

First Substantial Amendment to the City of Oakland Annual Action Plan



Fiscal Year
2021/22

City of Oakland

Department of Housing & Community
Development

Fiscal Year 2021/22

[July 1, 2021 – June 30, 2022]

DRAFT

Table of Contents

Executive Summary

Lead & Responsible Agencies

Consultation

Participation

Expected Resources

Annual Goals & Objectives

Projects

Geographic Distribution

Affordable Housing

Public Housing

Homeless & Other Special Needs Activities

HOPWA Goals

Barriers To Supportive Housing

Other Actions

Appendices

Program Specific Requirements

SF424 for CDBG, HOME, HOPWA, & ESG

Affordable Housing Table

The purpose of this First Substantial Amendment to the 2021/22 Annual Action Plan is to

Annual Action Plan

1. ACCEPT AND APPROPRIATE HOME INVESTMENT PARTNERSHIP (“HOME”) GRANT FUNDS IN THE AMOUNT OF ELEVEN MILLION THREE HUNDRED TWENTY-FIVE THOUSAND NINE HUNDRED FORTY-ONE DOLLARS (\$11,325,941) AWARDED TO THE CITY OF OAKLAND BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT UNDER THE AMERICAN RESCUE PLAN (“ARP”) ACT TO PROVIDE HOUSING, RENTAL ASSISTANCE, SHELTER AND OTHER SUPPORT SERVICES TO PERSONS WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS, AND OTHER VULNERABLE POPULATIONS;
2. AUTHORIZE THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT TO THE UNITED STATES DEPARTMENT OF HOUSING & URBAN DEVELOPMENT A HOME-ARP ALLOCATION PLAN AS PART OF THE CITY’S FIRST SUBSTANTIAL AMENDMENT TO ITS FISCAL YEAR (“FY”) 2021-22 CONSOLIDATED ANNUAL ACTION PLAN; AND
3. AUTHORIZING THE CITY ADMINISTRATOR TO AWARD HOME PROGRAM AGREEMENTS FOR ELIGIBLE ACTIVITIES AS SET FORTH IN EXHIBIT A, ATTACHED HERETO, AND THE CITY’S HOME-ARP ALLOCATION PLAN SUBMITTED AS PART OF ITS AMENDED FY 2021-22 CONSOLIDATED ANNUAL ACTION PLAN SUBJECT TO COMPLIANCE WITH ANY APPLICABLE COMPETITIVE BIDDING REQUIREMENTS, WITHOUT RETURNING TO COUNCIL.

The First Substantial Amendment to the 2021/22 AAP :

1. Adds the City of Oakland HOME-American Recovery Plan (ARP) to the appendices of the 2021/22 AAP. For the purpose of public review, the HOME ARP Plan is provided on pages 3 - 27 of the online document for public review;
2. Modifies Section AP-15 (page 74) of the AAP to add HOME-ARP funds to the funding resource chart; and
3. Modifies Section AP-38 (page 108) to include Project Summary Information for the HOME-ARP activities.

All other portions of the 2021/22 Annual Action Plan remain unchanged.

City of Oakland HOME-ARP Allocation Plan **DRAFT for Public Review**

Guidance

- To receive its HOME-ARP allocation, a PJ must:
 - Engage in consultation with at least the required organizations;
 - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
 - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - Affirmatively Further Fair Housing;
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
 - Anti-Lobbying;
 - Authority of Jurisdiction;
 - Section 3; and,
 - HOME-ARP specific certification.

Participating Jurisdiction: City of Oakland, CA

Date: December 1, 2021

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The City of Oakland regularly consults with community stakeholders such as nonprofit agencies, social services providers, local Continuum of Care (CoC), developers, homeless providers, local public housing agency, and City of Oakland departments regarding the availability of funds to benefit low- and moderate-income residents of Oakland in need of affordable housing; homeless housing or services, homeless prevention, and housing and services for persons with human immunodeficiency virus, acquired immunodeficiency syndrome (HIV/AIDS); promoting community development needs for the homeless and low- to moderate-income residents and neighborhoods Oakland, for the Protection, Preservation and Production of affordable housing.

