

# City of Oakland

## Draft Substantial Amendment to the Fiscal Year 2024/2025 Annual Action Plan

*May 2025*

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[City of Oakland | Housing & Community Development](#)



CITY OF  
**OAKLAND**

## **Substantial Amendment to the Fiscal Year (FY) 2024/2025 Annual Action Plan (AAP) and Citizen Participation Plan**

**Summary:** The City of Oakland’s Housing and Community Development Department (HCD) receives annual entitlement funds from the United States Department of Housing and Urban Development (HUD), including:

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

Oakland HCD’s Five-Year Consolidated Plan includes a Strategic Plan that details the needs and goals for use of CDBG, HOME, HOPWA and ESG for the period of 2020 through 2025. The Annual Action Plan (AAP) outlines the specific programs and activities that Oakland HCD is funding with the entitlement funding to meet the goals described in the Consolidated Plan. Any substantial changes in funding, goals or activities require a Substantial Amendment to the Consolidated Plan and/or the Annual Action Plan (AAP) as set forth in 24 CFR Part 91.

The purpose of this Substantial Amendment to the Fiscal Year (FY) 2024/2025 AAP is to:

- Adjust funding allocations,
- Add project activities, and
- Adjust backup activity list

The draft Substantial Amendment to the FY 2024/2025 AAP updates [Resolution 90372](#) to allow for the reallocation of funding to high-priority projects and ensuring compliance with strict federal spending deadlines and avoiding recapture of unspent funds. The proposed changes would alleviate some challenges associated with expenditure of federal grant funds by:

- Authorizing the City Administrator to reprogram funds without returning to Council while still complying with competitive bidding/environmental review requirements and
- Modifying the “substantial amendment” threshold in the Citizen Participation Plan from 25% of an allocation to 20% of total annual grant award to reduce administrative delays

These updates align with HUD technical assistance and address various program-specific challenges (e.g., CDBG’s 15% public services cap, HOPWA’s 3-year spending window, and federal environmental review requirements). By streamlining administrative processes, the

City of Oakland aims to deploy its federal grant funds efficiently—directly supporting Oakland residents—while maintaining transparency through the Consolidated Annual Performance and Evaluation Report (CAPER) and public engagement.

This substantial amendment reflects changes to sections:

1. [Citizen Participation Plan \(Part D., Section 4.\)](#)
2. Exhibit A (Funding Allocations and Backup Activities)

All other portions of the [2024/2025 Annual Action Plan](#) currently remain unchanged.

# Exhibit A

## Housing Opportunities for Persons With AIDS (HOPWA)

Project	Line	Awardee	Project Number	FY24/25 HOPWA	FY23/24 HOPWA (1006666)	FY22/23 HOPWA (1005609)	FY21/22 HOPWA (1005609)	FY 20/21 HOPWA	FY19/20 HOPWA	Cumulative Unspent Prior-Year Allocations
Grantee Administration FY 2023/24-2026/27	1	City of Oakland HSD Community Homelessness Services	1006700	\$112,844	\$111,677	\$101,760	\$97,034	\$92,347	\$88,626	
Facility Based Operating Costs FY 2023/24-2026/27	2	Alameda County	1006700	\$975,000	\$975,000	\$820,000	\$700,000	\$1,935,346	\$2,008,804	
Project Sponsor Admin. FY 2023/24-2026/27	3	Alameda County	1006700	\$68,250	\$68,250	\$57,400	\$49,000	\$145,671		
Information and Referral FY 2023/24-2026/27	4	Eden I & R	1006700	\$215,000	\$215,000	\$190,997	\$200,248			
Project Sponsor Admin. FY 2023/24-2026/27	5	Eden I & R	1006700	\$15,050	\$15,050	\$12,500	\$14,000			
Permanent Housing Placement FY 2023/24-2026/27	6	East Oakland Community Project	1006700	\$45,000	\$43,750	\$41,331	\$43,831			
Information & Referral 2023/24-2026/27	7	East Oakland Community Project	1006700	\$56,250	\$43,750	\$41,250	\$41,250			
Support Services FY 2023/24-2026/27	8	East Oakland Community Project	1006700	\$250,000	\$263,750	\$253,919	\$261,169			
Project Sponsor Admin. FY 2023/24-2026/27	9	East Oakland Community Project	1006700	\$24,587	\$24,587	\$23,555	\$24,000			
Support Services FY 2023/24-2026/27	10	East Bay Innovations	1006700	\$42,000	\$42,000	\$38,678	\$40,821			
Project Sponsor Admin. FY 2023/24-2026/27	11	East Bay Innovations	1006700	\$2,940	\$2,940	\$2,707	\$2,858			

