

City of Oakland  
Department of Housing & Community Development

**CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT**



*For Program Year  
July 1, 2023– June 30, 2024*

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## CR-00 – Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the progress made by the City of Oakland to achieve goals identified in the City of Oakland 2020 – 2025 Five Year Consolidated Plan (Con Plan) and Fiscal Year (FY) 2023/24 Annual Action Plan (AAP) submitted to the United States Department of Housing and Urban Development (HUD), Office of Community Planning and Development (CPD). These Plans support activities to create and maintain decent affordable housing, suitable living environments, and the expansion of economic development principally to low- and moderate-income persons<sup>1</sup> as made possible by HUD funding awarded to the City under the following HUD formula grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grants (ESG), and
- Housing Opportunities for Persons with AIDS (HOPWA) Programs.

A total of \$14,260,551 in HUD CPD grant funds awarded to the City under the 2023/24 CDBG, HOME, ESG and HOPWA programs. The City has another \$11,325,941 under the 2021 HOME American Rescue Plan (HOME ARP) which was awarded under Substantial Amendment to the 2021/22 AAP. These funds, along with matching funds, other resources, and COVID-related funds support the goals, objectives, priorities, and strategies as established in the 2020- 2025 Con Plan and 2023/24 AAP.

All goals and funded activities meet one of three mandatory National Objectives to:

1. Benefit low- and moderate-income persons;
2. Aid in the prevention of slum and blight; or
3. Meet an urgent need.

The 2023/24 CAPER reports progress of the following priorities set in the 2023/24 AAP:

1. Affordable Housing
2. Homeless Solutions
3. Economic Development
4. Community Development/Public Services
5. Neighborhood Stabilization; and
6. Public Facilities Improvements/Infrastructure Improvements

Oakland HCD's 2023-2027 Strategic Action Plan refreshes City of Oakland's Department of Housing & Community Development 2021-2023 predecessor which offered actions aligned with the Committee to House the Bay Area (CASA)'s **Three "P"** Framework. This framework identifies new housing **production**, the **preservation** of existing affordable housing, and tenant **protections** as a three-pronged approach to address the region's housing crisis. Building on this, the 2023-2027

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<sup>1</sup> Established and authorized under Title 1 of the Housing and Community Development Act of 1974.

Strategic Action Plan centers racial equity in how the City of Oakland implements the three Ps and administers its funds and programs, which also aligns with 2023/24 AAP priorities.

1. 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.
2. Preservation entails maintaining the existing affordable housing stock, placing regulatory restrictions on existing buildings to ensure long-term affordability for residents. Such actions typically, but not always, include capital repairs to retain affordable housing infrastructure for both renters and low-income homeowners. Preservation strategies can also serve to preserve neighborhoods and ensure that long standing residents and community institutions are not displaced.
3. 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 (see Table 4). These actionable production strategies are critical in addressing homelessness, displacement, and rent burdens for low-income households. HOME-ARP will help HCD reach its goals of providing permanent supportive housing for Oakland’s chronically homeless through HCD’s Homekey program.

Throughout the 2023/24 CAPER, accomplishments are compared to fiscal year 2023/24 AAP goals and priorities. The 2023/24 CAPER also reports on programming for persons living with HIV/AIDS (PLWHA).

## **CR-05 – Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

**91.520(a)**

**This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.**

Each year, the City of Oakland, as a U.S. Department of Housing and Urban Development (HUD) designated entitlement jurisdiction, compiles and publishes the CAPER, which is an annual report detailing the use of the City's CDBG, HOME, HOPWA, ESG funds, other resources, and associated accomplishments.

This CAPER covers expenditures and accomplishments for the fourth year of the Five-Year Consolidated Plan, Fiscal Year 2023/2024. Information reported in this CAPER demonstrates the City of Oakland efforts to manage funding and deliver affordable and safe housing, homeless housing and services, and other community development projects and services to residents. It

documents the many services, activities, and initiatives that improved Oakland residents' quality of life through the provision of decent housing, creating suitable living environments, and expanding economic opportunities principally for low-and moderate-income Oakland residents from July 1, 2023, through June 30, 2024.

Within the 2023/24 AAP, the City aligns its Housing Community Development (HCD) Strategic Action Plan to the "3P" framework of Protection, Preservation and Production for affordable housing and to the City of Oakland Permanent Access To Housing (PATH) Framework approach to addressing homelessness in Oakland from the six priorities established in the City's Five Year Con Plan and AAP: Affordable Housing, Homeless Solutions, Economic Development, Community Development Public Services, Public Facility/Infrastructure Improvements, and Neighborhood Stabilization.

### **Affordable Housing**

Homelessness and housing affordability are top priorities for Oakland residents. To confront these challenges, the Housing and Community Development Department is addressing housing affordability issues through its "3P" framework: Protect Oaklanders from displacement; Preserve the existing affordable housing stock; and Produce new, deeply affordable housing units.

Currently, the City produces new units of affordable housing, rehabilitates existing inventory of multi-family and owner-occupied affordable housing, and acquires and converts property to affordable housing. The City also invests in the conversion of hotel/motel properties into housing for people experiencing homelessness and provides various protection services to keep extremely low- to moderate-income Oakland residents housed.

The City of Oakland's overall FY 2023/24 Affordable Housing accomplishments are categorized below under the 3P Strategies:

## Production:

In program year 2023/2024 under the Production Strategy, the City of Oakland completed two new developments with a total **302 affordable units**, (including 84 units dedicated to Permanent Supportive Housing for chronically homeless residents): Fruitvale Transit Village II-B (181 units) and Brooklyn Basin IV/Foon Lok East (124 units). Two additional projects, 7<sup>th</sup> and Campbell (30 units) and Ancora Place (76 units, HOME funded), are expected to complete construction and begin lease up in early FY 2024-25.

Construction began during the program year for **391 units in five additional developments**, including 147 units of Permanent Supportive Housing. A total of 174 affordable housing units received additional funding commitments in FY 2023/24, using the pipeline of units generated under the Spring 2023 NOFA for \$3,279,081. Details are provided in the Production Table below.

Through Preservation Strategy activities, **1 unit** of existing affordable rental housing was acquired. Harvest House (5940 Hayes) is a single-family home acquired/preserved by Oak Community Land Trust through the Acquisition and Conversion to Affordable Housing (ACAH) Program. The home is master leased to a nonprofit transitional housing provider (A Diamond in the Ruff) which serves single women who are particularly marginalized (formerly homeless; domestic violence survivors; returning from incarceration; etc.).

The City facilitated three programs for the provision of rehabilitation of **44** existing owner-occupied residential properties. The City offered to low- and moderate-income homeowners, 0-3% loans for up to \$150,000 for emergency home repairs, deferred maintenance, or code violation corrections and completed rehabilitation of **6** owner-occupied units. Grants up to \$15,000 were offered for lead-based paint remediation, accessibility improvements, and up to \$24,000 for wheelchair lifts. Under this program **13** units were completed. The City offered minor repairs including plumbing, carpentry, electrical, railings, grab bars, toilets, water heaters, doors, and locks, for elderly homeowners in the form of grants up to \$2,499, completing minor repairs for **25** owner-occupied homes.

## Protection

In program year 2023/2024, 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 to prevent anti-displacement or episodes of housing instability for Oakland residents.

Staff provided information about rights and responsibilities under the Code Compliance Relocation Program to **198 tenants or property owners**. Referrals came mostly from Code Enforcement inspections or the City of Oakland Fire Department. **45** Tenants were paid relocation payments, either by the City or Property Owner.

Fair Housing activities facilitated by East Bay Community Law Center and partner agencies provided a total of 171 unduplicated tenants residing in Oakland with a wide array of legal services that included advice and counsel, document preparation and filing, and writing demand letters and providing advocacy by phone on behalf of tenants. They also provided direct representation for clients facing housing instability or homelessness related to eviction, health and safety issues, reasonable accommodations, landlord harassment, and Section 8 issues. With their partner agencies, they served a total of **496** residents with legal issues and representation.

The City's Rent Adjustment Program held **29** community workshops and **38** virtual sessions to assist Oakland tenants and property owners around rent issues. City staff did on average **39** counseling sessions per month and processed **423** filed petitions. City staff also updated the rent registry, a database of all existing rental units, to support the City's efforts in monitoring and compliance with its local ordinances around rent increases and evictions.

In partnership with Bay Area Community Services (BACS), partner agencies and evaluation partner agencies (Stanford's Changing Cities Research Lab and the Housing Initiative at Penn), Oakland HCD's Homelessness Prevention Pilot program is designed as a three-pronged approach: flexible financial payments, wrap around services, and legal support. During FY2023/2024 the Homelessness Prevention Pilot outreached to over 3,104 residents of Oakland, provided 652 clients with supports to meet basic needs and enrolled **298** unduplicated clients in wraparound housing stabilization services.

**Affordable Housing 2023/24 Accomplishments Compared to FY 2022/23**

<b>Production</b>	<b>2023/24</b>		<b>2022/23</b>
Affordable Housing Activity	<b>Number of Units/Fund Sources</b>	<b>Type of Units</b>	<b>Number of Units/Fund Sources</b>
Completed New Construction	Total 302 Units/2 sites  <b>Fruitvale Transit Village II-B</b> 179 units Measure KK, Low/Mod Repayment, Alameda County Bond Measure A1, Transit Oriented Development (CA HCD Program), Boomerang/Other Oakland Funds  <b>Brooklyn Basin IV/Foon Lok East</b> 123 units Measure KK, Alameda County, Low Income Housing Tax Credit, Measure A1, Boomerang/Other Oakland funds	Affordable Rental/ Permanent Supportive Housing Units	Total 55 units/1 site  <b>Cherry Hill Apartments</b> / 95th & International Housing Partners, L.P. HOME and HOME Program Income
Started New Construction	Total 391 units/5 sites  <b>3050 International</b> 75 Units Measure U Bond Job Housing Impact Fees.  <b>E. 12<sup>th</sup> St Project 1</b> 90 Units	Affordable Rental/ Permanent Supportive Housing Units	Total 215 units/ 3 sites  <b>Ancora Place</b> 77 units/1 site AL Measure A1, Multi-Family Housing Program, NPLH, Infill Infrastructure Grant, HCD Accelerator, & Private debt.



	<p>Measure U, OHA, Low Income Housing Tax Credit, Infill Infrastructure Grant, EWD Loan</p> <p><b>Longfellow Corner</b> 76 Units Measures U and KK, Low/Mod Repayment, Low Income Housing Tax Credit, Boomerang, Jobs/Housing</p> <p><b>Friendship Senior Rental Housing</b> 50 units (49 affordable) Affordable Housing Trust Funds, Multifamily Housing Program, CA Housing Accelerator Funds, Low Income Housing Tax Credit, OHA</p> <p><b>The Phoenix</b> 100 units Lo/Mod repayments, Other City sources, Housing Accelerator, State HCD Prop 2 &amp; Supplemental</p>		<p><b>7<sup>th</sup> &amp; Campbell</b> 79 units Measure KK, AHTF, OHA PBV</p> <p><b>West Grand &amp; Brush</b> 59 units Low-Mod. Income Housing Asset Fund, AH Impact Fees, Jobs Housing Impact Fees, Measure KK, Low-Mod. Income Housing Asset Fund</p>
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Production (continued) Affordable Housing Activity	2023/24	Type of Units	2022/23
	Number of Units/Fund Sources		Number of Units/Fund Sources
Homekey/R2H2 Construction Completed	0 units	Hotel/Motels converted to affordable housing for homeless	Total 79 units/2 sites Homekey  <b>Piedmont Place</b> 45 units/1 site  <b>Kingdom Builders</b> 34 units/1 site
Homekey/R2H2 Construction Started	40 units/1 site  <b>Dignity Village</b> 40 Permanent Supportive Housing units (predevelopment est. occupancy 2025)	New construction of studio units for chronically homeless seniors	Total 36 units/1 site  <b>Inn by the Coliseum</b> Homekey, Measure KK, OHA, HOME ARP
New Homekey/R2H2 Financing Commitments Only	211 units/4 site  <b>Imperial Inn</b> 48 units/1 site PSH  <b>Quality Inn</b> 104 units/1 site  <b>Edes Clara</b> 40 units/1 site  <b>Covenant House</b> 20 units/1 site	Hotel/Motels converted to affordable housing for homeless	0 units
HOME American Rescue Plan (ARP)  For housing, services, and shelter to individuals	136 units/4 sites  <b>500 Lake Park Apartments</b> -New construction	Affordable rental;  2 Homekey Projects	Total of 136 units/4 Sites  <b>500 Lake Park Apartments</b> -New construction

experiencing homelessness and other vulnerable populations	53 units (in permitting)  <b>Inn at Coliseum</b> 36-unit Motel conversion  <b>Round 3 Homekey Set aside</b> 47 units permanent supportive housing	Housing for Chronically homeless  Perm. Supportive Housing for unhoused.	53 units  <b>Inn at Coliseum</b> 36-unit Motel conversion  <b>Round 3 Homekey Set aside</b> 47 units permanent supportive housing
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Production (continued) Affordable Housing Activity	2023/24	Type of Units	2022/23
	Number of Units/Fund Sources		Number of Units/Fund Sources
Financing (City Funding Commitment)	<p>Total 170 units new finance commitments (7 sites)</p> <p><b>New Through NOFA (96):</b></p> <hr/> <p><b>Lake Merritt BART Senior Apartments</b> 97 units (96 affordable)/1 site</p> <p><b>Pipeline Projects:</b></p> <hr/> <p><b>2700 International</b> 75 units (74 affordable) /1 site</p>	Affordable Rental/Permanent Supportive Housing Units	<p>Total 643 units new finance commitments (9 sites)</p> <p><b>New Through NOFA (251):</b></p> <hr/> <p><b>Mark Twain Homes</b> 101 units (67 new construction)/1 site</p> <p><b>Lake Merritt BART Senior Apartments</b> 97 units/1 site</p> <p><b>East 12<sup>th</sup> Street</b> 109 units/1 site</p> <p><b>Pipeline Projects:</b></p> <hr/> <p><b>3050 International</b> 76 units/1 site</p> <p><b>West Grand &amp; Brush</b> 59 units/1 site</p> <p><b>Friendship Senior Housing</b></p>

			50 units/1 site  <b>Longfellow Corner</b> 72 units/1 site  <b>2700 International</b> 75 units/1 site  <b>Agnes Memorial Senior Apartments</b> 60 units/1 site
<b>Production (continued)</b>	<b>2023/24</b>	<b>Type of Units</b>	<b>2022/23</b>
Affordable Housing Activity	<b>Number of Units</b>		<b>Number of Units</b>
First Time Homebuyers (FTHB)	3 Completed Mortgage Assistance Loans	First Time Homebuyers (FTHB)	3 FTHB were assisted with CalHome Mortgage Assistance in FY24
FTHB Class Enrollees	0 Completed	Households/Attendees	0 Workshops not offered
FTHB Completion Certificates	0 Completed	Households/Attendees	Referred to other HUD certified FTHB workshops
CalHome ADU/JADU Loan Program	0 Completed 1 Loan provided	Assist homeowners with deferred loans to rehab illegal ADU units, or to construct new ADU units.	One project is in progress to legalize an existing conversion of a detached garage into an ADU (Cal HOME funded loan and Cal HFA predevelopment grant)

Preservation Affordable Housing Activity	2023/24	Types of Units	2022/23
	Number of Units		Number of Units
Completed Rehabilitation of rental housing	0 Units	Low Income households at or below 60% of AMI	6 units (2 sites) <b>Peace Gardens</b> 6 units/2 buildings
Completed Acquisition and Conversion to Affordable Housing	1 Unit <b>Harvest House</b> 1 unit	Affordable Rental Low-income households at or below 80% of AMI	14 units /1 sites <b>1534-29<sup>th</sup> Avenue</b> 14 units (1 site) (acquired) Measure KK
Access Improvement grants/Owner-occupied and Rental & Lead Paint Remediation	13 Units	Disabled Households & Very Low-Income Households with Children Aged 6 & Under	16 Completed
Owner Occupied for Emergency Repair/ Home Maintenance Improvement Program	6 Units	Houses/Households	4 Completed
Minor Home Repairs	25 Units	Houses	24 Completed

Protection Affordable Housing Activity	2023/24	Types of Units	2022/23
	Number of Units/Fund Sources		Number of Units/Fund Sources
Information and Referral/Case Management to prevent displacement and homelessness	198	Low- and moderate-income Individuals	168
Relocation Information, Referral and Financial Assistance	45	Low- and moderate-income Individuals	123
Fair Housing	496	Legal services & representation for housing stability and homeless prevention-Units of Service	531
Homeless Prevention Pilot Program	298	Low-income Individuals at risk of homelessness	0 Program launched in June of 2023
Rent Adjustment Program	29 423 390	Workshops Petitions Counseling sessions	23 398 317/month

## **Public Housing/Affordable Housing - Oakland Housing Authority**

The Oakland Housing Authority (OHA) provides various types of affordable housing programs to the citizens of Oakland. OHA administers traditional public housing and housing choice voucher programs on behalf of the Department of Housing and Urban Development (HUD) in addition to various non-traditional local housing programs because OHA is a participant in HUD's Moving To Work (MTW) demonstration program. MTW allows OHA the flexibility to create innovative local programs based on the needs of the community. OHA administers several special purpose voucher programs such as VASH, Mainstream, Emergency Housing Vouchers, Stability Vouchers and Family Unification Program (FUP) to serve specific populations such as veterans, those suffering with mental or other disabilities, individuals that are homeless, or at risk of homelessness, and foster youth. Additionally, OHA uses its funding and MTW flexibility to partner with developers using Low Income Housing Tax Credits to create additional affordable housing. In this program year, a total of **13,538** households were served with vouchers, leases, and other programs through OHA.