In the development of the City of Oakland’s Five Year Consolidated Plan for fiscal years (fy) 2020/21 – 2024/25, the 2021/22 Annual Action Plan (AAP), and the First Substantial Amendment to the 2021/22 AAP for the 2021/22 HOME Investment Partnerships American Rescue Plan (HOME ARP) the City of Oakland consulted with City departments, local nonprofit agencies, Oakland Housing Authority, EveryOne Home (EOH) Continuum of Care for Alameda County, and other stakeholders in consideration of short-range and long range perspectives on affordable housing, homeless solutions, homeless prevention, HIV/AIDS housing and services and other community development activities impacting the most vulnerable populations.

Consultation leading up to the First Substantial Amendment to the City of Oakland 2021/22 AAP to add the HOME ARP Plan, Five Year Con Plan and 2021/22 AAP included scheduled meetings, phone/email conversations, developer meetings, townhall type meetings with the public regarding Plan documents and participation in regional planning efforts for fair housing activities, homeless solutions, and HIV/AIDS housing and other activities benefitting special needs populations.

See Table 1 below for further detail.

List the organizations consulted, and summarize the feedback received from these entities.

Table 1

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
East Bay Housing Organization (EBHO)	EBHO is a member-driven organization working to preserve, protect, and create affordable housing opportunities for low-income communities in the East Bay by educating, advocating, organizing, and building coalitions.	August 2021 public presentation at member meeting to solicit feedback on funding strategies, including use of HOME-ARP funds	General support for use of HOME-ARP funds towards permanent affordable housing projects including Homekey. Advocacy to issue a New Construction NOFA as well.
Economic & Workforce Development, City Planning & Building, Human Services	City Departments	Bi-weekly meetings from May 2021 to present	Strategic collaboration and planning to line up funding and City resources to support Homekey applications
Oakland Department of Human Services Department	Local Government City Department	Annual Action Plan Coordination.	Input on the Continuum of Care, PATH Strategy to End Homelessness (Oakland Plan), HOPWA planned activities and strategies, Anti-Poverty input, Special Needs activities
All-City Workgroup (Alameda County HCD +Local Jurisdictions)	Housing Services - Housing Services-homeless	Bi-weekly meetings.	Discussed housing interventions, homeless housing interventions, funding and best practices
East Bay Community Law Center	Fair Housing	Regular meetings and progress updates	Fair Chance Housing Ordinance activity prohibiting rental housing providers from screening criminal history of applicants during the advertisement, application, selection, or eviction process. Reporting Fair Housing Activities

Alameda County Health Services	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency	Method of Consultation.	Input to local and Alameda County homeless Services Strategies (EveryOne Home and Oakland Permanent Access To Housing (PATH) Strategies
EveryOne Home	Continuum of Care	Scheduled Regional meetings	Alameda County HCD, City of Berkeley and City of Oakland met to discuss regional issues affecting all three entitlement jurisdictions and to coordinate HOPWA and Continuum of Care consultations.
Housing & Community Development (HCD) Plan Stakeholders*	Foundations, Research, Non-Profit Providers, City Council, City Departments, Office of the Mayor, Race & Equity, California Housing Partnership, Fair Housing.	Small Group Meeting, Interviews, and One on Ones	Discussions provided data and analysis about Oakland and its residents for the City of Oakland 2021-2023 HCD Action Plan Needs Analysis *See additional stakeholder information below.

