcome Goal Indicator	Housing Code Enforcement/Foreclosed Property Care
Project Title	21. Community Development & Engagement Anti-Displacement Resources and Referrals (Program Delivery)
Description	Anti-Displacement Resources and Referrals
Grantee/Project ID	Oakland/Oracle Project #
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	\$230,000
Annual Goals Supported	Protection
Priority Needs Addressed (Select)	Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	June 30, 2023
Estimate the number & type of families that will benefit from proposed activities:	600
Location Description	250 Frank Ogawa Plaza, Suite 6301 - Oakland CA 94612
Target Areas Included	CD District Citywide

Planned Activities	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.
Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit. Households Assisted
Project Title	22. Residential Lending/Rehabilitation Program Delivery City of Oakland, Housing and Community Development
Description	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.
Grantee/Project ID	Oakland/Oracle Project 1006241
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	\$785,826 CDBG Funding
Annual Goals Supported	Preservation
Priority Needs Addressed (Select)	<ul style="list-style-type: none"> • Neighborhood Stabilization & Anti-displacement • Preservation of Existing Housing Stock • Supportive Housing for Seniors and Disabled
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	Reported in other Res Lending programs.
Location Description	250 Frank H. Ogawa Plaza, Suite 5313
Target Areas Included	N/A
Planned Activities	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.
Outcome Goal Indicator	Other
Project Title	23. CDBG Program General Administration

Description	Staff, administration costs to administer CDBG Program, including but not limited to audit and monitoring cost.
Grantee/Project ID	Oakland/To Be Determined
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG - \$742,623
Annual Goals Supported	Other Community Development Activities
Priority Needs Addressed (Select)	N/A
Target Date for Completion	6/30/2023
Estimate the number & type of families that will benefit from proposed activities:	N/A
Location Description	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
Target Areas Included	Citywide
Planned Activities	Administration of the City of Oakland CDBG Program, Fair Housing, planning and other applicable activities.
Outcome Goal Indicator	Other
Project Title	24. CDBG Program Delivery Cost
Description	Direct program and project delivery costs.
Grantee/Project ID	TBD
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG - \$601,635
Annual Goals Supported	Other Community Development Activities
Priority Needs Addressed (Select)	N/A
Target Date for Completion	6/30/2023
Estimate the number & type of families that will benefit from proposed activities:	Reported in other CDBG funded activities
Location Description	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
Target Areas Included	Citywide
Planned Activities	Technical assistance, delivery of community services and services to various CDBG Oakland funded departments and Community District Boards.
Outcome Goal Indicator	Other
Project Title	25. Earthquake-Safe Homes Program (ESHP)
Description	Partial reimbursement grants to support seismic retrofits of

	1-4 Unit owner-occupied buildings. Primary funding through the Hazard Mitigation Grant Program administered by Cal OES, which requires 25% local match for each expenditure. CDBG supports this match Rehabilitation Administration (program delivery) costs and was set aside to fund deferred interest loans for low/moderate income applicants to cover up-front costs, in the same format as the HMIP Program. Otherwise, property owners cover the 25% local match for project costs.
Grantee/Project ID	Oakland/Oracle Project # 1005943
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG - \$20,000 CDBG Carryforward \$76,000 - #1005943
Annual Goals Supported	Preservation, Protection
Priority Needs Addressed (Select)	Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	Seismic retrofit of 25 buildings. Specific outreach conducted initially to residents in areas with high percentages of Low/Moderate Income.
Location Description	Citywide
Target Areas Included	Citywide
Planned Activities	Seismic retrofit of 25 buildings, using CDBG funds as leverage to FEMA fund sources.
Outcome Goal Indicator	Rental Units Rehabilitated
Project Title	26. Safer Housing for Oakland Program (SHOP)
Description	Partial reimbursement grants to support seismic retrofits of 5+unit soft-story apartment buildings. Primary funding through the Hazard Mitigation Grant Program administered by Cal OES, which requires 25% local match for each expenditure. CDBG supports this match for Rehabilitation Administration (program delivery) costs and retrofits of affordable units. Property owners cover the local match for market rate units.
Grantee/Project ID	Oakland/Oracle Project #1005942
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG - \$125,000 CDBG Carryforward - \$125,000
Annual Goals Supported	Preservation/Protection
Priority Needs Addressed (Select)	Affordable Housing Neighborhood Stabilization & Anti-Displacement

Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	30 buildings
Location Description	Citywide
Target Areas Included	Citywide
Planned Activities	Seismic Retrofit completion of 30 (5+ units) housing
Outcome Goal Indicator	Rental units rehabilitated
Project Title	27. Main Street Launch
Description	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.
Grantee/Project ID	Oakland/Oracle Project # 1006233
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG- \$300,000
Annual Goals Supported	Economic Development
Priority Needs Addressed (Select)	Economic Development
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	25 Business will be served
Location Description	210 Webster Street Ste 1200, Oakland CA 94612
Target Areas Included	Citywide
Planned Activities	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.
Outcome Goal Indicator	Businesses assisted
Project Title	28. Housing Stability Services, Housing Related Legal Services & Short-Term Emergency Rental Assistance & Acquisition for Affordable Housing.
Description	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, housing related legal services, and emergency short term rental

	assistance. Utilize Pre - 2022 CDBG funds (2019 and 2020) to provide these services in response to COVID impacts.
Grantee/Project ID	Oakland/Oracle Project # 1006239
Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG- \$656,013
Annual Goals Supported	Protection
Priority Needs Addressed (Select)	Affordable Housing Neighborhood Stabilization & Anti-Displacement
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	Approximately 50-75 households
Location Description	To Be Determined
Target Areas Included	Citywide
Planned Activities	From existing collaborative of Oakland Emergency Rental Assistance Program, as one-time funding sources reach expiration, support continued services to households who risk loss of housing stability and are most at risk of becoming homeless. Assistance may include short-term emergency rental assistance, housing stability services and/or housing related legal services to keep Oakland residents housed.
Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit
Project Title	29. Housing Prevention, Housing Related Legal Services and Acquisition for Affordable Housing
Description	Support legal assistance for homeless prevention services, housing stability services, and to support acquisition of property for affordable housing units to house unsheltered and low- and moderate-income residents of Oakland. Not less than \$1,067,774 is recommended to support acquisition costs of affordable housing units. Of the \$1.6M, no more than \$509,635 (subject to public services cap) is recommended to fund homeless prevention and housing stability activities.
Grantee/Project ID	Oakland/Oracle Project #

Estimate Amount Including Program Income, CDBG, HOME, ESG, & HOPWA	CDBG- \$1,577,409
Annual Goals Supported	Protection Preservation
Priority Needs Addressed (Select)	Community Development Anti-Displacement Homeless Prevention Affordable Housing
Target Date for Completion	06/30/2023
Estimate the number & type of families that will benefit from proposed activities:	To Be Determined
Location Description	To Be Determined
7 CD Districts	7 CD Districts - To Be Determined
Planned Activities	Approximately \$1,067,774 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. Approximately \$509,635 recommended to fund homeless prevention and housing stability activities expected to be in demand as one time COVID related housing funding sources expire. Said services are intended to keep Oaklanders housed that otherwise would risk eviction or homelessness if not for said services. .
Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit Acquisition for Low/Moderate Income Housing Benefit

BACK-UP PROJECTS

Below is a list of Back-up projects, previously pre-approved by Oakland City Council Resolution No. 88708, 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 (2022/2023) funds, carry-forwards, or CDBG balances that

become available due to delayed or canceled projects during the program year.