The chart below summarizes public housing development and households served with the inventory of the OHA portfolio of housing types across the various programs. Detailed information on OHA's affordable housing activities can be found in OHA's Annual MTW Report which is located on OHA's website: [www.oakha.org](http://www.oakha.org).

**Public Housing 2023/24 Accomplishments Compared to Prior Year**

<b>Oakland Housing Authority Housing Activity</b>	<b>FY 2023/24</b>	<b>FY 2022/23</b>
<b>AFFORDABLE HOUSING PRODUCTION (units)</b>		
Acquisition/Began Rehabilitation	103	65
Completed Construction/Rehabilitation	98	130
<b>MTW PUBLIC HOUSING (average households served per month)</b>	<b>1,336</b>	<b>1,336</b>
<b>VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS (average households served per month)</b>		
<b>Moving to Work (MTW) Housing Choice Vouchers</b>		
General MTW Housing Choice Voucher (HCV)	10,964	11,262
<b>Non-MTW Tenant-Based Assistance</b>		
Veterans Affairs Supportive Housing (VASH)	306	303
Mainstream	181	186
Family Unification Program (FUP)	43	45
Tenant Protection Vouchers	938	15
<b>Other HUD Programs</b>		
Shelter plus Care (S+C)	331	331
Moderate Rehabilitation (Mod Rehab)	143	143
<b>TOTAL VOUCHERS AND OTHER HUD PROGRAMS</b>	<b>12,906</b>	<b>12,285</b>
<b>MTW LOCAL PROGRAMS (average households served per month)</b>		
Parents and Children Together (PACT)	2	6
Local Housing Assistance Program (LHAP)	6	10
Sponsor-based Housing Assistance Program (SBHAP)	126	114
Building Bridges SRO	150	150
Building Bridges THP+	0	11
Building Bridges CalWORKs	25	9
Completed FY2023	0	149
Building Bridges Key To Home	23	23
Tax Credit Units	300	149
<b>TOTAL LOCAL PROGRAMS</b>	<b>632</b>	<b>621</b>
<b>TOTAL MTW VOUCHER AND LEASE PROGRAMS*</b>	<b>13,538</b>	<b>12,906</b>

**Homelessness & Hunger Solutions (Protection)**

In program year 2023/2024, the City of Oakland provided various homeless hunger and hunger homeless services to extremely low-, low- and moderate-income residents of Oakland.

The City of Oakland provides four main different kinds of homelessness services programs: overnight and emergency shelters, rapid rehousing, transitional housing, and homeless encampment services. Overnight and emergency shelters are community shelters and community cabins that operated either by the City or local nonprofits. Homeless encampment services encompass a



wide range of services to those living in encampments, such as providing hygiene kits, meals, porta potties, mobile showers, etc. Rapid rehousing connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. Transitional housing is a residential facility and/or scattered site units that are designed to provide time-limited housing and supportive services to people experiencing homelessness, with the goal of transitioning them to permanent housing.

One of the outcomes that the City of Oakland also tracks is which unhoused residents go from utilizing services and getting placed in either temporary or permanent housing. This is considered “exiting homelessness.” When someone is being enrolled in a homeless program and then transitioning into a temporary situation such as a transitional housing program, halfway house, using a hotel voucher, or staying or living with friends/family, this outcome is considering exiting homelessness to temporary housing. When someone is in a homeless program and then obtains permanent housing to an actual unit, this is considered exiting homelessness to permanent housing. The program outcomes below are listed for each of these different types of homeless programming.

In the Overnight Shelter program, **501** homeless residents were provided more than 48,910 bed-nights of overnight shelter. Of the 501 shelter clients, **112** moved to permanent housing or other permanent destinations and **67** to temporary housing.

In Homeless Encampment services program, approximately **8,359** units of harm reduction supplies including food, water, hygiene kits, personal protection equipment (PPE) were distributed, allowing the provision of street-based services to thousands of unduplicated, unsheltered persons living in homeless encampments, in their vehicles, or on the streets. Outreach efforts served a total of **12,964** residents.

In the Transitional Housing (TH) program, **581** people received support, of which **218** exited to permanent housing and **42** to temporary housing.

In the Rapid Rehousing (RRH) program, **584** unsheltered people were helped. **198** of those individuals were able to transition to permanent housing and **29** to temporary housing.

For ESG programming, the City of Oakland served a total of **548** individuals. Of those 548 individuals, 436 individuals are duplicate clients served through the Overnight Shelter Program while **112** individuals were clients served through other ESG programs. For the other ESG programs, **22** of those individuals were able to transition to permanent housing and **16** to transitional housing.

Overall, the City of Oakland served a total of **1,778** individuals through its combined federal programming, with **550** individuals (31%) transitioning to permanent housing and **154** to temporary housing.

For HOPWA programming, the City of Oakland served a total of 2,092 individuals. Throughout the Oakland Eligible Metropolitan Statistical Area approximately 789 received support services; and 1,173 received information and referral services; **100** households were assisted with Short Term Rent Mortgage Utility (STRMU) assistance; **30** with other types of housing subsidy assistance and **25** with HIV/AIDS housing placements.

Finally, under the Hunger Program, the City sponsored its 31st Annual Day Of Thanks (Thanksgiving Dinner), serving 3,500 low-income families, seniors and persons experiencing homelessness in Oakland.

### Hunger & Homeless 2023/24 Accomplishments Compared to Prior Year

Hunger & Homeless Activity	2023/24		2022/23
	Number of Units	Type of Units	Number of Units
Overnight Shelter	501	Homeless Individuals	461
Rapid Rehousing Assistance	584	Homeless Individuals	508
Transitional Housing	581	Homeless Individuals	439
Exited Homelessness to Temporary Housing	154	Homeless Individuals	221
Exited Homelessness to Permanent Housing	550	Households Individuals	475
Added HIV/AIDS Housing	0	Housing Units	0
HIV/AIDS Short Term Rental Mortgage Utility Assistance	100	People living with HIV/AIDS	60
HIV/AIDS Housing Subsidy Assistance	30	People living with HIV/AIDS	62
HIV/AIDS Permanent Housing Placements	25	People living with HIV/AIDS	15
Street Outreach/Harm Reduction Supplies*	8,359	Harm Reduction Kits Distributed	16,423
Homeless Encampment Services	12,964	Homeless Individuals	5,124
Food Distribution/Hot Meals	3,500	Low- moderate-income individuals	3,100

### Economic Development

For program year 2023-24, Economic Development incorporated a new Platform which supported them in more accurately tracking metrics. As a result, the Business Development activities benefitted businesses with technical assistance, information, and referrals. **20** of the businesses serving low- and moderate-income areas received loans under the Commercial Lending program operated by Main Street Launch. **181** jobs were created and/or retained through services provided under the City’s Neighborhood Business Assistance Center Program, Main Street Launch, Working Solutions, and Pacific Community Ventures.

## Economic Development 2023/24 Accomplishments Compared to Prior Year

Economic Development Activity	2023/24		2022/23
	Number of Units	Type of Units	Number of Units
Financial Assistance (Loans)	20	Businesses	24
Technical Assistance/Trade Classes/Instruction	229	Businesses & Construction Workers	386

### **COVID-Related Activities:**

Starting in 2020, the City of Oakland received five U.S. Department of Housing and Urban Development Coronavirus Aid, Relief, & Economic Security Act allocations (including CDBG-CV (Round 1 & 3), ESG-CV (Round 1 & 2) and HOPWA-CV (Round 1)) to prepare for, prevent, and respond to Coronavirus impacts. Award totals are provided below.

The City of Oakland did not receive any COVID funding in FY 23-24. However, some CDBG-CV COVID-Related services occurred in the beginning of FY 2023-24, helping **59** beneficiaries through providing them with housing stabilization, rapid rehousing and other activities responding to the COVID pandemic.

From FY 2020-21 through FY 2023-24, the City received a net total of \$58.2M in U.S. Treasury and California Housing & Community Development (HCD) funds under the ERAP I, ERAP II, ERAP II Reallocation, State Rental Assistance Round 2 (SRA2), and State Cash Flow Loan (CFL) allocations. Of that \$58.2M, \$50.4M was allocated for direct rental assistance. The City's ERAP program provided rental assistance (up to 18 months), housing related legal services, outreach, and other housing stability services to extremely low- to moderate-income residents of Oakland, targeting families earning 30 percent and below the area median income.

Of that \$58.2M in total aid, in FY 2022-23 the City received two U.S. Treasury ERAP II Reallocation awards for a total of \$1,003,484.83 and a State Cash Flow Loan of \$13,641,870 (offset by ERAP II Reallocations) for a net total of \$12.6M. Some of the \$12.6M awarded in FY 2022-23 was available for use in FY 2023/2024. Bay Area Community Services and Eviction Defense Center (two of the eight ERAP Partner agencies) continued processing waitlisted ERAP applicants, providing **395** extremely low and low-income households with emergency rental assistance to keep them housed.

### **COVID-Related 2023/24 Accomplishments Compared to Prior Year**

CARES ACT RE-SOURCES (HUD/CPD, ERAP, &	Number of Units Persons Served 2023/24	Type of Units	Number of Units Persons Served 2022/23
CDBG-CV \$492,821.38	59 (July – September 2023)	Extremely low- to moderate-income renters received short-term emergency rental assistance (up to 6 months), housing stability services, housing related legal services, outreach and ERAP applicant waitlist follow-ups to keep housed, Oaklanders affected by COVID impacts and were at risk of becoming displaced.	335
ERAP I, ERAP II, SRA2, Cash Flow Loan (CFL) Net \$4,724,841.06	395	Keep Oakland residents housed by targeting families earning 30% and below the median income, also serving households with 80% AMI and below with emergency rental assistance, legal services, outreach, and other services to stabilize housing for the most vulnerable at risk of displacement due to or during the COVID pandemic.	1,223

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage were completed for each of the grantee's program year goals.

### Accomplishments Associated With a Single Strategic Plan Goal

GOAL	CATEGORY	FUNDING SOURCE & AMOUNT	OUTCOME INDICATOR	OUTCOME UNIT OF MEASURE	OUTCOME EXPECTED - PROGRAM YEAR	OUTCOME ACTUAL - PROGRAM YEAR	PERCENT COMPLETE
Affordable Housing	Affordable Housing	HOME: \$ 5,018,636	Rental Units Constructed (including Hotel Conversions)	Household housing Unit	313	302	96%
	Public Housing	CDBG: \$ 2,159,996					
	Non-Homeless Special Needs	Program Income: \$850,000	Rental Units Rehabilitated/Converted	Household housing Unit	36	1	2%
	HIV/AIDS	HOPWA \$3,391,991	Homeowner Housing Rehabilitated	Household housing Unit	81	44	45%
		\$2,400,000 Measure KK - Production	Direct Financial Assistance to Homebuyers	Households Assisted	3	3	100%
		\$6,826,142 Affordable Housing Trust Funds Boomerang	Rapid Re-housing/ Tenant Based Rental Assistance	Households Assisted	116	30	26%
		\$2,714,524 Affordable Jobs Housing Impact Fee	Housing for people with HIV/AIDS Added	Household Housing Unit	18	0	0%
		\$1,202,605 Affordable Housing Impact Fee	# of STRMU HIV/AIDS	Households Assisted	50	100	200%
		\$3,900,000 Excess Redevelopment Bond fund					
	Public Housing	Oakland Housing Authority	Public Housing	Households	12,000	13,538	113%

GOAL	CATEGORY	FUNDING SOURCE & AMOUNT	OUTCOME INDICATOR	OUTCOME UNIT OF MEASURE	OUTCOME EXPECTED - PROGRAM YEAR	OUTCOME ACTUAL - PROGRAM YEAR	PERCENT COMPLETE
Homeless	Homelessness	CDBG: \$1,480,805	Permanent Housing	Households Assisted	360	112	31%
			Supportive Housing/ Transitional Housing	Households Assisted	334	581	174%
		ESG: \$651,499	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	0	0
			Overnight Shelter	Persons Assisted	330	501	152%
		General Purpose-Funds	# of rapid rehousing/ tenant based rental assistance (PATH/HOPWA)	Households Assisted	216	584	270%
			# of HIV/AIDS Permanent housing Placement	Household Housing Unit	20	25	125%
		Supportive Housing Program (CoC)	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,400	3,500	145%
		Economic Development	Non-Housing Community Development	CDBG: \$610,858	Technical Assistance	Business Assisted	240
# of Jobs created/ retained	Jobs				15	181	122%



GOAL	CATEGORY	FUNDING SOURCE & AMOUNT	OUTCOME INDICATOR	OUTCOME UNIT OF MEASURE	OUTCOME EXPECTED - PROGRAM YEAR	OUTCOME ACTUAL - PROGRAM YEAR	PERCENT COMPLETE
Community Development Public Services	Community Development	CDBG: \$1,109,268	Fair Housing	Persons Assisted	500	496	99%
			Homeless Prevention	Persons Assisted	50	298	596%
			# of Housing Code Enforcement Relocation	Households Assisted	15	45	300%
Neighborhood Stabilization	Non-Homeless Special Needs	CDBG \$492,000	# of Rent Control workshops	Workshops completed	0	29	NA
			Petitions for Rent Control	Petitions completed	0	423	NA
			Housing Counselor sessions on rent control	Individuals Assisted	0	390	NA
			# of inquiries on rent control	Phone calls and emails received	0	38	NA
			Anti-Displacement Information & Referral	Households Assisted	120	198	165%

CARES ACT UPDATES FOR CDBG-CV, ESG-CV, HOPWA CV						
PROGRAM	SOURCE/ AMOUNT	CATEGORY	OUTCOME INDICATOR	23/24 GOALS	23/24 OUTCOMES	PERCENT COMPLETE
CDBG-CV	CARES ACT- \$492,827	Special needs housing, rental assistance and other activities that prepare for, prevent, respond to COVID impacts.	Number of Households to receive Housing Stability, Housing Related Legal Services and Outreach for the Emergency Rental Assistancess Program (ERAP).	0	59	NA

Table 1A - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Oakland’s 2023/24 AAP prioritized affordable housing, homelessness, economic development, community development-public services, neighborhood stabilization, public facility improvements and COVID-related services. CDBG, HOME, ESG, HOPWA, and CDBG-CV, were supplemented with other fund sources to achieve these specific goals and objectives set in the 2023/24 AAP.