Short Term Rent Mortgage & Utilities 2023/24-2026/27	12	City of Oakland HSD Community Homelessness Services	1006700	\$230,000	\$230,000	\$230,000	\$230,000			
Support Services FY 2023/24-2026/27	13	City of Oakland HSD Community Homelessness Services	1006700	\$120,000	\$120,000	\$120,000	\$120,000			
Tenant Based Rental Assistance FY 2023/24-2026/27	14	City of Oakland HSD Community Homelessness Services	1006700	\$335,000	\$335,000	\$335,000	\$335,000			
Project Sponsor Admin. FY 2023/24-2026/27	15	City of Oakland HSD Community Homelessness Services	1006700	\$47,950	\$47,950	\$47,950	\$47,950			
Support Services FY 2023/24-2026/27	16	Resources for Community Development	1006700	\$54,400	\$50,618	\$50,600	\$50,220			
Project Sponsor Admin. FY 2023/24-2026/27	17	Resources for Community Development	1006700	\$3,782	\$3,782	\$3,800	\$3,780			
Short Term Rent, Mortgage and Utilities FY 2023/24-2026/27	18	Contra Costa County	1006700	\$180,543	\$180,000	\$228,219	\$185,465			
Information & Referrals FY 2023/24-2026/27	19	Contra Costa County	1006700	\$253,708	\$20,680	\$277,258	\$255,854			
Permanent Housing Placement FY 2023/24-2026/27	20	Contra Costa County	1006700	\$60,000	\$20,000	\$24,785	\$28,075			
Support Services FY 2023/24-2026/27	21	Contra Costa County	1006700	\$590,364	\$825,000	\$485,317	\$462,981	\$841,534	\$831,763	
Project Sponsor Admin. FY 2023/24-2026/27	22	Contra Costa County	1006700	\$78,798	\$80,000	\$1,165	\$20,613	\$63,341		

Production & Preservation: HOPWA Capital/Operating/Project- Based Rental Assistance/Supportive Services	23	City of Oakland HCD	1006700		\$3,782	\$3,800	\$20,319			\$2,852,620
<b>HOPWA TOTAL</b>				<b>\$3,761,466</b>	<b>\$3,722,566</b>	<b>\$3,391,991</b>	<b>\$3,234,468</b>	<b>\$3,078,239</b>	<b>\$2,929,193</b>	<b>\$2,852,620</b>

## Emergency Solutions Grants (ESG)

Project	Line	Awardee	Project Number	FY24-25 ESG
ESG Administration	1	City of Oakland HSD Community Homelessness Services	1006693	\$48,460
Permanent Access to Housing (PATH): East Oakland Community Project, Crossroads	2	Crossroads/East Oakland Community Project	1006693	\$141,147
Permanent Access to Housing (PATH): First Place for Youth, Oakland PATH Rehousing Initiative (OPRI)	3	First Place For Youth/OPRI	1006693	\$165,488
Permanent Access to Housing (PATH): St. Mary's Center	4	St. Mary's Center	1006693	\$115,433
Permanent Access to Housing (PATH): Building Futures with Women and Children	5	Building Futures with Women and Children	1006693	\$175,600
<b>ESG TOTAL</b>				<b>\$646,128</b>

## HOME Investment Partnerships (HOME)

Project	Line	Awardee	Project Number	FY24-25 HOME
HOME Administration	1	City of Oakland HCD	1000379	\$236,855
Production & Preservation Programs: New Construction of Affordable Housing; Acquisition and Conversion to Affordable Housing (ACAH), Section 108 Loan Guarantee Program, Preservation of Existing Affordable Housing Portfolio, and Rapid Response Homeless Housing (R2H2), City-Assisted Oakland Housing Authority Projects	2	City of Oakland HCD	1000379	\$2,131,692
<b>HOME TOTAL</b>				<b>\$2,368,547</b>

## Community Development Block Grant (CDBG)

Project	Eligible Activity	Line	Awardee	Project Number	FY24-25 CDBG	Revolving Loan Program Income	Cumulative Unspent Prior-Year Allocations	TOTAL
Minor Home Repair Program	Rehabilitation	1	Alameda County	1006862	\$159,200			\$159,200
Access Improvement Program and	Rehabilitation	2	City of Oakland HCD	1006863			\$123,657	\$378,000
				1005945			\$129,343	