BU1	Project Title	Acquisition or Rehabilitation of Property to be developed for Special Needs Housing (homeless, HIV/AIDS, disabled, and COVID response).
	Description	Housing Rehabilitation, Acquisition for Public Use; Rehabilitation or Conversion of non-residential structures to housing
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG/Program Income – up to \$3,000,000
	Annual Goals Supported	Affordable Housing
	Priority Needs Addressed	Community Development-Public Services Senior Services
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD – principally low- and moderate- income residents of Oakland
	Location Description	TBD
	Target Areas Included	TBD
	Planned Activities	Housing Rehabilitation, Acquisition for Public Use; Rehabilitation or Conversion of non-residential structures to housing
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

BU2	Project Title	Public Lands Strategy- For Affordable Housing
	Description	Assessment and Planning to enhance current Public Lands Strategy work, with focus on affordable housing through protection, preservation and production activities.
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$250,000 and not to exceed CDBG Admin/Planning Cap
	Annual Goals Supported	Other Community Development Activities

	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	TBD
	Planned Activities	Develop and publish Affordable housing focused Public Lands Strategy
	Outcome Goal Indicator	Planning

BU3	Project Title	Special/Emergency Food Distribution
	Description	Provide support to emergency and special event food distributions to low- and moderate-income residents.
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$100,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development Public Services/Hunger
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	TBD
	Planned Activities	Provide food distributions and/or hot meals to low- and Moderate- income Oakland households
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit

BU4	Project Title	Miscellaneous COVID-Related Activities
	Description	Eligible activities under the CARES Act CDBG allocation (CDBG-CV) not covered by CDBG-CV funds, limited to 2019 and 2020 CDBG grant balances unless otherwise updated by HUD. Quick Guide to CDBG Eligible Activities to Support Coronavirus and Other Infectious Disease Response (hudexchange.info)
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$1,000,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services Senior Services
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	TBD
	Planned Activities	Provision of new or quantifiably increased public services; planning, capacity building and technical assistance in response to COVID; assistance to businesses, building improvements including public facilities. Quick Guide to CDBG Eligible Activities to Support Coronavirus and Other Infectious Disease Response (hudexchange.info)
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit

BU5	Project Title	Miscellaneous COVID-Related Activities
	Description	Eligible activities under the CARES Act CDBG allocation (CDBG-CV) not covered by CDBG-CV funds, limited to 2019 and 2020 CDBG grant balances unless otherwise updated by HUD. Quick Guide to CDBG Eligible Activities to Support

		Coronavirus and Other Infectious Disease Response (hudexchange.info)
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$1,000,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services Senior Services
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	TBD
	Planned Activities	Provision of new or quantifiably increased public services; planning, capacity building and technical assistance in response to COVID; assistance to businesses, building improvements including public facilities. Quick Guide to CDBG Eligible Activities to Support Coronavirus and Other Infectious Disease Response (hudexchange.info)
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit

BU6	Project Title	Operations/Program Delivery Support for Non-Profit Housing Providers/Residential Services.
	Description	COVID Program Delivery
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$1,000,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	TBD
	Planned Activities	Program delivery cost for Operations support for housing and non-housing providers assisting in keeping Oakland residents housed.
	Outcome Goal Indicator	Public service activities with Low/Moderate Income Housing Benefit

BU7	Project Title	Housing Preservation Activities
	Description	Preservation/Rehabilitation to owner occupied housing and to affordable housing rental units.
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$1,000,000
	Annual Goals Supported	Preservation
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	Low- moderate-income areas
	Planned Activities	Increased housing rehabilitation services
	Outcome Goal Indicator	Public service activities with Low/Moderate Income Housing Benefit

BU8	Project Title	OakWiFi Digital Inclusion Program
	Description	Expansion of broadband/Wi-Fi access throughout the low- and moderate-income areas of Oakland to decrease the digital divide and increasing Wi-Fi access to lower-income residents during and following COVID to increase learning, job search, work from home and other internet activities not readily available to the low- and moderate-income communities of Oakland.
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$500,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services Internet Access
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	Approximately 94,000
	Location Description	West Oakland, Downtown Oakland, and East Oakland along the International Boulevard corridor to the San Leandro/ Oakland border
	Target Areas Included	CD Districts 2, 3, 4
	Planned Activities	Offer the following to senior residents of Oakland in District 2: information and referral, computer learning, citizenship classes, educational workshops, nutritious meals and limited access to health services.
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit (18 people)

BU9	Project Title	BRT – Financial Assistance
	Description	Economic Workforce Development financial assistance to businesses along the International Boulevard and San Pablo Corridors
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$750,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Economic Development
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	21 - 60 businesses
	Location Description	International Boulevard & San Pablo Corridors up to Oakland/San Leandro border
	Target Areas Included	
	Planned Activities	Offer the following to senior residents of Oakland in District 2: information and referral, computer learning, citizenship classes, educational workshops, nutritious meals and limited access to health services.
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit (18 people)

BU10	Project Title	Violence Prevention COVID Mitigation Response
	Description	COVID mitigation support for communities hit hardest by COVID and violence
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG - up to \$400,000
	Annual Goals Supported	Protection
	Priority Needs Addressed	Neighborhood Stabilization & Anti Displacement
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	1,500
	Location Description	East and West Oakland
	Target Areas Included	CD District # 4022, 4025, 4026, 4105, 4053.02,4054.01, 4059.02, 4059.01, 4060 4096, 4097, and 4103
	Planned Activities	Case management, employment training and placement, PPE distribution, Medicaid eligibility assessment and enrollment, mental health support, domestic violence crisis helpline support, crisis response support to survivors of domestic violence, food bank distribution, COVID testing and vaccinations, and emergency support to keep families housed.
	Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit

BU11	Project Title	Homeless Facility Improvement
	Description	Homeless Public Facilities (not operating), includes portable facilities, portable shower/restrooms, cabins and transitional housing or homeless shelter rehabilitation.

	Grantee/ Project ID	Oakland/ TBD
	Estimate Amount	CDBG - \$800,000
	Annual Goals Supported	Protection
	Priority Needs Addressed	Homeless
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	300
	Location Description	To Be Determined
	Target Areas Included	TBD
	Planned Activities	Public facility improvements to Oakland Homeless Facilities and the provision of portable shower/restroom facilities, pallet shelters, cabin communities, and other homeless related facility improvement/housing activities.
	Outcome Goal Indicator	Public Facility activities with Low/Moderate Income Housing Benefit

BU12	Project Title	OPW Public Facility Improvements
	Description	Public Facility improvements by Oakland Public Works.
	Grantee/ Project ID	Oakland/ TBD
	Estimate Amount	CDBG - \$200,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Public Facility Improvements
	Target Date for Completion	To Be Determined
	Estimate the number & type of families that will benefit from proposed activities:	To Be Determined
	Location Description	To Be Determined
	Target Areas Included	Low- and moderate-income areas of Oakland
	Planned Activities	Public facility improvements to Oakland recreation centers, parks, libraries and other public or neighborhood facilities for which OPW is responsible. CDBG funds may serve as gap funding to City of Oakland's Capital Improvement Plan (CIP) when possible.
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

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

Under HOPWA, Oakland is awarded as an Oakland Eligible Metropolitan Statistical Area that consist of Alameda & Contra Costa Counties. Funds are allocated based on the total of persons living with diagnosed HIV infection in the two counties, as reported by the Office of AIDS in their Annual California HIV Surveillance Report provided at:

Priorities are set and published for the use of HOPWA funds in the Alameda and Contra Costa Counties. For FY 2022/20, Funds typically allocated to Alameda County HCD will be competitively bid by the City of Oakland for projects in Alameda County. Contra Costa County will carryout competitive bids for services and projects in Contra Costa County.

Emergency Solutions Grant (ESG) allocations prioritizes rapid rehousing services, homeless prevention, shelter, outreach, Homeless Management Information System (HMIS) activity, and other services that assist the most needy; persons living on the streets, those at risk of becoming homeless and those living in shelters. Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select agencies that meet the priority needs. Services are provided Citywide.

The need for affordable housing continues to be a priority in Oakland. HOME funds, CDBG and matching funds will be used to address this need. The City of Oakland, through its Affordable Housing Notice of Funding Availability (NOFA) documents, prioritizes affordable housing projects that are located near transit, services and schools. The City also prioritizes projects that are in community revitalization areas, leverage other funding sources and target deeper levels of affordability (i.e. projects with 20%/30%/50% AMI units).

In addition, CDBG funds typically set aside for the City of Oakland Community Development District Request for Funds process will instead be used to support acquisition for affordable housing and housing stability activities including legal assistance and rental assistance to prevention homelessness for Oakland Renters.

Obstacles to addressing underserved needs, particularly for affordable housing include but is not limited to increased displacement, increased episodes of homelessness, neighborhood change, rent burden, and renter vulnerability further challenged by public health, fiscal and social crisis. It all results in there not being enough affordable housing inventory to meet the current and future needs of the Oakland community.