Affordable Housing and Homeless Solutions remained as high priority goals for FY 2023/24. An equitable housing strategy approach helped to address specific barriers faced by those most impacted by disparities and contributes to shifting the culture of the City to focus on accountability to underserved Black and Brown communities for City of Oakland outcomes.

CDBG, HOME, HOPWA and ESG funding supported priorities established through a data-driven approach grounded in several data sources that reflect the reality and lived-experiences, focusing on key data points towards understanding and addressing current condition and disparities in housing.

The preliminary Oakland Point In Time (PIT) Count Sheltered & Unsheltered report for 2024 shows increases in shelter and unsheltered individuals in Oakland from 4,071 in 2019 and 5,055 in 2022 to 5,490 in 2024 an increase of 9%. Per the PIT homeless count, 67% of the homeless population is unsheltered living in tents, vehicles, on the street, abandoned buildings. The 34% sheltered homeless are observed to be in shelters, transitional housing, and/or safe havens.

OBJ

For access to the preliminary data of the 2024 PIT Homeless Count, they have a dashboard on the [Everyone Home website](#). More complete data is with the 2022 PIT Homeless Count, which can be found out [Tableau Alameda County - HDX and Survey Data | Tableau Public](#) .

Per the 2022 PIT Count, 59% of the homeless population is Black or African American. 16% of the homeless populations identifies as having Hispanic ethnicity.

Per the Oakland 2022 PIT Homeless Count, the primary events that led to homelessness are eviction/foreclosures/rent increase (27.2%), unable to stay with family or friends (26.3%), job loss (25.1%), money issues (12.2%), family/domestic violence (8.3%) and mental health needs (8.2%).

The 2019 increase in homeless placed city's per capita homeless rate higher than neighboring San Francisco and Berkeley and came at a time when several West Coast cities were struggling with a homeless crisis driven by rising rents, drug addiction, mental illness, and political pushback. Per the 2019 Alameda County Everyone Home Homeless Count report, fifty-four percent (54%) of the 4,071 homeless population reported that they were homeless for a year or more. Thirty-five percent (35%) of Oakland homeless individuals could have prevented homelessness with rent

assistance, 32% with benefits income, 19% with alcohol/drug counseling and 22% with mental health services.

Oakland's lowest income households are experiencing the highest rent burden. Over 80% of extremely low-income (ELI) households pay more than 30% of their income towards rent, with 46% paying over 50% of their income towards rent. When disaggregated by race, rent burden varies significantly. Black households have the lowest median household income, and approximately 60% of Black renter households are rent burdened with about one-third severely rent burdened — the highest rate of any racial/ethnic group in Oakland.

For the 2023/24 program year, City of Oakland programs funded through CDBG, HOME, HOPWA, ESG, match and leveraging funds addressed all AAP priorities while giving special attention to Homeless Solutions and Affordable Housing for the homeless, extremely low- to moderate-income residents and to persons living with HIV/AIDS (PLWHA).

## **CR-10 - Racial and Ethnic composition of families assisted 91.520(a)**

**Describe the families assisted (including the racial and ethnic status of families assisted)91.520(a)**

For Section CR-10 Table 2 below, please note that the 3,500 of beneficiaries reported in the CDBG column of Table 2 below, under the “Unknown/Refused” category are not captured in HUD eCon Suite Integrated Disbursement & Information System (IDIS) version of the CAPER for Section CR-10. The total number of persons served under CDBG for FY 2023/24 is **4,965**.

HOME demographics reported include only beneficiaries for HOME housing development projects completed and units occupied in FY 2023/24.

ESG and HOPWA demographics reflect homeless and people living with HIV/AIDS served as reported in the attached ESG SAGE report and HOPWA CAPER.

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

<b>RACE</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>
<b>White</b>	304	<u>2</u>	56	51
<b>Black or African American</b>	951	12	363	86
<b>Asian</b>	40	0	8	2
<b>American Indian or Alaska Native</b>	20	0	7	7
<b>Native Hawaiian or Other Pacific Islander</b>	14	0	1	2
<b>American Indian or Alaska Native and White*</b>	3	0	1	1
<b>Asian and White *</b>	4	0	1	1
<b>Black or African American and White*</b>	18	0	9	3
<b>American Indian or Alaska Native and Black or African American*</b>	15	0	14	4
<b>Other multiple race combinations greater than one percent*</b>	96	0	88	3
<b>Unknown/Refused</b>	3,500	0	0	390
<b>Subtotal</b>	4,965	14	548	550
<b>ETHNICITY</b>				
<b>Hispanic</b>	235	0	70	30
<b>Not Hispanic</b>	1,432	0	478	130
<b>Unknown/Refused</b>	3,298	14	0	390
<b>Subtotal</b>	4,965	14	548	550

**Narrative**

CDBG and CDBG-CV funds supported public services, housing rehabilitation, housing stability services, fair housing, homeless services, economic development opportunities and more to approximately **4,965** Oakland residents with low- to moderate-incomes who identify as follows:

- White (6.12%)
- Black/African American (19.15%)
- Asian (0.81%)
- American Indian/Alaska Native (0.40%)
- Native Hawaiian or Other Pacific Islander (0.28%)
- Mixed Race (0.81%)
- Other Multiple Race<sup>2</sup> (1.93%)
- Hispanic Ethnicity (4.73% of all races reported, identified also as having Hispanic ethnicity)

Under CDBG, race/ethnicity data is required only when the activity is specifically undertaken to directly benefit persons or households, such as job creations activities or housing rehabilitation. Race and ethnicity data is not required for activities under the CDBG (Low- and Moderate-Income (LMI) area benefit, slum/blight, or urgent need National Objectives.

The City’s Hunger Program reports activities under the CDBG LMI area benefit, which does not require race data. Its total of 3,500 clients is included in the “Unknown/Refused” count per HUD CDBG guidelines. All this taken together, the total CDBG and CDBG-CV direct beneficiary count is **4,965**.

Completion of 76 new HOME-funded affordable housing units at Ancora Place have been delayed until fall of 2024. Race/ethnicity data will be reported as is available.

Of the 548 households served under ESG, 66% identified as Black, 21% identified as having multiple races, 13% identified as Hispanic, 10% identified as white, 2% identified as Asian or Native Hawaiian, and 1% identified as American Indian/Alaska Native.

Of households 550 served under HOPWA, 16% of program beneficiaries identified as Black, 9% as White, 0% as Asian, 1% as American Indian/Alaska Native and the remaining mixed race, and 3% of HOPWA beneficiaries serviced identified as having Hispanic ethnicity. 71% of HOPWA beneficiaries had unknown/refused ethnicities.

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<sup>2</sup> Basically CDBG for Entitlements – Chapter 13 Performance Measurement - “Other Multiple Race Category” is used for reporting individual responses that are not included in any of the race categories listed.

**CR-15 – Resources and Investments 91.520(a)**

Identify the resources made available.

Source of Funds	Source	Resources Made Available	Amount Expended During
			Program Year
			1. Current Grant 2. Program Income 3. Grant funds from prior year
CDBG	Public –Federal Program Income Prior Year Resources	\$7,351,600 \$850,000	\$6,609,080.91 \$366,762.65
HOME	Public - federal	2,935,667	\$0
HOPWA	Public –Federal	\$3,722,566	\$738,646.60
ESG	Public –Federal	\$654,765	\$483,065.90
CDBG-CV	Public –Federal	\$0	\$492,821.38
HOME-ARP	Public –Federal	\$11,325,941	\$3,796,982.83

**Table 3 - Resources Made Available**



**Identify the geographic distribution and location of investments.**

*[February 2022 Redistricting Map]*

<b>Program</b>	<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
CDBG	Citywide	100%	100%	Housing Stability Homeless Prevention
CDBG	Citywide	100%	100%	Affordable Housing-Acquisition & Rehabilitation
CDBG	Citywide	100%	100%	Owner- Occupied Housing Rehabilitation
CDBG	Citywide	100%	100%	Economic Development Support of small business retention, attraction, and expansion program
CDBG	Citywide	100%	100%	Relocation & Anti-displacement
CDBG	Citywide	100%	100%	Fair Housing
HOPWA	Alameda County	100%	100%	Housing and supportive services for People Living With HIV/AIDS
HOPWA	Contra Costa County	100%	100%	Housing and supportive services for People Living With HIV/AIDS
ESG	Citywide	100%	100%	Homeless Shelter and Rapid Rehousing Services

**Table 4 – Identify the geographic distribution and location of investments**

## Narrative

During FY 2023/24 CDBG, HOME, HOPWA, ESG, and CDBG-CV supported FY 2023/24 AAP priorities as follows:

### CDBG:

For FY 2023/24, the CDBG grant committed 31% to homeless services solutions, homelessness prevention, anti-displacement and housing stability activities; 26% to owner occupied housing rehabilitation; 23% in support of affordable housing acquisition and/or conversion; 7% to Economic Development activities; 4% for fair housing assistance; and the balance for City staff costs.

### Table of CDBG 23/24 Distribution

[Table content obscured]

A new initiative introduced in FY 2022/23 was the Homelessness Prevention Pilot intended to provide services to residents most at risk of becoming homeless. The program launched in June 2023, with the first full year of operation in FY 2023/24. In partnership with Bay Area Community Services (BACS), partner agencies and evaluation partner agencies (Stanford's Changing Cities Research Lab and the Housing Initiative at Penn), Oakland HCD's Homelessness Prevention Pilot program is designed as a three-pronged approach: flexible financial payments, wrap around services and legal support. During FY2023/2024, the Homelessness Prevention Pilot outreached to over 3,104 Oakland residents, provided 652 clients with supports to meet basic needs, and enrolled 298 unduplicated clients in wraparound housing stabilization services.

The remainder of the CDBG grant award supported housing programs (owner-occupied rehabilitation for preservation); homeless solutions (services and capital improvements of homeless facilities); economic development activities (supporting businesses in low-income areas with technical and financial assistance); and fair housing activities (legal assistance).

**ESG:** Emergency Solutions Grants funds were utilized city-wide to address homelessness. According to the 2024 Point-In-Time Count (PIT), Oakland encompasses 58% of all homeless households in Alameda County. 3,664 of these individuals are identified as unsheltered. The PIT showed majority of homeless people living along the coastal areas of the city stretching from West Oakland and downtown Oakland through the Fruitvale neighborhood down throughout East Oakland. Service providers are situated in these neighborhoods to provide easy access for those in need of services, and services are targeted towards such areas of the city where homeless persons have been identified to take up residency. In addition to targeted outreach, our ESG providers aim to identify and serve all homeless persons residing in Oakland not only those in the most heavily occupied or visible areas. The City of Oakland works with providers to collaborate on service areas, increasing the reach of resources and decreasing duplication when not desired. ESG funds provide an array of services including shelter, rapid rehousing, and services for permanent supportive housing programs.

**HOME:** HOME funds are utilized with other Federal and local funds to provide affordable housing to LMI, extremely LMI and special needs populations. HOME funded projects include construction of new affordable housing, rehabilitation of affordable housing facilities and housing conversions throughout Oakland.

**HOPWA:** HOPWA funds were used to provide operating subsidies for permanent housing facilities and transition/short term housing facilities. The funding was also used to provide short term rent, mortgage, and utility (STRMU) assistance, supportive services and informational & referral services to people living with HIV/AIDS within both Alameda and Contra Costa Counties.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

**CDBG:** During FY 2023/24, \$7,351,600 in 2023-24 CDBG funds and \$420,088 in prior CDBG awards were leveraged with revolving program income funds generated in conjunction with City of Oakland single family housing rehabilitation programs. Up to \$850,000 in program income is in a revolving fund to support continued preservation and rehabilitation of older Oakland owner-occupied homes, principally benefitting low- and moderate-income households, seniors, disabled residents of Oakland.

Other sources leveraging 2023/24 CDBG-funded activities include local General-Purpose Funds under the Homelessness Prevention Program and Economic Development programs, Oakland PATH Rehousing Initiative (OPRI) Oakland Housing Authority funds for homeless encampment services, and other grants awarded to City-Administered programs funded by CDBG.

The remaining CDBG-CV funds awarded to the City supplemented the remainder of the \$50M in U.S. Treasury and California State Housing & Community Development funds awarded to the City under the Emergency Rental Assistance Program (ERAP) to provide direct financial assistance (rent, rent arrears, utilities, and utilities arrears), housing stability and related legal services, and outreach. During FY 2023/24, \$492,821.38 in CDBG-CV funds served 59 clients and approximately \$4.7M in ERAP assistance went to the 390 waitlisted ERAP applicants.

**HOME:** FY 2023/24 HOME funds were awarded in the amount of \$2,935,667. HOME fund expended in FY 2023/24 were matched by a combination of the following in support of development, rehabilitation, acquisition, and conversion for affordable housing:

- \$72,289,918 in non-Federal cash sources over housing developments; and
- \$319,343.92 in Program Income.

**HOPWA:** During 2023/24, \$3,761,466 HOPWA funds awarded to the City were leveraged and supported by:

- Program income
- Ryan White HIV/AIDS funds
- ESG funds
- Respite Care funds
- FEMA
- Project Sponsor Cash

**ESG:** A dollar-for-dollar match is required under the \$654,765 FY 2023/24 ESG award. ESG 100% match requirement is met and exceeded by allocations supporting the City of Oakland Permanent Access to Housing (PATH) activities including but not limited to:

- \$651,499 – Local General-Purpose funds supporting rapid rehousing, shelter, outreach, and homeless encampment activities
- \$1,140,805 – Community Development Block Grant funds supporting program delivery, shelter operations, and staff costs related to PATH activities.

ESG funding also leveraged \$4,209,692 in Housing Authority (OHA) funds awarded to the City to continue and expand the Oakland Path Rehousing Initiative (OPRI)/Sponsor-Based Housing Assistance (SBHAP) to provide housing subsidies levels serving homeless individuals living in homeless encampments.

**Public Land Use:** Table H from the [2023 Oakland Housing Element Accomplishment Report](#) provides a list of local publicly owned land/property within Oakland and those used to address needs identified in the 2023/24 AAP, particularly homeless solutions. The last column of Table H indicates use of parcels listed for the period of January 1 through December 31, 2023.