Alameda County Entitlement Jurisdictions	Regional Government Organizations	Regularly Scheduled Regional Meetings of Jurisdictions and Community Meetings prior to the Oakland 2020/21 – 2024/25 Five Year Consolidated Plan	Formed a countywide effort to increase fair housing choices for residents across the county. The County of Alameda, as lead agency, and multiple participating jurisdictions the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing
Oakland Housing Authority	Public Housing Authority	Annual Consultation of Plans	Consultation as part of the Alameda County Regional Analysis of Impediments to Fair Housing, Oakland Housing Authorities planned activities and strategies regarding public housing concerns, needs analysis and anti-poverty matters, City's Five Year and Annual Action Plans.
Low- and Moderate-Income Residents	Oakland Residents	Virtual Townhall Public Hearing	Public review and feedback for the 2020/21 – 2024/25 Consolidated Plan and 2021/22 AAP.

HCD Action Plan Stakeholders Consultation 2020-2021

Bay Area 4 All (BA4A) Preservation Table (City of Oakland)

- Alliance of Californians for Community Empowerment (ACCE)
- Asian Pacific Environmental Network (APEN)
- Causa Justa :: Just Cause (CJJC)
- East Bay Asian Youth Center (EBAYC)
- East Bay Housing Organizations (EBHO)
- Oakland Community Land Trust (OakCLT)
- Public Advocates
- Urban Habitat
- Great Communities Collaborative (GCC)
- OPAC (see above)

The California Housing Partnership

Community Housing Development Corporation (CHDC)

East Bay Community Law Center (EBCLC)

East Bay Housing Organization (EBHO)

Enterprise Community Partners

Housing Accelerator Fund (HAF)

Just Cities

Local Initiatives Support Corporation

The Non-Profit Housing Association of Northern California (NPH)

Oakland Property Acquisition Collaborative (OPAC)

- Enterprise Community Partners (support)
- Oakland Community Land Trust
- Richmond Neighborhood Services
- East Bay Asian Local Development Corporation
- Housing Consortium of the East Bay

San Francisco Foundation

Stanford University – Changing Cities Research Lab (CCRL)

University of California, Berkeley – Terner Center

University of Pennsylvania – The Housing Initiative at Penn

City of Oakland Departments

City Council

Economic and Workforce Development

Homeless Services

Housing and Community Development

Oakland Housing Authority

Office of the City Administrator

Office of the Mayor

Planning and Building Development

Race and Equity

Table: 2021-2023 City of Oakland HCD Action Plan - Stakeholder Consultation

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an

Annual Action Plan

opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

Description:

- **Public comment period:**
Start date – **December 1, 2021**. End date – **December 31, 2021**
- The First Substantial Amendment to the City of Oakland 2021/22 AAP to add the HOME ARP Plan is posted on the City of Oakland’s website at <https://www.oaklandca.gov/news/2021/notice-of-public-hearing-public-review-for-the-city-of-oaklands-2021-22-annual-action-plan-and-first-substantial-amendment-to-the-five-year-consolidated-plan-fy-2020-21-through-2024-25>
- **Public hearing:**
Public hearing for the HOME APR Plan will be held December 21, 2021 at the Oakland City Council meeting convening at 1pm via Zoom. – Virtual Public Hearing.

For public participation and viewing instructions of the December 21, 2021 public hearing,

1. go to <https://oakland.legistar.com/Calendar.aspx>
2. Select the “Agenda” icon for the December 21, 2021 City Council meeting
3. Updated Zoom link, dial-in and KTOP access instructions are provided in the agenda for the December 21, 2021 Council Meeting/Public hearing.

Describe any efforts to broaden public participation:

A PJ (Participating Jurisdiction) must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Public outreach related to the First Amendment to the City of Oakland’s FY 2021-2022 AAP for the HOME-ARP Plan has involved broad engagement with community-based agencies, affordable housing organizations, and Oakland residents through the City’s Citizen Participation process and Consultation process.

The HOME ARP Plan is made available for public review and comments for not less than a fifteen-day period prior to submitting the plan to HUD. Staff has made the HOME ARP Plan

available from more than fifteen days from December 6, 2021 – December 21, 2021.

Public notices regarding the HOME ARP Plan have been posted in English, Spanish and Cantonese in the *East Bay Times*, *El Mundo*, *The Post*, and *Sing Tao* news publications serving the general Oakland population and those residents living in low- and moderate-income areas of Oakland.