Oakland DHCD reports in its Draft 2021-23 Strategic Action Plan that in 2016, the Oakland Housing Cabinet released “Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet.” The “17k/17k Plan” (protect 17,000 households and produce 17,000 total units for Oakland residents) identified an ambitious set of strategies (see Table 1 below) to support increased funding, policy and programs for affordable housing. The 17k/17k Plan proposed a number of strategies to protect renters and keep people housed, including increasing the Rent Adjustment service fee, which was raised from \$64 to \$101 in 2019. This resulted in nearly \$8 million in revenues in fiscal year (FY) 2019-2020, which enabled the department to greatly enhance its community outreach and education and eliminate backlogs in hearings and appeals, among other improvements.

The plan also recommended a new infrastructure bond, and when voters approved the Measure KK Bond in 2016, the City of Oakland allocated \$100 million toward affordable housing. As of publication, the entirety of that Bond Measure has been allocated towards an expected 1,542 units. While nearly all of the proposed strategies have been started, implemented, or accomplished, the City has not produced nearly enough new units to meet the vast demand for affordable housing for Oakland residents.

The 2022 Point-in-Time (PIT) Count of unsheltered and sheltered homeless reflects a 24% a 47% increase in homelessness since the 2019 PIT County. The 2022 PIT Count reports a total of 5,055 homeless individuals consisting of 3,337 unsheltered and 1,718 sheltered individuals in Oakland.

This increase demanded the continued refocus on strategies, resource allocation, and timing through the City of Oakland updated Permanent Access to Housing Strategy (PATH) Framework adopted by City Council in December 2019.

The PATH Framework encompasses seven goals with accompanying strategies: 1) prevent homelessness, 2) increase rapid returns to housing, 3) reduce the total number of people experiencing homeless, 4) create permanent housing opportunities, 5) stabilize and increase income, 6) deliver health care and proper hygiene to encampments, and 7) address racial disparities. The PATH Framework goals that have been integrated throughout HCD's work, those embedded in the DHCD Strategic Action Plan and in the 2021/22 Annual Action Plan, include homelessness prevention/anti-displacement, creation of deeply affordable permanent housing, and addressing racial disparities.

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

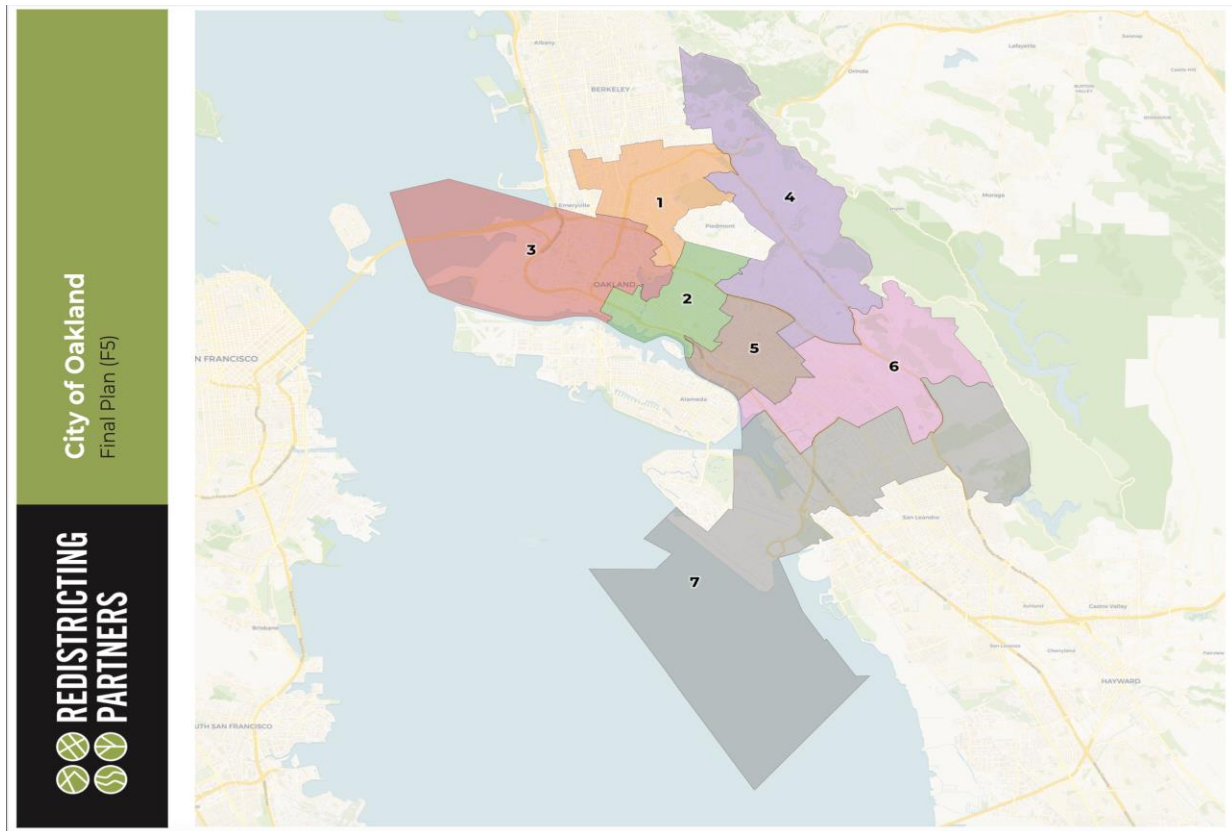
Geographic Distribution

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 each of the 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](#) to adopt Draft Map F5 which describes the new district boundaries for the City Council and School Board. <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.



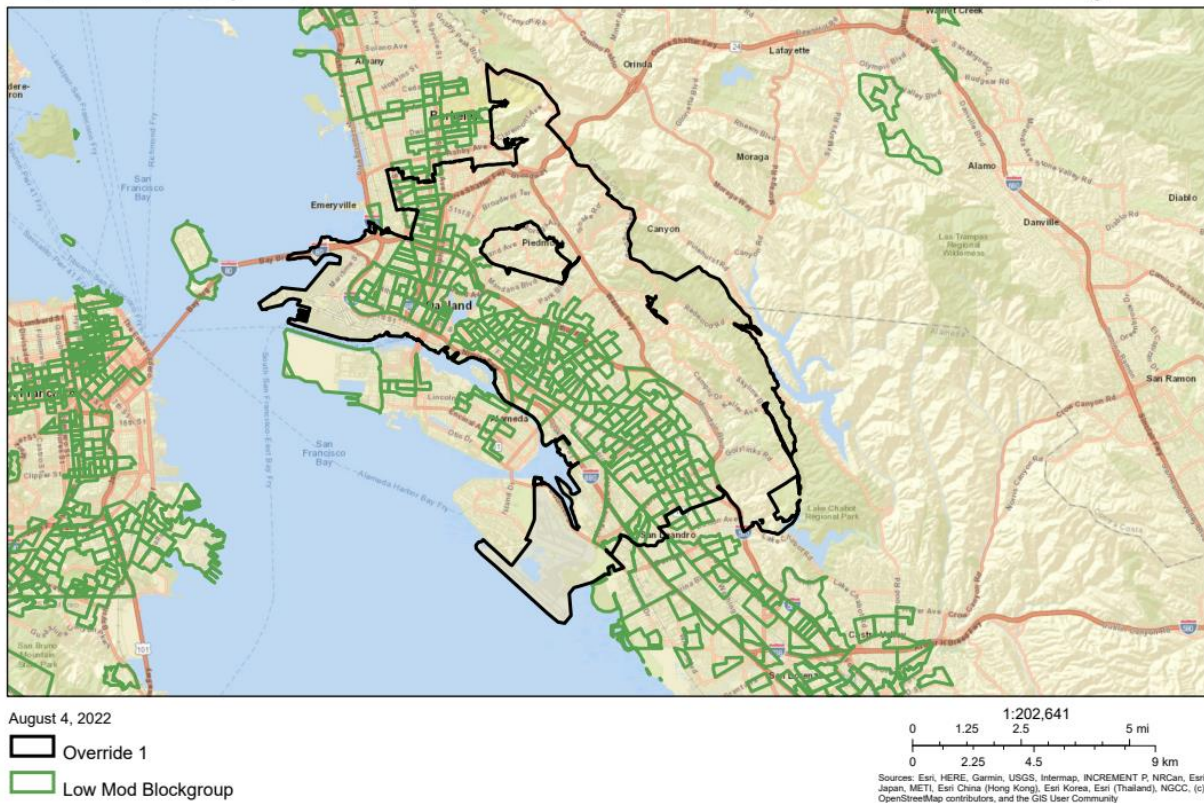
Rationale for the priorities for allocating investments geographically

Per the latest HUD Low/Moderate Income Summary Data (LMISD) based on 2011-2015 American Community Survey (ACS) data, approximate 58.85% of the Oakland population is composed of residents with low- to moderate-incomes (236,194/401,305).