**Public Land Use From January 1 – December 31, 2023**

<b>Jurisdiction</b>	Oakland		NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field
<b>Reporting Period</b>	2023	(Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas
<b>ANNUAL ELEMENT PROGRESS REPORT</b>				
<b>Housing Element Implementation</b>				
<b>Table H</b>				
<b>Locally Owned Surplus Sites</b>				

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
20-153-6	1449 Miller Ave	Other		Surplus Land	0.275	community cabins
25-720-2-1	1443 Derby Ave	Other		Surplus Land	0.207	parking lot
25-773-8-2	2777 Foothill Blvd	Other		Surplus Land	0.412	community garden
25-772-8-3	2759 Foothill Blvd	Other		Surplus Land	0.106	community garden
2-91-1	1310 Oak St	Public Facilities		Surplus Land	0.712	Fire Alarm Bldg.
2-97-40	498 11th St	Other		Excess	0.252	LRPMP <sup>3</sup> (T6 site)
32-2084-50	3614 Foothill Blvd	Vacant		Surplus Land	0.115	vacant lot
32-2084-51	3600 Foothill Blvd	Vacant		Surplus Land	0.244	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	0.273	vacant lot
3-49-1-12	Market St	Other		Excess	0.003	LRPMP (sliver)
39-3291-20	6955 Foothill Blvd	Other		Surplus Land	1.22	Black Cultural Zone
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
40-3317-32	7318 International Blvd	Commercial		Surplus Land	0.084	parking lot
40-3317-48-13	73rd Ave	Commercial		Excess	0.041	parking lot
41-3901-10	66th Ave	Public Facilities		Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3901-4	796 66th Ave	Commercial		Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities		Surplus Land	103.95	Coliseum; NOA issuance complete
41-3901-9	7000 Coliseum Way	Public Facilities		Surplus Land	8.522	Oracle Arena; NOA issuance complete
41-3902-13-5	Edgewater Dr	Public Facilities		Surplus Land	0.255	Coliseum City - misc. (Bay Trail); surplus designation made in error

<sup>3</sup> Long-Range Property Management Plan

41-3902-13-6	Edgewater Dr	Other		Surplus Land	0.039	Coliseum City - misc. (sliver); surplus designation made in error
41-4170-1-2	711 71st Ave	Other		Surplus Land	1.216	Coliseum City - misc. (safe RV parking)
41-2170-5-4	7001 Snell St	Vacant		Surplus Land	0.452	Coliseum City - misc. (vacant lot); surplus designation made in error
41-4173-1-3	73rd Ave	Vacant		Surplus Land	0.315	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant		Surplus Land	0.349	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant		Surplus Land	0.523	Coliseum City - East (vacant lot)
42-4328-1-16	633 Helgenberger Rd	Other		Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant		Surplus Land	8.8	Coliseum City - South (Malibu Lot)
4-35-1-2	Magnolia St	Other		Excess	0.008	LRPMP (sliver)
4-35-2-7	14th St	Other		Excess	0.003	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other		Excess	0.008	LRPMP (sliver)
43A-4644-26	8280 MacArthur Blvd	Vacant		Surplus Land	0.154	vacant lot

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	1	2
APN	Street Address/ Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
43A-4644-28	8296 MacArthur Blvd	Vacant		Surplus Land	0.146	vacant lot
44-5014-5	9418 Ede's Ave	Vacant	Dignity Village (both lots) : 40 units	Surplus Land	0.4	vacant lot
44-5014-6-3	606 Clara St	Vacant		Surplus Land	0.204	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant		Surplus Land	0.516	vacant lot
48-5617-10-4	2660 98th Ave	Vacant		Surplus Land	0.335	vacant lot
48-5617-9-1	2656 98th Ave	Vacant		Surplus Land	0.138	vacant lot
48-6870-2	Barcelona St	Vacant		Surplus Land	4.714	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant		Surplus Land	0.137	vacant lot
48F-7361-11	6226 Moraga Ave	Vacant		Surplus Land	0.548	vacant lot
48F-7361-12	6226 Moraga Ave	Other		Surplus Land	0.359	historic fire house
5-383-2-2	Myrtle St	Other		Excess	0.005	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant		Excess	0.035	vacant lot
5-387-15	1608 Chestnut St	Vacant		Excess	0.035	vacant lot
74-1339-16	1220 Harbor Bay Pkwy	Other		Surplus Land	5.45	Raiders HQ & Training Facility; NOA issuance complete
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other		Surplus Land	11.395	Raiders HQ & Training Facility; NOA issuance complete
8-620-9-3	524 16th St	Public Facilities		Surplus Land	0.154	parking lot
8-642-18	1800 San Pablo Ave	Public Facilities		Surplus Land	1.018	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities		Excess	1.662	LRPMP (Telegraph Plaza Garage)
8-716-58	1911 Telegraph Ave	Other		Surplus Land	1.036	Downtown Oakland Assn

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$251,647,356
2. Match contributed during current Federal fiscal year	\$3,256,978
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$254,904,334
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$254,904,334

**Table 5 – Fiscal Year Summary - HOME Match Report**



Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
E 12 <sup>th</sup>		\$ 35,367.61						\$35,367.61
Longfellow		\$ 36,922.30						\$36,922.30
Phoenix		\$24,950,000						\$24,950,000
Friendship senior		\$23,916,590						\$23,916,590
3050 International		\$42,100,470						\$42,100,470

**Table 6 – Match Contribution for the Federal Fiscal Year**

HOME MBE/WBE Report

Program Income						
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period			Amount expended for TBRA	Balance on hand at end of reporting period
\$614,201.40	\$319,343.92				\$0	\$933,545.32
Minority Business Enterprises and Women Business Enterprises - Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				
<i>95th and International</i>		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
<b>Contracts: Number</b>	3		1		2	
<b>Dollar Amount</b>	\$2,655,246		\$350,566		\$2,304,680	
<b>Sub-Contracts: Number</b>						
<b>Dollar Amount</b>						
	Total	Women Business Enterprises	Male			
<b>Contracts: Number</b>	1	1				
<b>Dollar Amount</b>	\$870,379	\$870,379				

<b>Sub-Contracts: Number</b>						
<b>Dollar Amount</b>						
	<b>Total</b>	<b>Minority Business Enterprises</b>				
<i>Ancora Place Apartments</i>		<b>Alaskan Native or American Indian</b>	<b>Asian or Pa- cific Islander</b>	<b>Black Non- His- panic</b>	<b>Hispanic</b>	<b>White Non- Hispanic</b>
<b>Contracts: Num- ber</b>	<b>7</b>		<b>4</b>		<b>3</b>	
<b>Dollar Amount</b>	<b>\$3,146,256</b>		<b>\$1,758,628</b>		<b>\$1,387,628</b>	
<b>Sub-Contracts: Number</b>	<b>0</b>					
<b>Dollar Amount</b>	<b>0</b>					
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts: Number</b>	<b>1</b>	<b>1</b>				
<b>Dollar Amount</b>	<b>\$1,191,241</b>	<b>\$1,191,241</b>				
<b>Sub-Contracts: Number</b>	<b>0</b>					
<b>Dollar Amount</b>	<b>0</b>					

Table 7 - Program Income

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Number of households to be supported	One-Year Goal	Actual
Homeless	124	688
Non-Homeless	872	1,015
Special-Needs	143	130
<b>Total</b>	<b>1,139</b>	<b>1,813</b>

**Table 8 – Number of Households Supported by Target Population**

Number of households supported through:	One-Year Goal	Actual
Rental Assistance	664	1,466
The Production of New Units	313	302
Acquisition of Existing Units	39	1
Rehab of Existing Units	119	44
<b>Total</b>	<b>1,135</b>	<b>1,813</b>

**Table 9 – Number of Households Supported by Type of Housing**

**1. Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

**Goals & Outcomes:**

In comparison to goals set in in Section AP-55 of the 2023/24 Annual Action Plan (AAP), also reflected in Table 9 above, the overall affordable housing outcomes was 93% of the 2023/24 AAP goals

The city completed and began lease up of 302 new units of affordable housing in 2 developments, 96% of the FY 2023/24 Annual Action Plan (AAP) goal of 313: Fruitvale Transit Village II-B (169 units) and Brooklyn Basin IV/Foon Lok East (123 units). Two additional projects will complete final inspections and begin lease up in early FY 2024/25: 7th and Campbell (78 units) and Ancora Place (77 units).

**Underway**

New construction of 390 affordable housing units in five developments started in FY 2023/24: 3050 International (75 units), Longfellow Corner (76 units), The Phoenix (100 units), E. 12<sup>th</sup> St Project 1 (90 units), and Friendship Senior Rental Housing (49 units). An additional Hotel conversion of 36 units for permanent supportive housing is also underway at the Inn by the Coliseum, with expected completion by Fall 2024. One Acquisition/Conversion project occurred with 1 unit: Harvest House, which is owned by Oakland Community Land Trust, and provides housing to women who have experienced domestic violence or other hardships.

## **Problems Encountered**

Over the last eight years, Oakland produced sufficient housing units to meet its share of the overall state-mandated housing production goals; however, Oakland's housing production skewed significantly toward market-rate development and fell short of producing sufficient affordable housing. In the current 2023-2031 Regional Housing Needs Allocation cycle, (RHNA) Oakland is required by the Association of Bay Area Governments (ABAG) to create 26,251 housing units by 2031, of which more than 10,261 should be affordable to households at or below 80% of the Area Median Income (AMI).

Oakland's annual target for producing new affordable housing units has increased to 1,283 units annually in the current RHNA cycle, up from 595 units per year in the 2015-2022 period. By 2031, 3,750 of Oakland's newly developed units must be affordable to low-income households making between 50 and 80 percent of AMI and 6,511 units must be affordable to very low-income households earning between 0 and 50 percent of AMI.

Affordable housing goals set in the Five- Year Consolidated Plan (Con Plan) and the City's 2023/24 Annual Action Plan are driven by affordable housing goals set in the RHNA and 17k/17k plan. The city continues to work towards the production of 3,750 units by 2031. In addition, HCD's own adopted 2021-2023 Strategic Action Plan quantified the resources that would be needed to address Oakland's affordable housing needs over the two-year period and identified a funding gap of over \$300 million between projected funding resources (including HOME funding) and the funding necessary to truly meet Oakland's affordable housing needs. In recognition of this immense gap between resources and need, the City Council placed a Bond Measure U that includes \$350 million for affordable housing production and preservation on the ballot in Fall 2022 and it was approved by Oakland voters. Consequently, HCD has awarded a portion of the Measure U to new construction projects in the 2023 New Construction NOFA. Now HCD is following the funding priorities set in its 2023-2027 Strategic Action Plan to prioritize the creation of permanent supportive housing (PSH), which is dedicated housing to people who are formerly homeless. Several of the pipeline projects for FY 2023/24 are funded through Measure U dollars.

In addition to limited resources, the City's ability to focus efforts on providing affordable housing too low and extremely low- income Oaklanders faces challenges in working portfolio projects through entitlement and environmental reviews with staff vacancies in partner departments, and incompatibilities with State tax credits and State HCD funding programs.

Despite these challenges, much of the FY 2023/24 success in the protection, preservation and production of affordable housing can be attributed to the increased levels of City department collaborations; local and State collaborations; and innovative strategic initiatives to house and keep Oakland residents housed.

## **2. Discuss how these outcomes will impact future annual action plans.**

### **General:**

Overall, FY 2023/24 Affordable Housing outcomes supports goals for increased affordable housing through the 3Ps of Production, Preservation and Protection strategies as reflected in the [2023-2027 HCD Strategic Action Plan update](#), supported by the Regional Housing Needs Allocation (RHNA), and [Housing Element Report](#). Future annual action plans will seek to maximize investment of resources to further equity-centered approaches to increase affordable housing for the homeless, extremely low-income, low-income.

Production of permanent housing will prioritize homeless exits through development of permanent housing for Oakland residents with 0-30% Area Median Income (AMI) and low-income residents with 30-80% AMI.

Preservation efforts will prioritize anti-displacement through preservation of existing housing portfolio, acquisition/conversion, low- moderate- income owner occupied rehabilitation and support to the First Time Homebuyers Program.

Under Protection strategies, the City of Oakland provides protection support along a risk spectrum to prevent the flow of more residents into homelessness and keep Oaklanders securely housed. Once residents enter homelessness, a different set of interventions is required for rapid stabilization and re-housing. Though a base level of services exists, the City and its partners must bolster its approaches in the coming years to effectively reduce and eventually eliminate homelessness. Per the Alameda County Home Together 2026 Plan, “if new homelessness increases... the gap between what the system is able to offer and what is needed to serve all homeless households will be greater, and more costly to fill.” Thus, strategic investments and activities to prevent homelessness are crucial for the City of Oakland to pursue through housing stabilization, eviction protections, homeless prevention, and diversion.

**By Programs:**

For the HOME Program, the City is dedicated to pursuing additional sources of operating and capital development subsidies to significantly bolster Oakland’s production and preservation of restricted affordable housing units.

Under HOPWA, an increased need has been demonstrated for services such as STRMU. In Alameda County portion of the Oakland Eligible Metropolitan Statical Area (EMSA), the higher costs of rent are causing an impact to residents putting them at a higher risk of homelessness due to difficulty in catching up on rent. Also, funding development of new units has caused delays in expenditures due to lengthy development process. The HOPWA RFP released in the fall (2022) did not include funds for development during the immediate future but may be included in future funding availability. STRMU will continue to be an eligible activity and Tenant Based Rental Assistance will be added to the eligible activities. Operating subsidies will continue as an eligible activity to retain the units that currently exist.

ESG, CDBG, matching and other fund resources will continue to support rapid rehousing, shelter, outreach, and other support services to the homeless.

CDBG will continue to support acquisition and rehabilitation of low- to moderate-income housing, homeless solutions, economic development activities, public facilities, and the City’s Homeless Prevention Pilot.

2. **Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	HOME Actual	CDBG Actual
Extremely Low-income	14	945
Low-income	0	145
Moderate-income	0	108
<b>Total</b>	<b>14</b>	<b>1,198</b>

**Table 13 – Number of Households Served**

**Narrative Information:**

Given the relatively low amount of HOME funding available, funds must be combined with other funding sources, and not every reporting cycle will feature a HOME-funded development completion. One HOME-funded development, 95<sup>th</sup> & International, had 14 units in the project that were leased out to extremely low-income households. Another HOME-funded development, Ancora Place, was originally scheduled to complete in June 2024, is now scheduled to complete in Summer 2024, and will instead be reported on in the FY2024/25 CAPER. However, 302 units were completed through other funding sources and new construction of another 390 units of affordable housing was underway by the end of the program year.

CDBG and CDBG-CV funds supported Oakland’s Emergency Rental Assistance Program, Relocation Program and Residential Lending Rehabilitation programs providing households with housing stability services, relocation assistance, rent assistance and owner-occupied housing rehabilitation services to keep Oakland residents housed. CDBG also supported acquisition of property for conversion to affordable housing.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) – Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Homeless service providers are situated throughout Oakland with a focus on neighborhoods along the coastal areas of Oakland, stretching from West Oakland, Downtown Oakland, and through the Fruitvale district and East Oakland. The City of Oakland works with providers to collaborate on service areas, increasing the reach of resources and ensuring programs such as shelter, rapid rehousing and support services, and permanent supportive housing activities are located near high need areas.

The City of Oakland operates various programs that include outreach components targeted to homeless and unsheltered and those at risk of homelessness:

Through Oakland PATH Rapid Rehousing Initiative (OPRI) and OHA Sponsor Based Housing Assistance Program (SBHAP), OPRI provider-agencies Abode Services, Cornerstone Community Development Corporation (Building Futures for Women with Children, First Place For Youth and Roots Community Services each employ homeless outreach specific for each agencies target population. FY 2023/24 OPRI outreach efforts resulted in 548 formerly homeless Oakland residents (youth, families, and encampment dwellers) receiving housing subsidies and support services.

Oakland Permanent Access To Housing (PATH) provides supportive services to extremely low-income sheltered and unsheltered Oakland residents with strategies to shelter and rehouse households while improving health and safety. In FY 2023/24, PATH outreach resulted in 36,500 bed nights of overnight shelter and rapid rehousing for 548 homeless residents.

Due to unforeseen delays, the City of Oakland Homelessness Prevention Pilot (HPP) launched in July 2023, to provide care coordination and emergency financial assistance to Oakland residents through the Keep People Housed program operated by Bay Area Community Services (BACS). Keep People Housed prioritizes Oakland residents who have household incomes at or below 30% - 50% Area Median Income (AMI) and are experiencing housing crisis. Ongoing outreach is provided through street outreach, County mental health services, and County Re-entry Teams. Assessment by BACS' HPP partner-agencies and data-agency partners are performed regularly for the HPP target population, priority needs of clients served, race and ethnicity, and areas served by zip code in comparison to data-driven HPP population targets. In FY 2023/2024, BACS and their partner agencies outreached to 3,104 Oakland residents most at risk for losing current housing. 652 Oakland residents received financial housing support to meet basic needs. 298 residents enrolled into wraparound case management services.

**2. Addressing the emergency shelter and transitional housing needs of homeless persons**

To address emergency shelter needs of homeless persons, the City of Oakland committed \$654,765 ESG funds, match, and leverage funds from the City of Oakland General Purpose Funds, CDBG, HOPWA and Oakland Housing Authority funds under the OPRI Program.

Transitional housing needs were supported by \$4.9M in Supportive Housing Program funds awarded under the Continuum of Care Program and \$3.1M in match and leveraging funds.