Lead-Safe Homes Program				<b>1006253</b>			\$125,000	
Emergency Home Repair Program and Home Maintenance and Improvement Program	Rehabilitation	3	City of Oakland HCD	<b>1006869</b>		\$850,000		\$850,000
CDBG Administration & Planning	Administration and Planning	5	City of Oakland HSD CHS	<b>1006689</b>	\$495,462			\$495,462
Homelessness Services	Public Services	6	East Oakland Community Project	<b>1006707</b>	\$158,244			\$405,016
			Abode Services	<b>1006692</b>	\$246,772			
City of Oakland Business Assistance	Economic Development	7	City of Oakland EWD	<b>1006871</b>	\$310,858			\$310,858
CDBG Administration & Planning	Administration and Planning	8	City of Oakland HCD	<b>1006883</b>	\$909,944			\$909,944
Code Compliance Relocation Program (including Activity Delivery)	Relocation	9	City of Oakland HCD	<b>1006877</b>	\$615,299			\$865,299
				<b>1006876</b>			\$250,000	
Fair Housing Services (CDBG Administration)	Administration, Public Services	10	East Bay Community Law Center	<b>1006873</b>	\$261,476			\$261,476
Small Business Development	Economic Development	11	Main Street Launch	<b>1006889</b>	\$300,000			\$300,000



Thanksgiving Food Program	Public Services	12	City of Oakland HSD CHS	<b>1006690</b>	\$56,120			\$56,120
Targeted Homelessness Prevention	Public Services	13	Bay Area Community Services (BACS)	<b>1006891</b>	\$604,818			\$604,818
Public Facilities & Improvements (Special Needs)	Public Facilities and Improvements	14	City of Oakland HCD/HSD CHS/BACS	<b>1006690</b>	\$566,207		\$29,877	\$596,084
Subrecipient-Administered Rehabilitation Loan Program (including Activity Delivery)	Rehabilitation	15	Habitat for Humanity East Bay / Silicon Valley	<b>TBD</b>	\$500,000			\$500,000
Interim Assistance	Interim Assistance	16	City of Oakland HCD/PBD	<b>TBD</b>	\$350,000			\$350,000
Production & Preservation Programs: New Construction of Affordable Housing; Acquisition and Conversion to Affordable Housing (ACAH), Section 108 Loan Guarantee Program, Preservation of	Acquisition, Disposition, Public Facilities & Improvements, Rehabilitation, Clearance & Remediation Activities, Interim Assistance, Relocation, Loss of Rental Income, Privately	17	City of Oakland HCD	<b>1006893</b>	\$525,170		\$2,474,830	\$3,000,000

Existing Affordable Housing Portfolio, and Rapid Response Homeless Housing (R2H2), City-Assisted Oakland Housing Authority Projects	Owned Utilities, Housing Services, Technical Assistance							
<b>CDBG TOTAL</b>					<b>\$7,484,410</b>	<b>\$850,000</b>	<b>\$3,132,707</b>	<b>\$11,467,117</b>

## Back Up Projects

Back Up Project	Eligible Activity	Line	FY24-25 CDBG	Prior-Year Unspent CDBG	HOPWA Reprogramming
Targeted Homelessness Prevention	Public Services	1	\$1,200,000	\$1,200,000	
Interim Assistance - Emergency Conditions	Interim Assistance	2	\$600,000	\$600,000	
"New Construction of Affordable Housing (including pre-development), City-Supported Oakland Housing Authority Projects	Acquisition, Disposition, Public Facilities & Improvements, Clearance & Remediation Activities, Interim Assistance, Relocation, Loss of Rental Income, Privately Owned Utilities, Housing Services,	3	\$2,000,000	\$2,000,000	

	Technical Assistance				
Acquisition and Conversion to Affordable Housing (ACAH)	Acquisition, Rehabilitation, Disposition, Public Facilities & Improvements, Clearance & Remediation Activities, Interim Assistance, Relocation, Loss of Rental Income, Privately Owned Utilities, Housing Services, Technical Assistance	4	\$2,000,000	\$2,000,000	
Preservation of Existing Affordable Housing Portfolio	Acquisition, Disposition, Public Facilities & Improvements, Rehabilitation, Clearance & Remediation Activities, Interim Assistance, Relocation, Loss of Rental Income, Privately Owned Utilities, Housing Services, Technical Assistance	5	\$2,000,000	\$2,000,000	
Rapid Response Homeless Housing (R2H2)	Acquisition, Rehabilitation,	6	\$2,000,000	\$2,000,000	