[ACS-2015-Low-Mod-Summarized-All-2021.xlsx \(live.com\)](#)

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 2022/23.

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.

One Year Goals for the Number of Households to be Supported	
Homeless	513
Non-Homeless	1,106
Special-Needs	83
Total	1,702

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	883
The Production of New Units	271
Rehab of Existing Units	299
Acquisition of Existing Units	20
Total	1,473

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

In FY 2022/23, one affordable housing project with HOME funds will complete construction. 95th and International is a new construction project that consists of 55 units affordable to families earning between 20-60% AMI. Fourteen (14) units are set aside for extremely low-income homeless households. Of the 55 units in the project, 14 are HOME 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 Oakland'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.

As fund sources for COVID-related emergency rental assistance depletes, the City seeks additional funds to continue housing stability services and emergency rental assistance to the City's most vulnerable population and most at risk of experiencing homelessness. As the City seeks for additional fund sources, fund balances from CDBG-CV, ERAP and State Emergency Rental Assistance Program funds sources are estimated to provide rental assistance to not less than 411 Oakland tenants, most of which with incomes at 30% or less the Average Median Income. Said assistance will be provided in the first quarter of FY 2022/23 when most emergency rental assistance sources will expire.

AP-60 Public Housing – 91.220(h)

Introduction

The Oakland Housing Authority (OHA) public housing program maintained an extremely high occupancy rate of over 98% throughout the program year. OHA does not plan to add any new public housing units through development projects during FY 2022/2023. OHA projects to serve approximately 1,419 families through the program in FY 2022/2023.

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

OHA does not anticipate adding any new public housing units during FY 2023. OHA staff 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, which consists of the remaining 101 units approved through the disposition. The target closing date is Spring 2023, with the AHAP contract execution immediately preceding.

Rental Assistance Demonstration (RAD)

OHA is currently working with the owners of four mixed-finance sites, Lion Creek Crossing Phase 1-4, to evaluate the feasibility of a conversion of public housing to Project-Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program. Once the planning process is completed, OHA expects that the conversion process will take approximately six months. The conversion of these units through RAD to project-based subsidy would provide a more stable funding platform that could facilitate future re-financing or re-syndication transactions, resulting in greater funding availability for capital improvements. It will also streamline the operations and management of these properties by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources.

The 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, 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. Additionally, there are a number of tenant protections that will be extended to residents in RAD units 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.

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 providing editorial oversight of the OUR Voice newsletter and developing and

utilizing their Resident Leadership Center. Monthly meetings have been moved to a virtual format in response to COVID-19.

The current RAB's work focuses on health and wellness, education, public safety, and civic engagement. The RAB meets monthly and is open to all interested residents, and last year held a day-long retreat. The RAB mission is to ensure that Public Housing Residents and Section 8 Participants of the Oakland Housing Authority (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 throughout the community, 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 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.

Although the Resident Leadership Center is currently closed due to COVID-19, OHA continues to conduct leadership training, workshops, and outreach virtually via Zoom.

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 minimum program requirements. 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

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:
 - Structural racism
 - Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
 - 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)
 - 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
- 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:

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

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

Per the 2022 Oakland PIT Homeless Count, 5,055 sheltered and unsheltered individuals are homeless living in tents (32%), cars (31%), RVs (27%), outside (9%) and abandoned buildings (28%).

To reduce and end homelessness, Oakland one-year goals and planned actions include but not limited to:

GOAL	STRATEGY/ACTIONS
Reduce rate of new people becoming homeless from more than 300 people per month to fewer than 150 people per month	<ul style="list-style-type: none"> • Target prevention programs to those who are most at risk of homelessness • Strengthen housing problem solving (including flexible housing funds and supportive services) • Focus on culturally specific prevention providers • Increase access to employment programs designed to stabilize income and keep people housed
Assist homeless individuals to return to housing as quickly as possible	<ul style="list-style-type: none"> • Provide housing problem-solving support, including flexible financial help • Expand Rapid re-housing programs

	<ul style="list-style-type: none"> • Increase employment programs designed to stabilize income and keep people housed
By 2024, reduce unsheltered homelessness from 3,337 to 1500 people	<ul style="list-style-type: none"> • Ensure on going funding for existing and new crisis response beds • All beds should be low barrier to access and well-resourced for exits. • Create 800 additional beds between J
By FY 23/24 expand by 5000 units the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents including seniors and people with disabilities who are living in deep poverty	<p>Create 3000 units of deeply affordable³ and 2000 units of permanent supportive housing⁴ opportunities using a combination of strategies that include :ⁱ</p> <ul style="list-style-type: none"> • Long-term deep rent subsidies (e.g., federal vouchers) to provide tenant-based rental assistance • Shallow rent subsidies • Housing production –capital funding to create new units of new construction and/or acquisition/ rehab with project-based subsidies to ensure long-term affordability for households with incomes below 30% of AMI⁵ • Continue discussions with Oakland Housing Authority on additional opportunities to serve people experiencing homelessness • Prioritizing people who are homeless for some existing affordable housing resources
Increasing and Stabilizing Income: People have the incomes they need to avoid entering or returning to homelessness	<ul style="list-style-type: none"> • Low barrier work opportunities, for people re-entering the workforce

	<ul style="list-style-type: none"> • Add employment specialist positions in core homeless services/ prevention services programs • Flexible funding pool to support career track training and employment programs • Benefits advocacy to obtain SSI or other income for which they are eligible
Increase the number of encampments receiving health and hygiene services to 40	<ul style="list-style-type: none"> • Expand Health and Hygiene interventions to more encampment locations • Increase opportunities for leadership and input from people experiencing homelessness in the design, implementation and evaluation of services
Eliminate Racial Disparities in the rates at which people experience homelessness and in exits to stable housing	<ul style="list-style-type: none"> • Use public and transparent data, disaggregated by race, and capacity building to close the disparities for African American households in the rate at which they become homeless and exit homelessness

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

1. Targeted and ongoing outreach to individuals identified via the Coordinated Entry System.
 - **Assessments/Housing Problem Solving Services:**
 - Outreach staff provide an initial screening for safety and eligibility to all clients.
 - 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.
 - 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.
 - Outreach staff enter all households assessed into HMIS regardless of whether the

household does or does not subsequently enter a shelter or housing program.

- **System Coordination Services**

- 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.
- 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.).
- Outreach staff coordinate with Oakland HRCs to maintain regular contact with an identified list of the most vulnerable, high needs individuals on the streets.
- Outreach work with identified list of highly vulnerable individuals to assist them to become document ready for housing.
- 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.
- 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.

1. Targeted outreach in response to requests from the City to provide outreach services to specific individuals

- Outreach staff provide all outreach, engagement, linkage and housing preparation work outlined above
- Provide follow up to City on result of outreach contract
- As requested, provide site summaries, site census and other information that the City uses to inform its response to specific encampments

2. 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:

- Respond to client’s priority felt needs or emergency situations –health, income, transportation, etc.
- 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.