PATH activities supported 548 homeless individuals with

- Overnight shelter 436
- Shelter bed nights 36,500
- Rapid re-housing 112
- Outreach not funded by ESG in FY 23-24
- HIV/AIDS shelter/services 44
- Behavioral Health Services 34
- Respite Care 92
- Other Support services 37
- 102 participants moved to permanent housing and 76 to temporary destinations.

486 people received Transitional Housing (TH) and services, of which 171 (35%) exited to PH.

Oakland HCD's Housing Development Services (HDS) team has increasingly been involved in the provision of housing resources for homeless individuals and families, both through participation in State Homekey projects, and in provision and encouragement of Permanent Supportive Housing units in its development pipeline. The Piedmont Place site was acquired to cover the 45-unit hotel into housing for the homeless. This project was fully leased in early 2023. The BACS Scattered Sites provides 89 units of homeless housings with wrap around services. Clifton Hall, a 61 units dormitory, provides 20 homeless family shelter units and 40 units of permanent support housing.

**3. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

- A goal of the Oakland PATH Strategy Framework sets to reduce the rate of new people becoming homeless through targeted preventions programs for those most at risk of



homelessness; strengthening housing problems; focusing on culturally specific prevention; and increase access to employment program designed to stabilize income and keep people housed. PATH seeks to collaborate with systems where African Americans who are disproportionately impacted to prevent homelessness (e.g., when people leave criminal justice or foster care systems),

- Through the OPRI program, participants which, include youth exiting the foster care system, adults with behavioral health needs, individuals from encampments, adults in re-entry, and seniors receive housing subsidies through our partnership with the Oakland Housing Authority. The service component of the program provided 35 homeless youth with these subsidies. A total of 159 households and 254 individuals were assisted through OPRI.
  - Through eviction protections and emergency financial assistance, Centro Legal De La Raza strives to stop displacement and stabilize communities through eviction defense, drop-in legal clinics, administrative hearings before rent boards and other housing related legal services to low-income households. During FY 2023/24, 419 households at risk of eviction remained housed during an unprecedented pandemic and its ongoing ripple effects. This program was funded through the City's General Purpose Fund.
  - With very limited funding, the City launched a Homelessness Prevention Pilot in late June of 2023 to provide flexible financial assistance, wrap-around services, legal support and financial stability services, outreach, and referral to Oakland residents to advance racial equity by removing barriers to long-term housing for Black, veterans, formerly incarcerated, and other Oakland residents most likely to experience homelessness. Service outcomes to be reported in the 2023/24 CAPER will include data on services provided, impact and outcome of the Homelessness Prevention Pilot program In FY 2023/2024 BACS and their partner agencies outreached to 3,104 Oakland residents most at risk for losing current housing. 652 Oakland residents received financial housing support to meet basic needs. 298 residents enrolled into wraparound case management services.
  - Efforts to provided Deeply Affordable Housing are to provide stable, restricted affordable housing for extremely low- and low-income individuals and households, reducing pressures related to housing affordability that add to the City's homeless crisis.
4. **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.**

#### **Helping Homeless Make Transition to Permanent Housing & Independent Living:**

The Oakland PATH Framework for ending homelessness outlines specific strategies to reduce homelessness in Oakland. Three of the six strategies include:

- More people return to housing as quickly as possible.
- 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.

All strategies proposed in the framework are grounded in the following commitments:

- Addressing equity by eliminating racial disparities in the rates at which people experience homelessness, and rates they exit to stable housing.
- Aligning Oakland resources and policies with partners in the private sector and in

county, state, and federal governments

- Learning from and using best practices based on evidence about what works.

Services provided under Oakland's PATH programs (supported by ESG, CDBG, OPRI) serve homeless populations to provide outreach, shelter, rapid re-housing, shelter, outreach, rapid rehousing, homeless encampment services linked to services that will prepare and link homeless participants to transitional and permanent supportive housing. Through ESG/PATH, 102 of the 486 served obtained permanent housing and 76 achieved temporary destinations. Through East Oakland Community Project/Crossroads Shelter 80 of the 436 to receive temporary housing services transitioned into permanent housing. And under OPRI, housing subsidies, rapid re-housing, and other services to obtain housing for 35 youth, 159 families, and 254 homeless encampment residents.

### **Preventing Previously Homeless From Becoming Homeless Again:**

Through the City of Oakland Supportive Housing Program, the following services are provided towards transitioning individuals and families to permanent housing and independent living:

- **Matilda Cleveland Families in Transition Transitional Housing/Rapid Re-Housing (MCFIT-TH/RRHP)** provides housing for literally homeless families attempting to stabilize their lives to obtain permanent housing. Participants stay for 9 – 12 months on average while they are working on gaining independent living skills, increasing income and employment, and more. During this time, housing experts work hard with the goal to secure stable, adequate permanent housing for each participant when ready to leave program. In FY 23/24, out of the 147 households served, 81 MCFIT-TH/RRHP participants exited to permanent destinations.
- **Housing Fast Support Network (HFSN)** provides interim housing and supportive services to single adults (18+) that are homeless in Oakland with the goal of placing 80% of participant households into permanent housing. Participants stay for 6 months on average while they are working on gaining independent living skills, rehabilitation, and other support such as nutritious meals, increasing income and employment, and more. In FY 23/24 85 HFSN program participants exited to permanent housing.
- **North County Homeless Youth Rapid Rehousing Collaborative (NCHYRRC)** assist single and parenting literally homeless transition-age youth (18-24) with support services, rapid re-housing, and housing navigator services to place youth households into permanent housing. In FY 2023/24, 17 homeless youth moved into permanent housing and increased incomes.
- **Oakland Homeless Youth Collaborative (OHYHC)** assists young adults with interim housing and support services and assistance to obtain earned income to sustain their permanent housing. In FY 23/24, 12 program participants transitioned into permanent housing.
- **North County Family Rapid Rehousing Collaborative (NCFRRC)** assists literally homeless families with children with rapid re-housing, support services and housing navigation services. In FY23/24, 75 transitioned into permanent housing.
- **The Holland Supportive Housing Program** provides interim housing and supportive services to adults (18+) that are homeless in Oakland. Participants stay for 6 months on average while they are working on gaining independent living skills, rehabilitation, and other support such as nutritious meals, increasing income and employment, and more. During this time, housing experts work hard with the goal to secure stable, adequate permanent housing for each participant when ready to leave program. In FY 23/24, 74 out of 192 single adults exited the Holland to permanent housing.

## Facilitating Access to Affordable Housing Units

Oakland HCD continues to support the development of deeply affordable/affordable housing units for homeless and formerly homeless Oakland residents. PSH units are a City priority, and provide intensive services designed specifically to keep formerly homeless residents of affordable housing successfully housed on a permanent basis.

Homekey funding has made possible the following projects, facilitating access to affordable housing units:

- **Clifton Hall**, acquired during the COVID-19 pandemic houses provides 40 units permanent supporting housing for **seniors** and 20 units to shelter the **homeless**. Services to link homeless residents are made available to homeless tenants.
- **Inn at Temescal Affordable Housing for Homeless** project was acquired and converted from a hotel to affordable housing for homeless veterans in 2022 and continues to provide affordable housing and services to this target population.
- **BACS Scattered Sites** during FY 2023/24 is in the project lease-up phase. This program provides 15 single family homes to support 89 permanent housing units with wrap around services.
- **Piedmont Place** fully leased up in early 2023, offers 44 units of housing and wrap-around services for people experiencing chronic homelessness.
- **Kingdom Builders Transitional Housing** fully leased up in 2022, offers 34 SRO units of transitional housing for formerly incarcerated homeless individuals.
- **Imperial Inn** has been acquired for conversion to 48 permanent supportive housing studio units.

**Dignity Village** is a new development of 40 permanent supportive housing studio units for homeless seniors, to begin construction in fall of 2024.

## Non-Homekey Projects

- **Ancora Place** is expected to complete construction and begin lease up by the end of 2024, with 146 units (out of 76) reserved for chronically homeless residents.
- **Other projects** are underway. See the “Affordable Housing Accomplishment Table” in the Appendix for more detail.
- **Various OHA Programs** provide affordable housing to homeless veterans (VASH) and formerly homeless.

## CR-30 - Public Housing 91.220(h); 91.320(j)

### 1. Actions taken to address the needs of public housing

#### Public Housing

The public housing program maintained a high occupancy rate of over 96% throughout the program year, excluding some sites that were undergoing extensive rehabilitation, where residents were temporarily housed in other locations.

Harrison Towers has also been approved for disposition and during FY 2023/24 continued predevelopment activities. Since the Relocation Plan was approved in January 2023, twenty-seven (27) residents have been relocated from the property. In addition, four (4) residents are preparing to move in the upcoming weeks and seven (7) residents are in processing for their Section 8 voucher. The team continued working with the structural engineer, architect, and general contractor to conduct a deeper analysis of the seismic upgrade program to minimize impacts to residential units and achieve higher cost efficiency while maintaining the same building safety objectives. Additionally, the process to select a highly qualified joint venture partner capable of securing a tax-exempt bond and 4% Low Income Housing Tax Credit allocation in this new and highly competitive field was initiated.

OHA evaluated the feasibility of converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers in FY 2024 and moved forward with RAD conversions for Lion Creek Crossings Phase I and II.

#### Development of New Affordable Housing Units

During FY 2024, OHA supported the development of affordable housing stock by other developers in Oakland and has committed PBVs and/or MTW funds to help finance two new affordable housing developments in FY24, Lakehouse – 121 East 12th Street and Lake Merritt BART Senior Apartments. OHA celebrated the construction closing and ground-breaking of two developments in FY24, Friendship Senior Housing and Lakehouse.

At Lakehouse – 121 East 12th Street, OHA is collaborating with the East Bay Asian Local Development Corporation (EBALDC) on a 91-unit new construction affordable family development to serve very low-income families, formerly homeless families and transitional-aged foster youth in the Eastlake neighborhood. OHA awarded a Rental Assistance Subsidy (RAS) and a development loan, both of which were crucial to closing the final financing gaps and allowing the project to close.

Lake Merritt BART Senior Apartments, another EBALDC project, is a 97-unit new construction affordable community for low- to extremely low-income seniors, including 44 units for formerly homeless seniors, located adjacent to the Lake Merritt BART station. The project is an integral part of the Lake Merritt BART Station Area Plan that will ultimately include approximately 500 residential units (both affordable and market rate) and a to-be-determined amount of office/commercial space. OHA awarded RAS to assist the first phase of this master plan to support permanent supportive housing for seniors.

Friendship Senior Housing, developed with Community Housing Development Corporation, is a 50-unit project that will serve very low-income seniors in West Oakland with 10 units set aside for seniors who are at risk of homelessness with mental illness. OHA awarded 34 PBVs to assist the 34 units at or below 30% AMI and a development loan.

Brooklyn Basin, Foon Lok East (previously referred to as Project 4), completed construction in March 2024, and will contribute 124 new units, 61 with PBVs, for families. This project completed a significant, multi-phased, affordable project that is an integral part of a new master planned community, comprised over 3,100 new homes on the Oakland waterfront.

By partnering with Satellite Affordable Housing Associates, OHA awarded a RAS to assist 44 units designated for formerly homeless individuals and families at 3050 International

Boulevard. It is a 76-unit project serving low-income individuals and families with 40% of units set-aside for homeless households.

2700 International Boulevard is 75-unit project OHA is assisting the Unity Council in financing, to serve very low-income families and veterans experiencing homelessness with incomes between 30%-60% AMI. OHA awarded 19 VASH vouchers to the project and a development loan.

OHA provided predevelopment funding to 500 Lake Park, a 53-unit mixed-use affordable housing development by EAH Housing. OHA continued to make predevelopment loan disbursements to 285 12th Street, a planned 65-unit project. Additionally, OHA engaged in negotiations with developers on binding financial commitments. It is anticipated these negotiations will be completed in FY25 and OHA may provide predevelopment funding to the Mandela Station Affordable project over the course of the next year.

### Housing Choice Vouchers

The majority of OHA's housing assistance was delivered in the form of a tenant-based voucher. OHA has the capacity to serve 13,107 families through the HCV program, with about 10964 of those families served using a traditional tenant-based or project-based subsidy. As required by the notice, OHA drafted a Memorandum of Understanding (MOU) with the designated lead contact for the Continuum of Care (CoC). The notice also required OHA to receive referrals from CE and not issue EHV's from a typical waitlist. As such, the MOU outlined the process each entity will undertake to issue and accept referrals of eligible households from CE, and it designated roles and responsibilities for administering the vouchers.

### Project Based Vouchers

In FY 2024, OHA added an additional 149 Project-Based vouchers (PBVs) through continued lease up of previously conditionally awarded units at properties under construction. In the FY 2024 plan, OHA indicated an additional 122 PBVs, for a total of 271 PBVs, would be added throughout Oakland but did not reach that goal.

Out of the 149 newly added PBVs, 99 units are a conversion of the public housing units to PBVs at two mixed-finance properties through the first component of the RAD program. These sites included Lion Creek Crossing Phases I and II.

### Other Innovative Moving To Work (MTW) Methods of Delivering Housing & Supportive Services

As an MTW demonstration participant, OHA uses the flexibility of the program, which waives certain provisions of the Housing Act of 1937 and HUD's subsequent regulations, as an opportunity to design its services to address specific and local market conditions and the needs of our residents. OHA rebranded the program as "Making Transitions Work" to better describe the opportunities created for residents of all ages and stages in life, achieving goals of employment, education, housing stability and self-sufficiency while promoting and supporting strong communities and neighborhoods.

**Building Bridges Initiative** used partnerships with City of Oakland, Alameda County, and community-based organizations to provide housing assistance to underserved populations, serving 188 families per month during FY 2023/24.

**BB CalWorks Program** served an average of 25 Alameda County Social Services client-families per month towards self-sufficiency.

**BB THP+** contract ended during the FY, and therefore served an average of 0 families per month with short-term services designed to extend the runway of assistance towards economic stability for persons exiting the foster care system. OHA is evaluating a new contract.

**BB-Key To Home (BB-KTH)** served an average of 23 families per month for property-based housing assistance.

Most Oakland Housing Authority's (OHA) housing assistance was delivered in the form of tenant-based vouchers. OHA **Housing Choice Voucher (HCV) program** served approximately 10,964 families. **Project-Based Vouchers** were added in FY 2023/24 through continued lease-up of previously conditionally awarded units at properties under construction.

OHA leased over the allocation of 515 **Emergency Housing Vouchers (EHVs)** to assist individuals and families experiencing or at high risk of homelessness. An interdepartmental team managed the deployment of these vouchers and OHA applied for, and was awarded, 81 Stability Vouchers (SV) designed to reach the same population. As required, OHA created a Memorandum of Understanding to replicate the innovations developed during the EHV project and plans to use the SVs to maintain stable housing for the over-leased EHV families, allowing quick and resourceful utilization of the SVs.

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

### Civic Engagement & Leadership

The Oakland Housing Authority (OHA) is committed to providing opportunities, venues and programs that allow motivated residents to develop their leadership skills and potential. Whether through volunteering at OHA and community events, serving in a leadership capacity in a local community group or board or by participating in a workshop series, the Family and Community Partnerships Department (FCP) works to provide residents with opportunities to participate, network and avail themselves of ideas and best practices for civic engagement and community involvement.

The OHA Resident Advisory Board (RAB) was created as a resident organization that represents the interests of residents at large and participates in the annual planning process. The first RAB was recruited, nominated, and trained during the 1999-2000 fiscal year and since that time the RAB has met regularly and continues to provide valuable input to OHA's Annual Plan and HUD reports, as well as other issues that have impacted the agency over the years. The RAB is actively engaged in several projects, including its annual Halloween gift bag and senior emergency kit distribution for our public housing and Asset Managed properties.