	Disposition, Public Facilities & Improvements, Clearance & Remediation Activities, Interim Assistance, Relocation, Loss of Rental Income, Privately Owned Utilities, Housing Services, Technical Assistance				
Rehabilitation Programs	Rehabilitation	7	\$1,500,000	\$1,500,000	
Administration and Planning	Administration and Planning	8	\$200,000	\$200,000	
Code Compliance Relocation Program (including Activity Delivery)	Relocation	9	\$500,000	\$500,000	
Code Enforcement	Rehabilitation	10	\$500,000	\$500,000	
Economic Development/Microenterprise/Technical Assistance	Special Economic Development, Microenterprise, Technical Assistance	11	\$300,000	\$300,000	
Housing Legal Services (including fair housing, eviction defense)	Administration, Public Services	12	\$300,000	\$300,000	
Neighborhood Revitalization Strategy Area Technical Assistance	Technical Assistance	13	\$250,000	\$250,000	
HOME Investment Partnerships Program-related Services	Housing Services	14			
Rehabilitation Activity Delivery	Rehabilitation	15			
HOPWA Acquisition/Rehabilitation/Conversion/Lease/Repair of Facilities to Provide Housing & Services	24 CFR 574.300(b)(3), (4), (5), (7), (8), (10)	16			\$3,500,000

HOPWA New Construction of Single Room Occupancy/Community Residence	24 CFR 574.300(b)(4), (10)	17			\$3,500,000
HOPWA Project-/Tenant-Based Rental Assistance	24 CFR 574.300(b)(5), (10)	18			\$1,000,000
HOPWA Homelessness Prevention (Short-Term Financial Assistance)	24 CFR 574.300(b)(6), (7), (10)	19			\$1,000,000
HOPWA Supportive Services	24 CFR 574.300(b)(7), (10)	20			\$600,000
HOPWA Housing Information Services	24 CFR 574.300(b)(1), (10)	21			\$200,000
HOPWA Housing Operating Costs	24 CFR 574.300(b)(8), (10)	22			\$1,000,000
HOPWA Technical Assistance	24 CFR 574.300(b)(9), (10)	23			\$200,000



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## STAKEHOLDER CONSULTATION AND CITIZEN PARTICIPATION

### ***Public Notice***

- (1) See attached
- (2) The City of Oakland posted a notice on its official website on May 5<sup>th</sup>, 2025, announcing a Public Hearing on the Substantial Amendment to the Fiscal Year (FY) 2024/2025 Annual Action Plan. The Housing and Community Development Department also invited comments for 30 days, commencing May 5<sup>th</sup>, 2025 and concluding on June 4<sup>th</sup>, 2025.
- (3) The Oakland City Council will hold a Public Hearing on May 20<sup>th</sup>, 2025.

### ***Public Comments and City of Oakland Responses***

To be inserted upon conclusion of the HUD – required 30-day public comment period.

### ***City Council Approval***

To be inserted upon conclusion of related approval

### ***Note***

All other portions of the City of Oakland’s 2024/2025 Annual Action Plan and the City of Oakland’s Citizen Participation Plan remain unchanged and can be viewed by visiting the links below.

City of Oakland Fiscal Year 2024/2025 Consolidated Annual Action Plan: <https://cao-94612.s3.us-west-2.amazonaws.com/documents/24-25-ANNUAL-ACTION-PLAN-DOCUMENT-07.01.24.pdf>

City of Oakland Citizen Participation Plan: <https://cao-94612.s3.us-west-2.amazonaws.com/documents/dowd008141.pdf>



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**Public Notice:**



**Notice of Public Hearing & Public Review Period for the City of Oakland's Substantial Amendment to the Fiscal Year (FY) 2024/25 Annual Action Plan (AAP)**

The FY 2024/25 AAP accepts, appropriates, and allocates funds awarded to the City of Oakland under the FY 2024/25 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) programs.

A public hearing is scheduled for **Tuesday, May 20, 2025 at 3:30 pm during the City Council meeting at Oakland's City Hall**. The public hearing will be held in-person at 1 Frank H. Ogawa Plaza, Oakland, CA 94612, and virtually, via Zoom teleconference and KTOP (Xfinity channel 10 or ATT channel 99). For details on how to observe or participate virtually, please go to <https://oakland.legistar.com/Calendar.aspx> and select the "**May 20, 2025 City Council Agenda**" where the Zoom, dial-in, and KTOP access instructions are provided.

The original and Substantial Amendment to the 24/25 AAP, as well as any modifications to this notice, can be found online at: <https://www.oaklandca.gov/news/notice-of-public-hearing-public-review-period-for-the-city-of-oaklands-substantial-amendment-to-the-fiscal-year-fy-2024-25-annual-action-plan-aap>

In addition to public comments during the City Council meeting, members of the public may also submit comments during the public review period. Public comments may be submitted in writing, to [cde@oaklandca.gov](mailto:cde@oaklandca.gov) from **May 5, 2025 through June 4, 2025**. All comments submitted during the public review period will be included in the submission of the Substantial Amendment to the FY 2024/25 AAP.