- Link clients with interim or bridge housing resources as desired and available.
- Develop rapport and build an ongoing relationship with clients via regular and consistent contact.
- Establish communication links with and for clients – phone/cell phone, mailing address, e-mail, meeting locations, social support contacts.
- 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, remaining hopeful, addressing fears/ambivalence of being housed, addressing unhealthy coping skills/street behavior that could disrupt housing, tenant obligations, conflict resolution preparation.

a) Linkages:

- Clients are triaged and assessed in accordance with Coordinated Entry System protocols (assessment tools/instruments, prioritization, documentation, etc.).
- 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.
- Help link clients with public benefits including income supports and health insurance.
- Help link clients with appropriate health care services – primary care, behavioral health, dental, etc. – based on their expressed needs and priorities.
- Help link clients with appropriate legal resources – homeless caring court, record expungement services, probation housing resources
- 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.
- Accompany clients to appointments for benefits and services as needed.

b) Core Housing Preparation Work

- 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.
- Get to know members or potential members of the client's household including pets and companion animals.
- Assess for potential to reconnect with family/friends for housing.
- Assess for potential to become rehoused using housing problem solving/flexible funds and access these funds on behalf of client
- 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.

3. 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.

The City receives regular quarterly data on its contracted outreach services. Program outcomes include:

- Number of unduplicated clients served
- Amount of Harm Reduction units of service provided (data source- agency log)
- Number of CES assessments completed
- Number of clients assisted to become completely document ready for housing (data source – agency log, moving to HMIS when available)
- Number of clients who exit street outreach to an indoor location. (Goal: 50%)
- Number of locations visited by outreach team each month. (data-source-agency log)

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Oakland funds over 1600 beds/spaces in interventions such as emergency shelters, community cabins, safe RV parking programs, and transitional housing.

Crossroads Shelter operated by East Oakland Community Project (EOCP), funded by ESG and CDBG remains open 365 days per year, with a maximum occupancy of 548 unduplicated individuals.

Saint Vincent de Paul (SVDP) serves as a large single site shelter 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 15 people. This shelter is only open from evening to morning. SVDP maximum capacity is 100 beds.

Winter Shelter During the winter months EOCP expands their bed capacity by 10 cots, as does St. Mary's Center by 25 beds for seniors 55+ years of age.

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 provides 20 shelter units on the second floor for families experiencing homelessness and the top two floors of the building provides 42 units of permanent housing for seniors experiencing homelessness and at high risk of contracting COVID-19.

Community Cabins, established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents were housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. Community Cabins serve 232 people at any one time and during COVID that capacity has been reduced to 218.

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. Current HUD CoC grants include:

- Housing Fast Support Network (HFSN)
- The Holland (The Grand)
- Matilda Cleveland Families in Transition Housing Program (MCFIT)
- Oakland Homeless Youth Housing Collaboration (OHYHC)
- North County Homeless Family Rapid Rehousing Collaborative (NCFRRHC)
- North County Homeless Youth Rapid Rehousing Collaborative (NCYRRHC)

These six HUD CoC programs provide housing and supportive services to homeless singles, families, and Transition Aged Youth (TAY) ages 18-24, to assist them in reaching self-sufficiency and obtaining stable housing.

- **Housing Fast Support Network (HFSN)**- 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.
- **The Holland (The Grand)**- 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.

- **Matilda Cleveland Families in Transition Housing Program (MCFIT)**- The Matilda Cleveland Families in Transition (MC-FIT) TH/RRH program serves literally home-less families with children in nine scattered-site units and 14 residential units of transitional housing and 16 units of rapid rehousing located throughout Oakland. The TH component of the MC-FIT TH/RRH operates as an interim housing model with the primary goal to assist families experiencing homelessness in quickly securing and maintaining permanent housing. The RRH component uses the rental assistance funds to assist families in exiting the MC-FIT program more quickly by providing move-in assistance and short-term rental assistance.
- **Oakland Homeless Youth Housing Collaboration (OHYHC)**- OHYCD is comprised of three organizations and serves transition-aged youth (TAY) experiencing homelessness. The program has 31 slots available at any given time.
- **North County Homeless Family Rapid Rehousing Collaborative (NCFRRHC)** - 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 NCF RRH 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.
- **North County Homeless Youth Rapid Rehousing Collaborative (NCYRRHC)**- The North County Homeless Youth Rapid Rehousing Collaborative (NCHYRRC) provides rapid rehousing services to 60 transition aged 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.

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

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

- Calling 211 to get a safety and crisis screening as well as a referral to a Housing Resource Center for an assessment for services.
- Drop-in to a Housing Resource Center in the zone during designated hours to complete an assessment for services.
- Complete an assessment with general or street medicine outreach teams while they are in the field/community.
- 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.

As mentioned above, the City of Oakland has annually received new and renewal grant awards under the HUD CoC competitive SuperNOFO process. Current HUD CoC grants include:

- Housing Fast Support Network (HFSN)
- The Holland (The Grand)
- Matilda Cleveland Families in Transition Housing Program (MCFIT)
- Oakland Homeless Youth Housing Collaboration (OHYHC)
- North County Homeless Family Rapid Rehousing Collaborative (NCFRRHC)
- North County Homeless Youth Rapid Rehousing Collaborative (NCYRRHC)

These six HUD CoC programs provide housing and supportive services to homeless singles, families, and Transition Aged Youth (TAY) ages 18-24, to assist them in reaching self- sufficiency and obtaining stable housing. See the Supportive Housing/Transitional Housing (SH/TH) narrative in the section above for description of each SH/TH program site.

Other projects supporting this effort include:

Clifton Hall

Rockridge neighborhood converted dormitory provides 63-units of deeply affordable, long- and short-term housing for Oakland seniors and families.

The facility includes 20 units of shelter and 42 units of permanent housing for seniors experiencing homelessness and at high risk of contracting COVID-19.

HOME ARP

The City of Oakland is recently awarded \$11.3M HOME ARP funding to provide housing, services and shelter to individuals experiencing homelessness and other vulnerable populations. Said funds will leverage Oakland HCD SuperNOFA and HomeKey projects providing deeply affordable housing for four qualifying populations:

1. Homeless
2. At Risk of Homelessness
3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking.
4. Other Populations requiring services or housing to prevent homelessness or at greatest risk of housing instability.

HomeKey

On September 9, 2021, the State of California Department of Housing & Community Development (State) issued a Notice of Funding Availability (NOFA) for the second round of its Homekey Program, making approximately \$1.45 billion in 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.

On October 18, 2021, the City of Oakland Department of Housing and Community Development (DHCD), as the eligible applicant for the State's funding, issued a Homekey Request for Proposals (RFP) to solicit proposals from prequalified project sponsors as prospective joint applicants for Homekey funding with DHCD.

On December 21, 2021, the Oakland City Council approved the Coliseum Way "project" to immediately move forward as co-applicant. The State is accepting applications on a rolling basis until May 2, 2022, or until funds are exhausted, whichever occurs first. The DHCD intends to jointly submit an application with project sponsors Danco Communities and Operation Dignity as soon as possible prior to January 31, 2022.

The program funds a capitalized operating reserve in an amount up to \$4,572,041 for the Homekey project, Coliseum Way, and up to \$4,905,755 for Homekey project, Piedmont Place, and up to \$3,226,453 for Homekey project, The Phoenix, subject to clearance under the

National Environmental Policy Act (NEPA). These projects were approved in round 2 proposals submitted by the City of Oakland to the State of California Homekey Round II competition.

Coliseum Way

The proposed 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), 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.

Piedmont Place

Piedmont Place, a 45-room motel is located at 55 MacArthur Boulevard. The affordable housing unit mix includes 38 Single Room Occupancy (SROs), 5 one-bedrooms and 1 two-bedroom unit at 10% AMI and one manager unit. The property will be converted into permanent housing for people who are chronically homeless. The project joint sponsors are Memar Properties, Inc., and Bay Area Community Services (BACS).

The property consists of two buildings that include 44 proposed affordable units and one manager's unit, five of which have full kitchens and all other remaining units are equipped with full bathrooms, a microwave, cooktop and refrigerator but without a separate sink for food preparation. The property is located between the Uptown and Piedmont Avenue neighborhoods, with immediate access to these neighborhoods' food, shopping, transportation, parks, and medical resources. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022. BACS will provide comprehensive, wrap-around supportive services on site. The property is in excellent condition, and project sponsors are eager to engage with the community in preparation for this project.