To promote resident empowerment and self-sufficiency, The Family Self-Sufficiency (FSS) Action Plan was approved halfway through the FY, which allowed FCP to begin enrolling families into the newly redesigned program aimed at incentivizing enrollment for families of all income ranges. Enrollment began in April 2023 and has resulted in 177 families across varied income levels joining the FSS program to date.

OHA was awarded the Job Plus Grant to increase job opportunities for public housing residents at Lockwood Gardens, a large public housing site located in East Oakland. OHA continued to partner with the Oakland Private Industry Council (PIC) and Alameda County for the grant application and increased our partnerships with new and diverse employers located in East Oakland. This grant opportunity will allow OHA to scale and host large job fairs in our East District office, offer on-site support, employment labs, and computer access and literacy to underserved East District 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.

#### Public Housing Participation in Homeownership

The Homeownership Program offers monthly subsidized assistance to qualified HCV residents purchasing a home. Residents interested in the program are offered an initial homeownership readiness assessment and invited to attend a question-and-answer session. Once the initial assessment is reviewed, staff refers residents to local partners that provide comprehensive first-time homebuyer education, provide HUD-certified first-time homebuyer certifications, and assist with building savings and credit. OHA also offers its own in-depth orientation to educate residents on the details of the HCV Homeownership Program. After residents complete their purchase, staff continue to provide ongoing case management, homeowner workshops, and other support to residents. In FY 2024, 1 resident purchased homes utilizing this program, for a total of 124 homes purchased since inception of this program.

### **3. Actions taken to provide assistance to troubled PHAs –**

This is not applicable to OHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

- 1. Actions taken 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. 91.220 (j); 91.320 (i)**

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 2023-2031 Housing Element prescribes several strategies to reduce barriers to the production and preservation of housing, and especially affordable housing.

Actions taken thus far to implement the 2023-2031 Housing Element include:

- Increased residential densities, especially in higher income neighborhoods like Rockridge.
- Increase high limits for mixed use housing opportunities along major transportation corridors.
- Created an Affordable Housing Overlay that covers all fire-safe residential and commercial zones in the City of Oakland. This new overlay allows 100% affordable housing to use a fully ministerial approval process, access bonus height and unlimited density within the building envelope and eliminates parking requirements for these projects.
- Created another overlay that allows for ministerial approval of residential projects on identified Housing Element sites, provided the projects are at least 20 percent affordable and meet site-specific affordability targets.
- Committed to study a Community Opportunity to Purchase/Tenant Opportunity to Purchase ordinance. This study is currently underway.
- Financial assistance to developers of affordable housing
- Use of density bonuses and other regulatory tools to increase the supply of affordable housing to all income levels.
- Pledged to study impact fee levels and inclusionary housing requirements to ensure that new development provides fair community benefits. The impact fee study has been completed and is currently seeing stakeholder input.
- Committed the City to continue existing tenant protection programs and launch a rental registry program. This rental registry program has been completed.

The 2023 Housing Element Annual Progress Report details the City's progress against the goals and actions outlined in the 2023-31 Housing Element. For calendar year 2023 progress, please see the Summary Tab, Table D and Table H of the City of Oakland 2023 Housing Element Annual Progress Report.



<b>Jurisdiction</b>	Oakland	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	111
	Non-Deed Restricted	65
Low	Deed Restricted	51
	Non-Deed Restricted	65
Moderate	Deed Restricted	79
	Non-Deed Restricted	65
Above Moderate		359
<b>Total Units</b>		<b>795</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	4	0	17
SFD	141	16	25
2 to 4	21	15	38
5+	1543	545	1221
ADU	304	219	242
MH	3	0	0
<b>Total</b>	<b>2016</b>	<b>795</b>	<b>1543</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	390
Number of Proposed Units in All Applications Received:	2,985
Total Housing Units Approved:	1,282
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>		
Number of SB 35 Streamlining Applications		2
Number of Streamlining Applications Approved		2
<b>Infill Housing Developments and Infill Units Permitted</b>		
Indicated as Infill	214	795
Not indicated as Infill	0	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

Total	0	0	0
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In February 2023, The California Department of Housing and Community Development found Oakland's 2023-2031 Adopted Housing Element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code) for the next eight-year update, along with the first portion of a comprehensive update of its General Plan. The updated Housing Element identified policy direction to meet the current and projected housing needs of the City, examined barriers to affordable housing, and how to address these limitations. The City of Oakland continues to implement the 2023-2031 Adopted Housing Element and has adopted a variety of zoning reforms to expand housing choice in affluent neighborhoods, expand the housing supply, and reduce the cost of constructing affordable housing.

**2. Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j):**

- **Community Development & Engagement (CDE):**

CDE administers CDBG, Emergency Rental Assistance Program, and Council-Directed allocations for programs that target Oakland residents living low- and moderate-incomes, who in most instances have underserved needs for housing, economic development assistance, equitable access to public facilities that serve the community homeless and affordable housing efforts (preservation, projection, and acquisition). Outreach and education to the community, informing Oakland residents of available resources, programs, projects, and reference to relative legislation and community feedback/participation opportunities provides another opportunity to address obstacles to meeting underserved needs.

- **Community Homelessness Services (CHS):** We know black Oakland residents are overrepresented in the homeless population. CHS has developed a Capacity Building program to identify homeless service organizations with leaders who identify as and understand the needs of the homeless population. This program is intended to better support and improve outcomes amongst homeless services. The first cohort concluded in June of fiscal year 21/22. Currently 3 organizations of this 8 organizations cohort have been awarded contracts with the City of Oakland. The second cohort of the program began in winter 2022. Participants graduated from the program November 2023. Both cohort members were invited to engage in ongoing TA over FY 2023/24 to continue to strengthen their ability to provide high level services to the homeless community and to enhance their competitiveness in the bidding process. In addition to enhancing our service delivery providers, CHS is also incorporating feedback and the expertise of individuals with first-hand experience of homelessness.

- **Economic & Workforce Development Department (EWDD):** EWDD's Business Development Division launched the Remote Business Assistance Center (BAC) pilot in September 2021, now called the Neighborhood Business Assistance (NBA) program. A key service of the Neighborhood Business Assistance program is to bring City business services to the community such as assistance with permitting. Since September 2021, City staff have held free, thirty-minute one-on-one appointments for entrepreneurs and business owners at five neighborhood libraries, which were selected based on suitability of available City facilities, anticipated interest within the business community and equitable access for previously under-served neighborhoods. In January 2022, a 6th location in the Dalziel Building in Downtown Oakland was added and has proven to be among the top-serving locations. Appointments can be booked online or by phone, and support and information can also be accessed directly via a hotline, email, or via an online form. By making appointments available in the neighborhoods, the City can deliver services in historically under-invested areas of East Oakland and West Oakland and address digital barriers by offering

in person rather than virtual support. Through staff and partnerships with business support organizations, the City has been able to offer in-person assistance in English, Spanish, and Vietnamese. Assistance in other languages is provided using the City's over-the-phone interpretation service.

- **HOME:** The City has taken a number of measures to address obstacles in meeting underserved needs, which involved deeper coordination with the City's Race and Equity Department, increased access to Federal, State, and local fund resources, and the adoption of the Housing & Community Development (HCD) 2023-2027 Strategic Action Plan.
- **RACIAL EQUITY WORK:** Findings from the Oakland Department of Race & Equity's Oakland Equity Indicators Project demonstrate broad disparities in services, resources, outcomes, and opportunities among underserved Oaklanders, including in a range of indicators related to housing access and affordability.

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.

The City of Oakland has taken the following actions to address disparity in services and resources:

- Initiating the Oak WIFI Project to provide free internet access for students, seniors, job seekers, small businesses, the underserved, and unconnected.
- The Local Employment Program for City construction projects, which established an employment goal of 50% of the total project workforce hours be performed by Oakland residents and minimum of 50% of all new hires to be performed by Oakland residents. The program partners with community-based organizations who refer a continuous pool of construction workers to the City, serving a variety of clients of all races, languages, skill levels and physical abilities.
- Living Wage Ordinance Effective July 1, 2023, which increased Oakland's Living Wage. Oakland Living Wage rates increase annually and improves the economic situation for those working in minimum wage jobs.

Moreover, in 2021 the City adopted the Housing & Community Development (HCD) Strategic 2021-2023 Action Plan, 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.

Oakland HCD's 2021-2023 strategic plan identified a gap of over \$457 million to fund the affordable housing required by the previous RHNA cycle's target and forecasted a need for even more funds to meet the current RHNA cycle's targets. The Oakland City Council therefore authorized Bond Measure U, which was placed on the November 2022 ballot for voter consideration. Oakland voters passed Measure U, the Affordable Housing Infrastructure Bond, with 75.33% in support – surpassing the required 66.67% minimum.

Oakland HCD's 2023-2027 Strategic Action Plan (published in FY 22/23) refreshed its 2021-2023 predecessor which offered actions aligned with the Committee to House the Bay Area (CASA)'s Three "P" Framework. This framework identifies new housing production, the preservation of existing affordable housing, and tenant protections as a three-pronged approach to address the region's housing crisis. Building on this, the 2023-2027 Strategic Action Plan centers race and equity in how the City of Oakland addresses the Three Ps and administers its funds and programs for years to come.

The HCD Strategic Action Plan 2023-2027 focuses 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 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 2023-2027 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:

- Address historic racial inequity
- Create housing opportunities for extremely low-income residents
- Prevent displacement of Oakland residents
- End family homelessness in Oakland
- Target COVID relief and response resources
- 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 2023-2027 applies a race and equity lens to the City’s housing investments and services in four ways:

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

To provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City is intending to develop 2,752 affordable housing units over the next 5 years where it will invest 28% of its available resources to preservation and acquisition/conversion opportunities and 72% into new construction. With these projections and current funding sources, Oakland HCD estimates meeting 19% of its low and very low-income RHNA targets between 2023 and 2027 using \$481,333,840 in Measure U and local funds combined (1,951 of 10,261 housing units). Preservation and rehabilitation activities do not count towards the City’s low- or very-low income RHNA targets at the present time.

For more information about Housing & Community Development’s 2023-2027 Strategic Action Plan, please visit: <https://cao-94612.s3.amazonaws.com/documents/HCD-2023-2027-Strategic-Action-Plan.pdf>

### **Oakland Housing Authority:**

At end of the FY 2021 and with the pandemic still presenting significant challenges to public health, HUD allocated new vouchers to housing authorities throughout the country to assist vulnerable individuals and families experiencing or at high risk of homelessness. OHA received an allocation of 515 Emergency Housing Vouchers (EHVs) as a demonstration of the overwhelming demand to assist the most vulnerable populations, OHA leased over the allocation of 515 Emergency Housing Vouchers (EHVs) to assist individuals and families experiencing or at high risk of homelessness. An interdepartmental team managed the deployment of these vouchers and OHA applied for, and was awarded, 81 Stability Vouchers (SV) designed to reach the same population. As required, OHA created a Memorandum of Understanding to replicate the innovations developed during the EHV project and plans to use the SVs to maintain stable housing for the over-leased EHV families, allowing quick and resourceful utilization of the SVs. HUD recognized OHA with an Award of Appreciation for teaching Best Practices on leasing EHVs to a HUD roundtable event involving PHAs nationwide. Incentives pioneered during the EHV deployment, sparked a year-long project to research, survey and build on these successful tools and expand them to other programs. These expanded incentives encouraged strong landlord partnerships and delivered much needed services and resources to families often struggling to supply and furnish a home after moving from the street. 4) EHV owners received capital improvement payments, totaling \$5,595, to make HQS fail related repairs through the EHV program. 10 EHV holders used security deposit assistance to find housing, resulting in \$29,933 paid out. Additionally, EHV services fee funding was used to pay \$73,000 in sign on bonuses for 73 owners associated with these special purpose vouchers, and \$11,730 was paid to 3 EHV landlords in vacancy loss payments.

By expanding the Sponsor-based Housing Assistance Program (SBHAP) and creating the Building Bridges Key to Home initiative, OHA embraced more than 134 unhoused families with children adding to the overall strength and impact of the local, non-traditional (LNT) MTW programs.

### **Residential Lending:**

The City's Residential Lending Services (RLS) Housing Rehabilitation program aims to remove barriers that impact low-income families, disabled person, elderly and their ability to access financing and housing support resulting in deferred maintenance, health hazards, housing code violations, and neighborhood deterioration. Homeowners that obtain financing secure housing preservation, long-term affordability, and generational wealth for their families. A range of resources are available, including 0% - 3% loan financing and grants for emergency repair, home maintenance, accessibility improvements, lead-safe paint remediation, and accessory dwelling units loans. Mortgage underwriting, a dedicated Rehabilitation Advisor, construction monitoring, a lead-risk assessment and termite report are free of charge to the homeowner. To further optimize a homeowner's access to resources, RLS partners with Alameda County Healthy Homes and Alameda County Social Services for relocation services, minor home repair, lead-based paint remediation and education. Additionally, RLS refers homeowners to the Housing and Economic Rights Advocates (HERA) of Oakland for case management, legal support relocation and other support services. RLS also aims to improve energy efficiencies and collaborates with public utilities, energy specialist and community-based housing rehabilitation partners to leverage knowledge and resources. These partnerships help in the development of best practices and innovative approaches to energy retrofits and electrification.

### **3. Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Housing Rehabilitation: The City's residential rehabilitation programs have included LBP hazard education within the initial phase of the application process since 1992. The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours training in identification, testing and available remediation methodologies for lead paint

hazards and must obtain California Department of Public Health Lead Supervisor Certification. Also, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices. Rehabilitation Advisors as part of project monitoring also verify compliance with Lead safe practices. All Home Maintenance Improvement Program and Lead-Safe Homes Paint Program projects receive a lead hazard risk assessment and rehabilitation work must pass lead hazard clearance upon completion.

Actions planned to reduce lead-based paint hazards under the HOME program are listed in Section SP-65. The following is a summary of those actions. The City of Oakland's Residential Lending Services Unit 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 make approximately 100 units of low-income housing with young children or pregnant woman 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's Residential Lending Services and Alameda County's 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.

**4. Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In 2023, the Alameda County-Oakland Community Action Partnership (AC-OCAP) received \$1,415,995 in Community Services Block Grant (CSBG) funding to support 20 internal and external anti-poverty organizations and events. As a result, Oakland and the surrounding Alameda County (excluding the City of Berkeley) low-income population received job readiness, employment and entrepreneur training; access to free legal services; credit repair and assistance; free tax preparation; opportunities for civic engagement; housing, case management, wrap around support services, and job placement assistance for families and veterans, disconnected youth, and new Americans. AC-OCAP's Community Economic Opportunity (C.E.O. Network) continued to serve low-income Alameda County (excluding the City of Berkeley) residents. With AC-OCAP's partnership, 2,500 summer lunches were served in Oakland; 524 low-income individuals were housed with 337 happening in Oakland; 62 low-income residents were employed and 25 were Oakland residents; and 8,947 low-income Alameda County residents received free tax preparation.

**5. Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Oakland Department of Housing & Community Development (HCD) is responsible for managing HUD grant programs, developing housing policy, and administering the Rent Adjustment Ordinance and HCD Strategic Action Plan. There are ten units within the department: (1) Community Development & Engagement, (2) Housing Development Services, (3) Housing Preservations Services, (4) Asset Management Services, (5) Homeless Housing Services, (6) Residential Lending/Rehabilitation services, (7) Rent Adjustment Program, (8) Housing Policy, and (9) Fiscal Services, and (10) Director's Office. Under Director Emily Weinstein, HCD management meets not less than bi-weekly; the department (all-staff) meets monthly, and coordination between City departments and other jurisdictional bodies connect as regularly as needed to promote direction, practices and relationships to further the protection, preservation and production of affordable housing, other community development activities needed, and to support the preparation, prevention

and provision of needed service to the homeless and persons with HIV/AIDS.

**6. Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

**Measure U Affordable Housing Infrastructure Bond**

Oakland HCD's previous 2021-2023 strategic plan identified a gap of over \$457 million to fund the affordable housing required by the previous RHNA cycle's target and forecasted a need for even more funds to meet the current RHNA cycle's targets. The Oakland City Council therefore authorized Bond Measure U, which was placed on the November 2022 ballot for voter consideration. Oakland voters passed Measure U, the Affordable Housing Infrastructure Bond, with 75.33% in support – surpassing the required 66.67% minimum. The program guidelines set forth below are in accordance with the City's Affordable Housing and Infrastructure Bond Law adopted by Oakland City Council in City Ordinance 13403 C.M.S., dated November 29, 2016, and codified in Chapter 4.54, Article IV, of the Oakland Municipal Code. Funding from Measure U expands City affordable housing development programs that previously received funding from Measure KK, the 2016 predecessor to Measure U. Measure KK funds provided \$100 million to help fund the construction of 721 new construction units, the preservation of 420 existing affordable housing units, and the acquisition and conversion of 420 units to affordable housing. In total, Oakland was able to produce 1,561 units of affordable housing by leveraging Measure KK funds in combination with other local and County funding sources. Like Measure KK, Oakland HCD anticipates leveraging Measure U affordable housing funds with non-City sources at approximately \$4 for every \$1 of City subsidy to maximize the impact of these dollars. Although funding for new construction of affordable housing was extremely limited under Measure KK at \$7 million, City projects were also able to substantially leverage additional bond funds from Alameda County's Measure A1, which allowed new construction projects to leverage other funding to a degree we are not able to continue with Measure U. Measure A1 funding is largely drawn down, and Oakland will not be able to rely on leveraging to this degree in the near future. With these projections and current funding sources, Oakland HCD estimates meeting 19% of its low and very low-income RHNA targets between 2023 and 2027 using \$481,333,840 in Measure U and local funds combined (1,951 of 10,261 housing units). Measure U funds will create a total of 2,752 units.

**Affordable Housing Loan Programs**

Funds are allocated via competitive process through several Notice of Funding Availability (NOFA) processes: one for New Construction, another for Acquisition and Conversion to Affordable Housing (ACAH) of existing market rate units, and a third for rehabilitation and extension of affordability restrictions for Rehabilitation of Affordable Housing (already restricted). Although the NOFA had typically been published annually, and tied to tax credit funding rounds, the explosion of funding sources at the state level has led to unpredictable State funding cycles. Between that and staffing/funding restrictions, staff have issued NOFAs in rotation, although with sufficient staffing and more consistent funding, staff would endeavor to return to annual funding cycles.

**Housing Development Services and Homeownership Programs**

Works with affordable housing developers, land trusts and other community organizations to increase the availability of affordable housing in Oakland through new and rehabilitated projects. Provides information, education, and financial assistance to first-time homebuyers. Addresses issues of community reinvestment, predatory lending, and expansion of homeownership.

**7. Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)**

In February of 2020, Oakland as part of the Alameda County regional collaborative of participating jurisdictions, released the Alameda County Regional Analysis of Impediment to

Fair Housing Choice. Impediments identified include:

- Increase in segregation between whites and minorities
- Low Homeownership and disproportional rental rates for minorities
- Decreasing minority populations
- Displacement of minority residents
- Areas with higher levels of minority residents have less access to proficient schools, jobs, and environmental health
- Rising median rents
- The wage needed to rent an average housing unit in the county (in 2020) was \$44.79/hour (\$93,000/year)
- Increase in homelessness
- Minority households have the highest rate of disproportionate housing needs
- Disparities in the rate of mortgage approvals for minorities.
- Disability, race, and familial status are the most common bases of housing discrimination complaints

The City of Oakland annually contracts with East Community Law Center, who partners with Centro Legal, Causa Justa::Just Cause, and ECHO Housing to provide housing related legal services including consultations, limited scope, and direct representation services to prevent homelessness and to promote self-sufficiency and provision of information, and advisory support. Also, under the City's ERAP, three partner agencies provide housing related legal services, housing stability services and outreach/education around the ERAP and eviction moratorium rights to keep Oakland residents housed. The City's ERAP program has maximized its spending allocation and sunsetted in FY 23/24 with the remaining disbursement of funds going to 395 waitlisted applicants.

ERAP, Relocation, and Information and Referral are programs intended to decrease the displacement of low- and moderate-income residents of Oakland, who are predominately Black 51%(over 50%), 5% multi-racial, 7% Asian, 35 % White and 2% missing race and ethnicity status. 26% identify as having Latinx (Hispanic) ethnicity. Over 87% of Oakland renters under these programs have incomes at 30% AMI and below and another 11% and 30-50% AMI.

Technical and financial assistance is provided to small businesses located in and/or serving low-income areas through the City's Business Assistance Center, East Oakland Development Corp, Mainstreet Launch and Construction Resource Center training agency for contractors and tradespersons.

Living Wage and Minimum Wage limits for Oakland are raised annually. The Rent Adjustment Ordinance regulates allowable increases in rent to once a year, not to exceed the Consumer Price Index (CPI) increase plus the lower of 10% or 5% plus the percent change in cost-of-living set by California.

Efforts to preserve current inventory of rental and owner-occupied units are provided through the City Residential/Rehabilitation programs through grants and loans for minor and larger home repairs, lead paint remediation, emergency repairs, and installation of ramps and bars and other assistance for persons with disabilities.

For other efforts to address identified impediments to Fair Housing, please see the [Housing Element report for the City of Oakland.](#)



## CR-40 - Monitoring 91.220 and 91.230

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

- **Describe the standards and procedures used to monitor activities conducted in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements:**

The City monitors CDBG, HOPWA, HOME and ESG subrecipients and projects to ensure compliance with program, fiscal, and planning requirements under each grant. Monitoring includes review of monthly invoices and client reports, annual on-site monitoring of financial records, program, and client files. Project coordinators/staff are assigned to conduct on-site visits, priority given to those agencies who are newly funded and who maintain "at risk" indicators.

Findings from the Fiscal Services monitoring are completed by the department's Fiscal Services unit. Service providers completed monthly reports for the Project Administrators on the units of service provided, the cost of providing the service, who the service was provided to, and any problems encountered during the month. These reports are reviewed monthly with each request for reimbursement submitted to the City. Going forward, the quarterly reporting requirements will be implemented to decrease the frequency of reporting, also giving ample time to verify data submitted prior to the due date for the following report.

A public hearing is held each year to provide performance and evaluation information for CDBG, HOME, HOPWA and ESG funded activities. This report is posted for public review and comment, providing an opportunity for citizen participation and feedback regarding the funded services and programs reported.

The Contract Compliance Unit, under the City Administrator's Office, reviews construction contracts for compliance with L/SLBE (Local/Small Local Business Enterprise) goals and payment of prevailing wages.

### **Environmental Review Requirements:**

The Department of Housing and Community Development (DHCD) is certified by the U.S. Department of Housing and Urban Development (HUD). DHCD conducts the National Environmental Policy Act (NEPA) environment assessments on all projects receiving federal funds. In addition, DHCD is in compliance with all requirements under the California Environmental Quality Act (CEQA) for environmental assessments.

**Community Homelessness Services (CHS):** CHS practices regular monitoring of program operators and the City of Oakland programs they manage. The monitoring process is separated into two components: Fiscal Monitoring and Program Monitoring. Fiscal monitoring for all CHS programs is conducted by Human Services Department (HSD) Budget and Fiscal Division staff. Program monitoring is conducted by program staff within CHS. Program monitoring includes a review of universal elements required of all programs and agencies funded by the City of Oakland, and additional requirements specific to CHS. Every new grantee that has held a contract with the City for less than three years is to be monitored, at a minimum, once during the contract period. Long-term grantees with a positive monitoring track record that continue to provide the same or similar services may be monitored every other contract period, or up to three years apart. The primary purpose of the monitoring is to ensure compliance with contract requirements and includes a review of both program compliance and broader organizational compliance. Any areas of noncompliance will be identified and necessary actions to come into compliance will be explained to the grantee. To conduct the file review, at least seven files are selected at random from client files. Some of the files reviewed are for clients that are currently being served and some for cases that have been closed within the last year or since the last monitoring. The purpose of the file review is to verify information reported in HMIS, to confirm that all required documentation is being kept in each

file, and to ensure the appropriate use of case notes. For each finding, the summary or monitoring report must specify what corrective action is required and by when the grantee must take the required action. The grantee must correct findings or serious consequences (such as termination of the contract, recapture of funds, etc.) may occur. Instances where a deficiency does not constitute a finding, or where non-compliance may occur in the future because of the weakness in the grantee's operations should be presented as concerns. For each concern, specific recommendations for improvement are included. The grantee has the option of following or not following these recommendations. If findings are not resolved within the time frame indicated, including any extensions granted by CHS staff, the monitor consults with their supervisor regarding the next appropriate course of action. During FY 21-22 CHS performed virtual monitoring's of all COC & ESG funded programs, altering the face-to-face monitoring process to be able to conduct monitoring tasks virtually during the COVID-10 pandemic. Desk Audits, file reviews, program staff interviews and follow ups were all completed during the COVID pandemic. Monitoring will re-occurred annually for all subrecipients starting with FY 23-24.

#### **Citizen Participation Plan 91.105(d); 91.115(d)**

- **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

**Community Development & Engagement:** The City of Oakland CAPER is prepared by staff in the City's Department of Housing and Community Development (DHCD) Community Development and Engagement (CDE) Division, the lead agency for reporting of the HUD formula grants. In preparing the report, the DHCD consults with other City departments, public agencies, Oakland Housing Authority (public housing), private and nonprofit housing and social service providers, in addition to private and public funding agencies.

The 2023/24 CAPER was published and posted online for citizen review and comment for a 15-day period as mandated by 24 CFR 91.520(a) prior to the December 17 2024 public hearing, and City Council meeting. The City of Oakland's draft 2023/24 CAPER was published for public review and comment on December 1, 2024, through December 17, 2024. Notices of publication of the CAPER were posted in the following newspaper publications: The East Bay Times (Tribune) The Post, El Mundo, and Sing Tao. Copies of the draft report were also made available online at:

<https://www.oaklandca.gov/news/notice-of-request-for-public-comments-on-the-city-of-oaklands-second-public-hearing-for-fy2024-25-annual-action-plan-and-the-city-of-oaklands-consolidated-annual-performance-and-evaluation-report-for-fy-2023-24>

Citizens are encouraged to review and provide comments that are in turn recorded and included in the final submission of the CAPER to the U.S. Department of Housing and Urban Development (HUD) as well as to the Oakland City Council. Per the City's public notice released regarding the CAPER, public comments are received via email at [cde@oaklandca.gov](mailto:cde@oaklandca.gov) or via postal service at City of Oakland Department of Housing and Community Development, 250 Frank Ogawa Plaza, Suite 5313, Oakland, CA 94612, Attention CDE Manager.

A public hearing regarding the 2023/24 CAPER is scheduled for December 17, 2024, following a December 10, 2024, Community and Economic Development Committee Meeting, as another opportunity to obtain residents' views and questions regarding the goals and accomplishments in housing, community development, public services, strategies, and outcomes reported in the CAPER. Notices of the hearing were distributed in the same manner as described above and are posted on the City of Oakland's website, on the Office of the City Clerk's web page at: <https://oakland.legistar.com/calendar.aspx>. Currently, all City Council Meetings

are held in-person. Meeting ID, agenda and instructions are provided on this site as well in addition to reasonable accommodation for persons with disabilities and non-English speaking residents of Oakland upon request.

**Human Services:** Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select agencies that meet the priority needs. Proposed allocations are approved by the City Council and are subject to public review and comment consistent with the public review process for all City Council actions. Specific to objectives for reducing and ending homelessness, the City's Community Homelessness Services Division provides for reasonable notice and opportunity for public comments the following: 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 reported AIDS cases in the two counties, as reported by the Office of AIDS in their Annual AIDS Epidemiology Report. Priorities are set and published by each County for the use of HOPWA funds. Within the Oakland EMSA, HOPWA funds are used to: develop housing for persons with HIV/AIDS and their families; fund property acquisition and rehabilitation to increase HIV/AIDS housing inventory; maintain current inventory of HIV/AIDS housing within the Oakland EMSA; and to provide HIV/AIDS services including, but not limited to information and referral services, short term rental and utilities assistance, and other support services to assist HIV/AIDS clients and their families to stabilize their lives while housed. Emergency Solutions Grants (ESG) allocations prioritizes rapid rehousing services, shelter, outreach, Homeless Management Information System (HMIS) activity, and other services that assist persons living on the streets and in shelters. Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select agencies that meet the priority needs. Proposed allocations are approved by the City Council and are subject to public review and comment consistent with the public review process for all City Council actions.

## CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

**Economic & Workforce Development:** N/A

**Affordable Housing:** For affordable housing activities, through the update to the 23/24 Annual Action Plan, the City maintain priorities of affordable housing, homeless solutions, economic development, Public Services, neighborhood stabilization and public facility/infrastructure improvements as established through the City's 2020/21 - 2024/25 Con Plan and in alignment with HCD's 2023-2027 Strategic Action Plan.

%To best focus resource impacting affordable housing and homelessness in Oakland, City adopted and included in its 23/24 AAP, the Three P Approach: Protection, Preservation and Production of affordable housing. With this as the framework, the CDBG grant dedicated 31% of its funding to new initiatives around addressing the City's homelessness crisis. One initiative was a Homelessness Prevention Pilot intended to provide services to residents most at risk of becoming homeless. In partnership with Bay Area Community Services (BACS) as the lead administrative agency in a collaborative of non-profit partners, as well as both Stanford's Changing Cities Research Lab and the Housing Initiative at Penn as evaluation partners, Oakland HCD's Homelessness Prevention Pilot program is designed as a three-pronged approach: flexible financial payments, wrap around services and legal support. Another initiative was to support the City's ongoing efforts during the COVID pandemic to stop tenant evictions through providing legal support and rental assistance. The remainder of the CDBG grant award supported housing programs (owner-occupied rehabilitation for preservation); homeless solutions (services and capital improvements of homeless facilities); economic development activities (supporting businesses in low-income areas with technical and financial assistance); public facility capital improvements, and housing related legal services to the most vulnerable populations of Oakland.

**3. Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

**4. [BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not Applicable

**CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

<b>Project Name</b>	<b>Inspected during program year?</b>	<b>Why Not Inspected: Remedy</b>
1701 MLK	No	Inspected 8/2024 – Tenant annual recertification missing but corrected and closed out 10/24
Allen Temple Manor (Allen Temple Arms IV)	No	Prioritized to complete by 12/2024. Limited workforce availability.
Aurora Apartments	No	Inspected 8/2024 – No findings were discovered
Bishop Nichols (Downs Senior)	No	Inspected 8/2024 – No findings were discovered
Eastmont Court	No	Inspected 8/2024 – Small discovery of broken closet door, hood range light and smoke detector missing.
Fruitvale Transit Village	Yes	Inspected 5/2023 – Tenant annual recertification missing but corrected and closed out
International Boulevard	No	Inspected 9/2024 – Major findings of wood rot in common area stairs. Unit findings were minimal consisting of missing smoke detector, hole in walls and missing range light. Annual tenant recertification was also missing for units inspected. Remediation is ongoing
James Lee Court	No	Prioritized to complete by 02/2025. Limited workforce availability.
Lincoln Court Senior	Yes	Inspected 5/2023 – Tenant recertification missing. Corrected and closed out 8/2023
Lion Creek Crossings I (Coliseum)	No	Prioritized to complete by 12/2024. Limited workforce availability.
Lion Creek Crossings III (Coliseum)	No	Prioritized to complete by 12/2024. Limited workforce availability.
Mandela Gateway Rental	No	Prioritized to complete by 01/2025. Limited workforce availability.
Merritt Crossing (6th and Oak) Senior	No	Prioritized to complete by 01/2025. Limited workforce availability.
Northgate Apartments	Yes	Inspected 7/2024 – No findings were discovered.
Orchards on Foothill	Yes	Inspected 03/2023 - Unit findings were minimal consisting of missing smoke detector, bath drain clogging and wall heater non functioning. Tenant annual recertification were also missing. Findings were remedied and inspection closed out 05/2023
Percy Abram, Jr. (Sister Thea Bowman II)	No	Prioritized to complete by 12/2024. Limited workfoce availability.
Prosperity Place (aka 11th and Jackson) (New HOME Rule)	No	Inspected 9/2023 – No findings were observed for unit inspections. Tenant annual recertification missing for all units inspected. Findings were remedied 12/2023
Stanley Avenue	No	Prioritized to complete by 01/2025. Limited workforce availability.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

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

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

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

Marketing plans must include use of a welcoming statement to encourage people with disabilities to apply for units, as well as a description of available units, accessible features, eligibility criteria, and the application process. The City will provide developers with sample notices, if requested.