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, with 52 Homekey units targeting persons who are chronically homeless. Referrals to Homekey units shall be made through the local Coordinated Entry System (CES) for persons who are experiencing homelessness. The remainders of the units are designated for 50% and 60% AMI households. The affordable housing unit mix includes 82 studios, 3 one-bedroom, 15 two-bedroom units and 1 manager unit that range from 10% - 60% AMI.

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 proposed to be constructed from Factory_OS manufactured modules that will be installed more expeditiously than is typically possible for new construction projects. The Phoenix is fully entitled, in the building permitting process, and is scheduled to be ready for occupancy at the end of 2022.

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. The Phoenix has already secured funding through DHCD’s 2020 New Construction NOFA that can be counted towards the Homekey match requirements. The Phoenix also has secured capital and operating funds through the Housing for a Healthy California (HHC) Program funds.

Oakland Housing Authority

The Sponsor Based Housing Assistance Program serves families in partnership with the City of Oakland’s Department of Human Services and the Oakland PATH Rehousing Initiative through the Sponsor-Based Housing Assistance Program (SBHAP) which provides rental housing assistance through the form of rental subsidies, utility assistance, security deposits, etc. to individuals and families who come from homeless encampments or are exiting the criminal justice system, or are emancipated foster youth. The City of Oakland manages subcontractors who specialize in managing the program to serve three vulnerable populations: individuals living in street homeless encampments, adults being discharged from San Quentin State Prison, and youth with recent contact with the criminal justice system. After demonstration of housing stability for one year, pending availability, OHA may elect to offer program participants the option to apply for an HCV. These subcontractors provide program applicants via direct referral into the program managed by the City of Oakland.

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.

The Building Bridges – Transitional Housing Plus (THP+) program awards funding resulting in a contract with a county approved service provider to provide rental subsidy for low-income THP+ participants (youth who have aged out of foster care) for up to five years, with a phase down of funding in the last two years.

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, case 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
10. Utilization of services is voluntary for participants of the pilot program.

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.

Emergency Rental Assistance Program:

ERAP born out of Keep Oakland Housed, is a COVID-19 renter relief program that provides assistance to support eligible tenants impacted by or during COVID-19, directly or indirectly with rental arrears and rent payments to keep individual and families avoid becoming homeless, especially Oakland renters with incomes of 30% or lower AMI, those most vulnerable

of becoming homeless. City of Oakland seeks funding and resources to maintain necessary services and assistance post pandemic to support housing stability, housing related legal assistance and emergency rental assistance.

Fair Chance Ordinance:

Prohibits rental housing providers in Oakland from advertising that applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may screen only when required to under federal or state law.

Rent Adjustment Program

Promotes community stability, healthy housing, and diversity for Oakland residents, while preventing illegal rent increases and evictions, and ensuring a fair return for property owners. The Rent Adjustment Program Ordinance (OMC Chapter 8.22) in 1980. This ordinance sets the maximum annual rent increase based on the annual Consumer Price Index (CPI) increase and handles rent adjustments for claims of decreases in housing services and handles other rent-related matters. The purpose of this program is to foster fair housing for a diverse population of renters and enforce the Rent Adjustment Ordinance set out by the City of Oakland.

CoC Supportive Housing Program

City of Oakland Community Housing Services Discharge Planning is vital to eliminate and/or shorten periods of homelessness for those who are homeless and discharged from institutions, such as jails, prisons, or hospitals or have aged-out of the foster-care system. As part of the CoC's System Coordination Committee, community stakeholders are working to address the complexities of timing, availability of options, and admission criteria in order to develop alternatives to discharging people into homelessness.

OHA

Parents and Children Together (PACT)

This program 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 refer 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.

The Authority, 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.

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	100
Tenant-based rental assistance	21
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	74
Units provided in transitional short-term housing facilities development, leased, or operated with HOPWA funds	85
Total	280

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

Introduction:

The City continues to examine regulatory and other barriers to affordable housing in an ongoing effort to ensure all Oaklanders have access to safe and affordable housing. The City has undertaken measures to encourage and streamline affordable housing development, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's Land Use and Transportation Element of the General Plan. Further details may be found in the City's Housing Element at the following web link:

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>

Market prices for land and housing remain high in the desirable, expensive San Francisco Bay Area. Rents and median sales prices have increased significantly since the 1990s, with the exception of taking a dip from 2008 to 2012 with the housing bubble burst and the foreclosure crisis. In 2013 housing costs (both market rents and home sales prices) rebounded and in the long term, the desirability of locations in Oakland and other nearby cities has increased, along with high costs of living within the region.

The costs of constructing housing in the Bay Area are generally, and in Oakland in particular, also high. Land and land preparation is expensive because remaining sites with housing development potential are often small or irregularly shaped parcels that can be difficult to develop. Many sites have existing structures and infrastructure that must be removed, replaced, and/or reconfigured. The redevelopment of underutilized sites also adds to the cost of development when contaminated soils or hazardous materials in existing buildings/structures must be mitigated. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay "prevailing wages."

Moreover, while the City's current Housing Element (for years 2015-2023) and Strategic Action Plan for the City's Department of Housing and Community Development (for years 2021-2023) were informed by past analyses, planning, and accomplishments relevant at the time, the COVID-19 pandemic over the past few years has presented a bevy of public health, fiscal, and social crises.

During the pandemic, Oakland's unemployment rate spiked to 13.9% and remains above pre-pandemic levels. Unemployment disproportionately affects certain groups. In the third quarter of 2020, while California's unemployment was 11.9%, Black unemployment reached 14.7% and Hispanic unemployment reached 13.0%.

As many Oaklanders saw their jobs vanish overnight, the San Francisco Bay Area's housing market saw a mix of unpredictable changes. Costs in the rental housing market decreased, though rents remained costly, and the cost of homeownership in the area drastically increased. On March 27,

2020, the Oakland City Council quickly voted to pass an Eviction Moratoriums, which prohibits all residential evictions and continues through the end of the Local Emergency.

The global pandemic threatened the viability of many public health systems, shut schools and offices, and introduced new terms like “social distancing.” Then George Floyd was murdered. The threats of the health pandemic coupled with the cauldron of generations of racially motivated police violence culminated in new challenges for Oakland and its residents. The public health crisis revealed significant existing disparities in health, economic, and housing opportunities.

The pandemic and its impacts demand a focused approach. The City’s charge moving into the next year and beyond is to accelerate the pace of creating housing opportunities for people who have been left out of the housing market, face displacement, and experience homelessness while planting the seeds for more substantial resources in the future.

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

The City adopted eight goals as part of its current Housing Element Plan for 2015-2023, to address adequate sites, the development of affordable housing, the removal of constraints to housing, the conservation of existing housing and neighborhoods, the preservation of affordable rental housing, equal housing opportunity, and sustainable development and smart growth. The specific goals and attached policies are listed below.

The City is also preparing to update the Housing Element for the next eight-year cycle for 2023-2031, along with a comprehensive update of its General Plan. The updated Housing Element will identify policy direction to meet the current and projected housing needs of the City. The plan will include an overview of up-dated housing policies and programs, and will identify locations that can accommodate future housing.

Goals and policies in the current City of Oakland Housing Element Plan for 2015-2023:

Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups

Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households

Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups

Goal 4: Conserve and Improve Older Housing and Neighborhoods

Goal 5: Preserve Affordable Rental Housing

Goal 6: Promote Equal Housing Opportunity

Goal 7: Promote Sustainable Development and Sustainable Communities

For more information on the current 2015-2023 Oakland Housing Element, please visit us at:
<https://staging.oaklandca.dev/topics/read-the-housing-element>

For information of the development of the 2023-2031 Housing Element, please go to
<https://staging.oaklandca.gov/topics/oakland-general-plan-2045-housing-element#:~:text=The%20Housing%20Element%20is%20part%20of%20Oakland's%20General,least%2026%2C000%20units%20over%208%20years%20%282023-2031%29.>

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

The City has adopted eight goals to address adequate sites, the development of affordable housing, the removal of constraints to housing, the conservation of existing housing and neighborhoods, the preservation of affordable rental housing, equal housing opportunity, and sustainable development and smart growth.

Goals and attached policies listed below are part of the City of Oakland Housing Element Plan for years 2015-2023.