Marketing plans must indicate that qualified applicants with disabilities who request accommodation shall receive priority for the accessible units. Open houses and marketing offices must be accessible to allow persons with disabilities to visit the site and retrieve information about accessible units. Owners are required to advertise in newspapers of general circulation, CAPER 70 OMB Control No: 2506- and to provide notice to community groups when units become available.

Marketing includes the use of newspapers of general circulation in Oakland. The managing agent places notices in newspapers, specialized publications, and newsletters to reach potential residents. Applications, notices, and all publications includes a Fair Housing and Equal Opportunity Logo, and the Accessibility Logo. Community media advertisement of the projects may include the following: Oakland Tribune (East Bay Times), Oakland Post, El Mundo (Spanish), Sing Tao Daily Newspaper (Chinese), Eden I&R, Inc., and/or 2-1-1- Information and Referral Line.

Consistent with the resident population each development was designed to serve, the marketing of the project must ensure equal access to appropriate size units for all persons in any category protected by Federal, state, and local laws governing discrimination. Owners are required to engage in special outreach to persons and groups in the housing market area who, in the absence of such outreach are not likely to apply for the housing. In determining what special outreach is needed, owners should consider past patterns of discrimination, the racial and ethnic makeup of the neighborhood, language barriers, location, or other factors that might make it less likely that some persons and groups (a) would be aware of the availability of the housing or (b) would be likely to apply for the housing.

Special marketing outreach consideration is given to the following underserved populations:

- a. African Americans
- b. American Indians
- c. Asians and Pacific Islanders
- d. Hispanics
- e. Persons with disabilities and persons with special supportive housing needs

- f. Very low-income households of all types (including persons making the transition from homelessness to permanent housing)
- g. Immigrants and residents with Limited English Proficiency.
- h. Large families. Owners are required to advertise in media which are reasonably likely to reach such targeted groups, and to provide notice to community organizations, fair housing agencies, and other similar organizations. A list of local disability organizations and community development boards will be provided by HCD if requested.

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

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics:**

During FY 2023/24, the City of Oakland expended \$0 in program income. The table below documents the amount of income the City of Oakland got for its HOME funds:

2018 Program Income	\$100,000
2021 Program Income	\$1,907,817.67
2022 Program Income	\$682,446
2023 Program Income	\$152,445.83
2024 Program Income	\$289,153.40
<b>Total</b>	<b>\$3,131,862.90</b>

During FY 2023/24, the City did not spend HOME entitlement funds and did not spend program income.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LOW INCOME HOUSING TAX CREDIT with the development of affordable housing). 91.320(j)**

Please see attached Affordable Housing Accomplishments Table, describing actions taken to foster and maintain affordable housing.

**CR-55 - HOPWA 91.520(e)**

**Identify the number of individuals assisted and the types of assistance provided**

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	100	100
Tenant-based rental assistance	0	30
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	74	0
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	85	25
<b>Total</b>	<b>259</b>	<b>155</b>

**Table 14 – HOPWA Number of Households Served**

**Narrative**

The City of Oakland's 2023/24 HOPWA CAPER is also attached to this report for each Oakland EMSA HOPWA provider and project sponsor, providing additional detail on households served, status of housing development projects, and other HOPWA activities provided through the City's 2023/24 fiscal year.



### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA
Total Number of Activities		2		
Total Labor Hours				
Total Section 3 Worker Hours				

Qualitative Efforts – Number of Activities by Program:

	CDBG	HOME	ESG	HOPWA
Outreach efforts to generate job applicants who are Public Housing Targeted Workers				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.				
Direct, on-the job training (including apprenticeships).				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).				
Outreach efforts to identify and secure bids from Section 3 business concerns.				
Technical assistance to help Section 3 business concerns understand and bid on contracts.				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.				
Held one or more job fairs.				
Provided or connected residents with supportive services that can provide direct services or referrals.				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.				
Assisted residents with finding child care.				
Assisted residents to apply for, or attend community college or a four year educational institution.				
Assisted residents to apply for, or attend vocational/technical training.				
Assisted residents to obtain financial literacy training and/or coaching.				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.				
Provided or connected residents with training on computer use or online technologies.				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.				
Other.				

# City of Oakland

Report Date: **09/27/2023**  
**Ancora**

## Section 3 Summary Report

Economic Opportunities for  
Low- and Very Low-Income Persons

See page 2 for Public Reporting Burden  
Statement

U.S. Department of Housing  
and Urban Development Office  
of Fair Housing  
And Equal Opportunity

OMB Approval No. 2529-0043

(exp.  
8/31/2007)

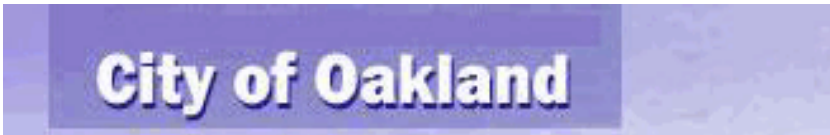
HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) <b>250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND, CA 94612 Jdumas@oaklandca.gov</b>	2. Federal Identification (contract/award no.)  4. Contact Person <b>Jonathan Dumas</b>  6. Reporting Period <b>7/1/2022 - 6/30/2023</b>	3. Dollar Amount of Award <b>\$2371571</b>  5. Phone (include area code) <b>510 238-7359</b>  7. Date Reported <b>09/27/2023</b>
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8. Program Code* <b>HOME</b>	9. Program Name <b>HOME Investment Partnership</b>
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**Part I: Employment and Training (\*\* Include New Hires in columns E and F)**

A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
CARPENTER	30	5	0.18%	0.01%	0
CARPENTER AND RELATED TRADES	0	0	0.00%	0.00%	0
CEMENT MASON	1	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	2	0	0.00%	0.00%	0
DRYWALL INSTALLER / LATHER (CARPENTER)	4	0	0.00%	0.00%	0
ELECTRICIAN	14	0	0.00%	0.00%	0
IRON WORKER	14	0	0.00%	0.00%	0
IRONWORKER	9	4	0.17%	0.01%	0
LABORER	17	2	0.01%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	7	0	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	0	0	0.00%	0.00%	0
PAINTER	8	0	0.00%	0.00%	0
PLASTERER	0	0	0.00%	0.00%	0
PLUMBER	8	1	0.01%	0.01%	0
POWER EQUIPMENT OPERATOR	3	0	0.00%	0.00%	0
ROOFER	7	0	0.00%	0.00%	0
SHEET METAL WORKER	5	0	0.00%	0.00%	0
SPRINKLER FITTER	0	0	0.00%	0.00%	0
TRUCK DRIVER	0	0	0.00%	0.00%	0
<b>Totals</b>	<b>129</b>	<b>12</b>	<b>7.40%</b>	<b>0.00%</b>	<b>0</b>



Report Date: **09/27/2023**  
**95<sup>th</sup> International**

**Section 3 Summary Report**

Economic Opportunities for  
Low- and Very Low-Income Persons

See page 2 for Public Reporting Burden Statement

U.S. Department of Housing and Urban Development Office of Fair Housing And Equal Opportunity

OMB Approval No. 2529-0043

(exp. 8/31/2007)

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) <b>250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 <a href="mailto:Jdumas@oaklandca.gov">Jdumas@oaklandca.gov</a></b>	2. Federal Identification (contract/award no.)  4. Contact Person <b>Jonothan Dumas</b>  6. Reporting Period <b>7/1/2022 - 6/30/2023</b>	3. Dollar Amount of Award <b>\$1433821</b>  5. Phone (include area code) <b>510 238-7359</b>  7. Date Reported <b>09/27/2023</b>
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8. Program Code* <b>HOME</b>	9. Program Name <b>HOME Investment Partnership</b>
---------------------------------	---

**Part I: Employment and Training (\*\* Include New Hires in columns E and F)**

A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
CARPENTER	12	0	0.00%	0.00%	0
CARPENTER AND RELATED TRADES	4	0	0.00%	0.00%	0
CEMENT MASON	15	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	3	0	0.00%	0.00%	0
ELECTRICIAN	8	0	0.00%	0.00%	0
ELEVATOR MECHANIC	1	0	0.00%	0.00%	0
IRON WORKER	0	0	0.00%	0.00%	0
IRONWORKER	3	0	0.00%	0.00%	0
LABORER	19	8	0.35%	0.02%	0
LABORER AND RELATED CLASSIFICATIONS	13	0	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	6	0	0.00%	0.00%	0
PAINTER	11	0	0.00%	0.00%	0
PLASTERER	2	0	0.00%	0.00%	0
PLUMBER	7	0	0.00%	0.00%	0
POWER EQUIPMENT OPERATOR	6	0	0.00%	0.00%	0
RESIDENTIAL SHEET METAL WORKER	1	0	0.00%	0.00%	0
ROOFER	0	0	0.00%	0.00%	0
SHEET METAL WORKER	0	0	0.00%	0.00%	0
SPRINKLER FITTER	0	0	0.00%	0.00%	0
TRUCK DRIVER	2	0	0.00%	0.00%	0
Totals	<b>113</b>	<b>8</b>	<b>6.74%</b>	<b>0.00%</b>	<b>0</b>

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps*  
For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	OAKLAND
<b>Organizational DUNS Number</b>	137137977
<b>EIN/TIN Number</b>	946000384
<b>Identify the Field Office</b>	SAN FRANCISCO
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	

**ESG Contact Name**

<b>Prefix</b>	
<b>First Name</b>	Stanley
<b>Middle Name</b>	
<b>Last Name</b>	Wong
<b>Suffix</b>	
<b>Title</b>	Acting Manager, Community Homelessness Services

**ESG Contact Address**

<b>Street Address 1</b>	150 Frank H. Ogawa Plaza, Suite 4340
<b>Street Address 2</b>	
<b>City</b>	Oakland
<b>State</b>	CA
<b>ZIP Code</b>	94612
<b>Phone Number</b>	510.238.6186

Extension 0  
Fax Number  
Email Address swong@oaklandca.gov

**ESG Secondary Contact**

Prefix  
  
First Name Martina  
Last Name Bouey  
Suffix 0  
Title Acting Director, Human Services Department  
Phone Number 510.238.6137  
Extension  
Email Address [mbouey@oaklandca.gov](mailto:mbouey@oaklandca.gov)

**2. Reporting Period—All Recipients Complete**

Program Year Start Date 07/01/2023  
Program Year End Date 06/30/2024

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name** Building Futures with Women and Children  
**City** San Leandro  
**State** CA  
**Zip Code** 94577  
**DUNS Number/UEI** 788170355  
**Is subrecipient a victim services provider** Yes  
**Subrecipient Organization Type** 501(c)(3)  
**ESG Subgrant or Contract Award Amount** \$75,600

**Subrecipient or Contractor Name** East Oakland Community Project  
**City** Oakland  
**State** CA  
**Zip Code** 94621  
**DUNS Number/UEI** 847360567  
**Is subrecipient a victim services provider** No  
**Subrecipient Organization Type** 501(c)(3)  
**ESG Subgrant or Contract Award Amount** \$141,147

**Subrecipient or Contractor Name** St. Mary's Center  
**City** Oakland  
**State** CA  
**Zip Code** 94608  
**DUNS Number/UEI** X8A9CN6SBY97  
**Is subrecipient a victim services provider** No  
**Subrecipient Organization Type** 501(c)(3)  
**ESG Subgrant or Contract Award Amount** \$52,500

**Subrecipient or Contractor Name** First Place for Youth  
**City** Oakland  
**State** CA  
**Zip Code** 94612  
**DUNS Number/UEI** KMT6E1MX39Q5  
**Is subrecipient a victim services provider** No  
**Subrecipient Organization Type** 501(c)(3)  
**ESG Subgrant or Contract Award Amount** \$165,488

***CR-65 - Persons Assisted- (For CHS to complete)***

For persons assisted under ESG during fiscal year 2023/24, please see attached ESG SAGE Report also provided ***here***. The mandatory SAGE Report replaces the CR-65 Section of the CAPER.



## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	42,624
Total Number of bed - nights provided	38,449
Capacity Utilization	90%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

In coordination with the Results Based Accountability (RBA) measures, the Alameda County CoC was developed through a County-wide collaborative process, the City of Oakland has aligned program required outcomes with said RBA measures. Emergency Shelter operators are expected to perform assessments on program participants including Coordinated Entry assessments and needs assessments. Goals for shelter providers include assisting clients with maintaining and increasing income, acquiring, and maintaining health insurance, and applying for relevant benefits. There is an ultimate goal to transition at least 30% of shelter clients into permanent housing. 501 clients were served in emergency shelter this fiscal year, 112 of those clients transitioned to permanent housing, which is 22% of clients. This is 8% below the City’s stated goal.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2021/22	2022/23	2023/24
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>	N/A	N/A	N/A

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

Dollar Amount of Expenditures in Program Year			
	2021/22	2022/23	2023/24
Expenditures for Rental Assistance	\$187,741.12	\$266,645.53	\$165,488
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			\$71,022
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>	\$187,741.12	\$266,645.53	\$236,510

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2021/22	2022/23	2023/24
Essential Services			\$116,633.57
Operations	\$140,294.96	\$188,397.00	\$184,126
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>	\$140,294.96	\$188,397.00	\$300,759.57

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2021/22	2022/23	2023/24
Street Outreach	\$128,271.72	\$0	\$0
HMIS			
Administration	\$128,271.72		

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2021/22	2022/23	2023/24
	\$456,307.80	\$496,996.53	\$651,499

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
Other Non-ESG HUD Funds			
Other Federal Funds		\$405,016	
State Government			
Local Government	\$653,774	\$150,103	\$651,499
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>	<b>\$653,774</b>	<b>\$555,119</b>	<b>\$651,499</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total ESG Funds Expended</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
	\$456,307.80	1,313,332.47	\$1,131,564.90

**Table 31 - Total Amount of Funds Expended on ESG Activities**

## CR-80 – APPENDIX

Please select the hyperlinks for each document listed below.

IDIS Reports

1. [Affordable Housing Accomplishment Table FY 2023/24](#)
2. PR03 – [CDBG Summary PR03](#)
3. PR23 – Accomplishment Reports
  - a. [PR23 – CDBG and CDBG-CV Summary of Accomplishments](#)
  - b. [PR23 – HOME Summary of Accomplishments](#)
  - c. [PR23 - HOME ARP Summary of Accomplishments](#)
4. PR26 (A & B) CDBG & CDBG-CV
  - a. [CDBG Financial Summary Report- Part A](#)
  - b. [CDBG Activity Summary By Selected Grant – Part B](#)
  - c. [CDBG-CV Financial Statement Report - Part C](#)
5. PR27 HOME –
  - a. [Status of HOME Grants](#)
  - b. [Status of HOME ARP Grants](#)
6. PR 33 – [HOME Match Liability Report](#)
7. PR 91
  - a. [ESG Financial Summary](#)
  - b. [ESG-CV Financial Summary](#)
8. [ESG SAGE REPORT](#)
9. HOPWA CAPER
  - a. [City HOPWA Report Part I](#)
  - b. [City HOPWA Report Part II – Alameda County](#)

- c. City HOPWA Report Part III- Contra Costa County
- d. HOPWA Stewardship Forms