For more information on each goal below as it pertains to actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, please go to:

<https://staging.oaklandca.dev/topics/read-the-housing-element>

Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups

Policy 1.1 PRIORITY DEVELOPMENT AREAS HOUSING PROGRAM

Policy 1.2 AVAILABILITY OF LAND

Policy 1.3 APPROPRIATE LOCATIONS AND DENSITIES FOR HOUSING

Policy 1.4 SECONDARY UNITS

Policy 1.5 MANUFACTURED HOUSING

Policy 1.6 ADAPTIVE REUSE

Policy 1.7 REGIONAL HOUSING NEEDS

Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households

Policy 2.1 AFFORDABLE HOUSING DEVELOPMENT PROGRAMS
Policy 2.2 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES
Policy 2.3 DENSITY BONUS PROGRAM
Policy 2.4 PERMANENTLY AFFORDABLE HOMEOWNERSHIP
Policy 2.5 SENIORS AND OTHER PERSONS WITH SPECIAL NEEDS
Policy 2.6 AFFORDABLE HOUSING (RENTAL & OWNERSHIP) FOR LARGE FAMILIES
Policy 2.7 EXPAND LOCAL RESOURCES FOR AFFORDABLE HOUSING
Policy 2.8 RENTAL ASSISTANCE FOR VERY LOW-INCOME HOUSEHOLDS
Policy 2.9 PATH PLAN FOR THE HOMELESS
Policy 2.10 PROMOTE AN EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING THROUGHOUT THE COMMUNITY
Policy 2.11 AFFORDABLE HOUSING PREFERENCE FOR OAKLAND RESIDENTS AND WORKERS

Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups

Policy 3.1 EXPEDITE AND SIMPLIFY PERMIT PROCESSES
Policy 3.2 FLEXIBLE ZONING STANDARDS
Policy 3.3 DEVELOPMENT FEES AND SITE IMPROVEMENT REQUIREMENTS
Policy 3.4 INTERGOVERNMENTAL COORDINATION
Policy 3.5 REDUCE FINANCING COSTS FOR AFFORDABLE HOUSING
Policy 3.6 ENVIRONMENTAL CONSTRAINTS
Policy 3.7 COMMUNITY OUTREACH AND EDUCATION

Goal 4: Conserve and Improve Older Housing and Neighborhoods

Policy 4.1 HOUSING REHABILITATION LOAN PROGRAMS
Policy 4.2 BLIGHT ABATEMENT
Policy 4.3 HOUSING PRESERVATION AND REHABILITATION
Policy 4.4 Anti-displacement of City of Oakland Residents

Goal 5: Preserve Affordable Rental Housing

Policy 5.1 PRESERVATION OF AT-RISK HOUSING
Policy 5.2 SUPPORT FOR ASSISTED PROJECTS WITH CAPITAL NEEDS
Policy 5.3 RENT ADJUSTMENT PROGRAM
Policy 5.4 PRESERVATION OF SINGLE ROOM OCCUPANCY HOTELS
Policy 5.5 LIMITATIONS ON CONVERSION OF RESIDENTIAL PROPERTY TO NON-RESIDENTIAL USE
Policy 5.6 LIMITATIONS ON CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS
Policy 5.7 PRESERVE AND IMPROVE EXISTING OAKLAND HOUSING AUTHORITY-OWNED

Goal 6: Promote Equal Housing Opportunity

Policy 6.1 FAIR HOUSING ACTIONS
Policy 6.2 REASONABLE ACCOMMODATIONS
Policy 6.3 PROMOTE REGIONAL EFFORTS TO EXPAND HOUSING CHOICE

Policy 6.4 FAIR LENDING

Policy 6.5 ACCOUNTABILITY

Goal 7: Promote Sustainable Development and Sustainable Communities

Policy 7.1 SUSTAINABLE RESIDENTIAL DEVELOPMENT PROGRAMS

Policy 7.2 MINIMIZE ENERGY CONSUMPTION

Policy 7.3 ENCOURAGE DEVELOPMENT THAT REDUCES CARBON EMISSIONS

Policy 7.4 MINIMIZE ENVIRONMENTAL IMPACTS FROM NEW HOUSING

Policy 7.5 CLIMATE ADAPTATION AND NEIGHBORHOOD RESILIENCY

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.

Actions planned to address obstacles to meeting underserved needs

Actions planned to address obstacles to meeting underserved needs includes but is not limited to coordinated efforts in increasing the City of Oakland’s access to Federal, State and local fund resources to address obstacles of meeting undeserved needs and to plan and implement actions and programs with a data-driven race and equity focus.

Findings from the Oakland Department of Race & Equity’s Oakland Equity Indicators Project demonstrate broad disparity in services, resources, outcomes, and opportunities among underserved Oaklanders, including in a range of indicators related to housing access and affordability. With demographic data from the U.S. Census American Community Survey (ACS), the City is able to identify underserved populations.

The definition of underserved populations is a population and/or community that have experienced historic or current disparities. This definition includes people of color, low-income households, people with disabilities, households with severe rent burden, people with limited English proficiency, and youth/seniors.

It is our goal to:

1. Eliminate systematic causes of racial disparities in City government
2. Promote inclusion and full participation for all residents of Oakland; and
3. Reduce race-based disparities in our communities.

Actions planned to foster and maintain affordable housing

On June 1, 2021, the City of Oakland adopted the Housing & Community Development (HCD) Strategic Action Plan⁴, a two-year action plan to better align City policy, resources and programs, deepening Oakland Protection and Preservation activities while laying the groundwork to support a significant infusion of new capital to support the creation of affordable housing commensurate with the need.

The HCD Strategic Action Plan uses the framework of Preservation, Protection and Production (the “Three Ps”) to focus on the highest priorities of addressing homelessness, housing for extremely low income (ELI) households, deep racial inequities, displacement, and impacts from the COVID19 pandemic. The Plan outlines strategies for each of the Three Ps, and the

⁴ https://www.icloud.com/iclouddrive/04dRJH5ey2nLq3wLkrJEY_40Q#HCD.final

description of each strategy includes which needs the strategy meets and a brief assessment of its impact on housing affordability and housing security. The impact is categorized as low, medium or high based on varying criteria, as described below:

- For Protection, impact is defined as how closely it aligns with HCD’s mission of creating housing stability and security for low-income tenants and homeowners at risk of losing their homes, preventing homelessness, and ensuring community awareness of and compliance with tenant protection laws.
- For Production and Preservation, impact is defined as how closely it aligns with HCD’s mission of creating new affordable units, deepening affordability, and targeting the City’s subsidy by leveraging other sources. To this end, determination of impact level is based on the number of restricted affordable units created, number of extremely low-income units created, and efficiency of subsidy spent per unit.

Analyses supporting the HCD Strategic Action Plan clearly point to the City’s needs for deeper affordability, more affordable housing production, and targeted interventions. Ongoing data analysis continues to guide the City of Oakland’s strategies to protect and house its residents. The Strategic Action Plan sets forth a guiding framework centered on racial equity and focused on the following:

1. Address historic racial inequity
2. Create housing opportunities for extremely low-income residents
3. Prevent displacement of Oakland residents
4. End family homelessness in Oakland
5. Target COVID relief and response resources
6. Create moderate income homeownership opportunities

“In order to make housing opportunity work for all residents of Oakland, our equitable housing strategy will both address specific barriers faced by those most impacted by disparities and contribute to shifting the culture of the City to focus on accountability to underserved Black Indigenous People of Color (BIPOC) communities for our outcomes.” --*Darlene Flynn, City of Oakland Department of Race & Equity.*

The Oakland HCD Strategic Action Plan applies a race and equity lens to the City’s housing investments and services in four ways:

1. Transparent and regular reporting on outcomes disaggregated by race
2. Clear, Americans with Disabilities Act (ADA)- compliant, and accessible information provided in multiple languages to the public;
3. Anti-displacement and housing production programs, policies, and initiatives focused on the most impacted, most vulnerable populations; and

4. Access and opportunity pathways to and for BIPOC developers, service providers, and other contractors to the resources that the City has to offer in the conduct of its housing work.

In order to provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City will shift its two-year focus to invest 50% of its available resources in preservation and acquisition/conversion opportunities and 50% into new construction, as funding allows.

New construction and preservation projects compete for funding, often starting with the City of Oakland's notice of funding availability (NOFA) process. While the City's subsidy provides early funding commitments that new construction and some preservation projects use to demonstrate local leverage and support so as to score more competitively with other funding sources, these projects often take years to complete.

As such, implementation of this prioritization in years 2021 through 2023 will target projects that result in immediate housing solutions, especially for Oakland's unhoused residents.

FY 2022/2023 Strategic Focus Areas for the City of Oakland Housing & Community Development Department is to:

1. Bring Affordable Projects to Completion - Eight City-assisted affordable developments, comprising 746 units (with 203 Permanent Supportive Housing/Homeless units), are projected to be under construction in FY 2022-23. These are new construction projects. Additional rehabilitation projects may commence in FY 2022-23, but exact starts/dates are unknown. Of these affordable housing projects, two projects have received HOME funds. A New Construction Notice of Funding Availability (NOFA) for new construction of affordable rental housing was released in November 2021, and funding will be awarded in Spring 2022.
2. Fund Additional Projects - On November 16, 2021, Oakland HCD released a NOFA for new construction of multifamily affordable housing. This NOFA is limited to projects that applied for funding in a previous NOFA. This NOFA prioritizes projects that meet the following goals:
 - A. Readiness – prepared to begin construction quickly;
 - B. Equity – located in high-opportunity neighborhoods with access to jobs, high-quality schools, and services. Points were added for developers working with emerging developers, and for providing affordable housing in areas of Oakland where low income, often BIPOC residents are especially being subjected to displacement pressures.; and
 - C. Deep Affordability – includes units for Extremely Low-Income households, particularly serving homeless residents

3. Additional NOFA releases for New Construction, Acquisition and Conversion to Affordable Housing (ACAH) and Rehabilitation of Existing Affordable Housing NOFAs are expected to be released in FY 2022-23.
4. Carry out Oakland's adopted HCD Strategic Plan for 2021 – 2023 , to guide the Department's work moving forward with a unified vision for the department focused on protection, preservation, production, and policy and planning. The Oakland HCD Strategic Action Plan framework is in line with the City's 17K/17K plan, Housing Element, General Plan, 5-Year Consolidated Plan and the Regional Housing Needs Allocation (RHNA).

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 90 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 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 along with community-based organizations serving Oakland residents.

Housing Rehabilitation: The City's residential rehabilitation loan programs have included LBP hazard education within the initial phase of the loan 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 lead-safe, 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.

Actions planned to reduce the number of poverty-level families

Oakland will continue the implementation of its Living Wage and Minimum Wage Ordinances with wage increases effective annually on July 1 and January 1, respectively.

The City will continue to coordinate in partnership with the Alameda County Earned Income Tax Credit (EITC) Campaign, to provide free tax assistance and preparation to Oakland's low-income families and individuals at community-based Volunteer Income Tax Assistance Sites (VITA) located throughout the City, putting money in the pockets of low-income families.

The City will continue to foster economic development activities that benefit low/moderate income residents in Oakland, creating and retaining jobs in low/moderate-income areas or for low/moderate-income residents.

Actions planned to develop institutional structure

As a result of the dissolution of the Oakland Redevelopment Agency, the City of Oakland established among others, the Department of Housing and Community Development Department (HCD) and the Economic and Workforce Development (EWD) Department in 2012. The HCD is responsible for managing HUD grant programs, developing housing policy and information, and administering the Rent Adjustment Ordinance. There are six sections within the division:

- (1) Community Development And Engagement (*formerly Community Development Block Grant and Housing Resource Center.*)
- (2) Housing Development (includes Homeownership Programs),
- (3) Rent Adjustment Program,
- (4) Residential Lending and Rehabilitation Services,
- (5) Economic and Development, *and*
- (5) Fiscal & Administrative Services.

HCD will continue to coordinate with the various Oakland Departments, including EWD, Planning & Building, Community Housing services to move forward with a unified vision focused on protection, preservation, production, and policy as it relates to housing, serving the underserved and reducing poverty levels in Oakland.

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

The City of Oakland HCD conducts ongoing community engagement and stakeholder outreach on and consistent basis to help guide its strategic priorities, coordinate programs, and ensure its program activities reflect the needs of the most vulnerable populations in Oakland. Input from public and private housing, and social service stakeholders will be incorporated into plans and applications for funding.

The City of Oakland has been and will continue to be strategic and intentional in coordinating internally through interdepartmental work and planning as it relates to development of housing needs and community development needs of Oakland.

Coordination between public and private housing, and social service agencies will be enhanced through the following:

- 1. Ongoing Small Groups** - HCD- convened small group meetings, interview, and one-on - ones with diverse stakeholders internal and external to the City.
- 2. Ongoing Community Needs Assessment:** In this phase, the City of Oakland will meet with stakeholders to better understand community needs and the factors that pose the greatest risk to homeless and others most vulnerable to housing instability. This phase will be vital in setting the priorities and funding activities for the City of Oakland's strategic plans addressing affordable housing, homeless solutions, economic development, public facilities/infrastructure improvements, neighborhood stabilization and other community developments services and activities.
- 3. Annual and Consolidated Plans:** These meetings include a review of data including Alameda County Point in Time Homeless Counts 2022, City of Oakland Department of Human Services Permanent Access To Housing (PATH) framework, Every- one Home

Continuum of Care Plan, etc. The process includes townhall style meetings, dozens of small group meetings with presentations, discussion and comments from residents and stakeholders on the 2023/24 Annual Action Plan, the upcoming Five-Year Consolidated Plan for fiscal years (fy) 2025/26-2029/30, Housing Element, General Plan, future HCD Strategic Action Plans and Oakland PATH Strategy to end homelessness.

4. **Grant-Specific-consultation** with City Departments, social services agencies, private and public housing for specific Federal and Non-Federal funding applications.
5. **Coordinated Funding Applications** through the Alameda County Continuum of Care (CoC) for Supportive Housing Program-eligible activities.
6. **EveryOne Home (CoC) Collaborative** efforts to develop strategies to address homeless issues by County and participating local jurisdictions.
7. **Collaborating and Bringing** private developers and social service agencies together through the deployment of public bond funding to develop new housing units dedicated to serving homeless persons
8. **Alameda County Coordinated Entry System**, an approach to coordinate and manage the Housing Crisis Response System's resources to enable providers to make equity-consistent decisions to best connect people experiencing homelessness to interventions to end their homelessness based on available information and resources.

Discussion:

Program Specific Requirements

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

Introduction:

\$850,000 in CDBG Revolving Loan Fund/Program Income (RLF/PI) is expected to be received from loan repayments and loan fees from the City's Residential Lending/Rehabilitation Programs. If the RLF/PI proceeds from loan payments and loan fees exceed the anticipated \$850,000, the funds received in excess of the \$850,000 will be used to support CDBG-eligible housing activities and other activities eligible under the CDBG program.

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	\$0
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	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
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.	\$0
5. The amount of income from float-funded activities	\$850,000
Total Program Income	\$850,000

Other CDBG Requirements

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.	

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

2. 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.

3. 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.

4. 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)**

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

1. 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:

- Participants must be homeless or at imminent risk of homelessness, per the applicable HUD definitions in the ESG regulation (§576.2) supported by documentation;
- Participants must be one of the locally targeted populations for the program, as specified on the application and eligibility determination form;
- Participants must be willing to participate in the program and to meet the terms of a self-developed Housing Stability Plan.
- Participants may not have already received 24 months of ESG assistance during the past 36 months (§576.105(c));
- 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; In addition:

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:

- 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,

- 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:

- 1) doubled up with family and friends, must move within 14 days and are seeking to enter shelter;
- 2) living in a hotel or motel using their own resources, must leave within 14 days, and are seeking to enter shelter;
- 3) living in their own housing, are being evicted for non-payment of rent, must leave within 14 days and are seeking shelter;
- 4) fleeing domestic violence;
- 5) 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.

2. 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:

- 3) 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.

3. 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.

4. 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 planning and general meetings. EveryOne Home is the Alameda County Continuum of Care. 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.

5. 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% AMI;
- 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; and
- 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 management/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.

- Project complies with all funding standards described in this RFP and threshold criteria above.
- 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.
- 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
TOTAL POINTS	100