Public notice of the HOME ARP Plan is also forwarded via email blasts to Oakland residents, non-profits, shareholders, EOH participants, Oakland Community Development District Boards, City departments, including entities consulted with prior to the submission of the HOME ARP Plan.

Final opportunity for public participation will be the Public Hearing portion of the Oakland City Council to be held on December 21, 2021. City Council will provide attendees and interested parties the opportunity to respond to the posted First Substantial Amendment to the City of Oakland 2021/22 AAP to add the HOME ARP Plan and provide feedback in an open public forum. Said Public Hearing will be recorded and available online for future viewing. A Summary of all comments will be included in the final submission of the HOME ARP Plan prior to submitting to the U. S. Department of Housing & Urban Development.

Summarize the comments and recommendations received through the public participation process:

To be added after the public participation process, ending December 31, 2021.

Summarize any comments or recommendations not accepted and state the reasons why:

If any, a summary of comments and recommendations not accepted will be included in the final HOME ARP after the December 21, 2021 Public Hearing.

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	188	52	672	17	28								
Transitional Housing	141	75	417	15	15								
Permanent Supportive Housing	203	84	1246	35									
Other Permanent Housing													
Sheltered Homeless						196	655	51	33				
Unsheltered Homeless						2	3197	310	205				
Current Gap										334		-1517	-1517

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Data Sources: 1. Point in Time Count (PIT) *EveryOne Counts! 2019 Homeless Count & Survey*-Alameda County, CA; 2. Alameda County EveryOne Home Housing Inventory Count (HIC); 3. Consultation with Oakland Human Services Department - Community Housing Services.

OPTIONAL Housing Needs Inventory and Gap Analysis Table

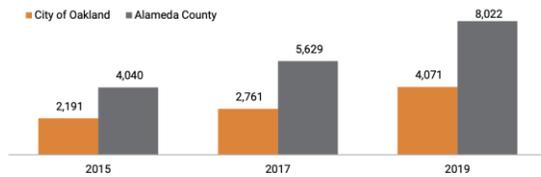
Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	96,305		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	15,550		
Rental Units Affordable to HH at 50% AMI (Other Populations)	12,095		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		23,170	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		12,920	
<i>Current Gaps</i>			8,445

Data Sources: 1. <https://www.huduser.gov/portal/datasets/cp.html> 2014-2018 Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:

Homelessness:

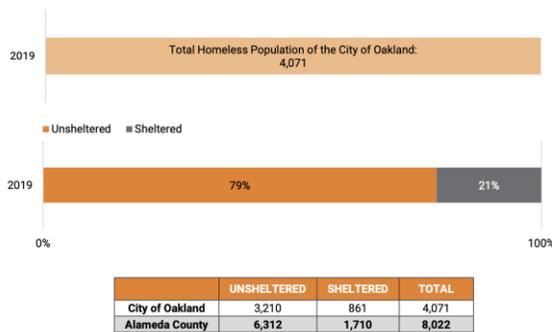
The Alameda County 2019 EveryOne Counts Homeless Point In Time Count and Survey figures for Oakland identified a homeless population of 4,071 individuals, an increase of 1,310 individuals (+47 percent) from 2017. The population of persons experiencing homelessness in Oakland represented over half (51 percent) of the total number of persons enumerated in Alameda County during the 2019 Point-in-Time Count. See Figure 3 of the Alameda County EveryOne Counts - 2019 Homeless Count Survey, below.



SHELTERED AND UNSHELTERED STATUS

While the number of individuals served by shelters remained stable (+0.2%) between 2017 and 2019, there was an increase of 2,449 unsheltered individuals (+63%). In 2019, 79% of the people experiencing homelessness in the city of Oakland were unsheltered compared to 69% in 2017.

FIGURE 3. TOTAL NUMBER OF PERSONS EXPERIENCING HOMELESSNESS BY SHELTER STATUS

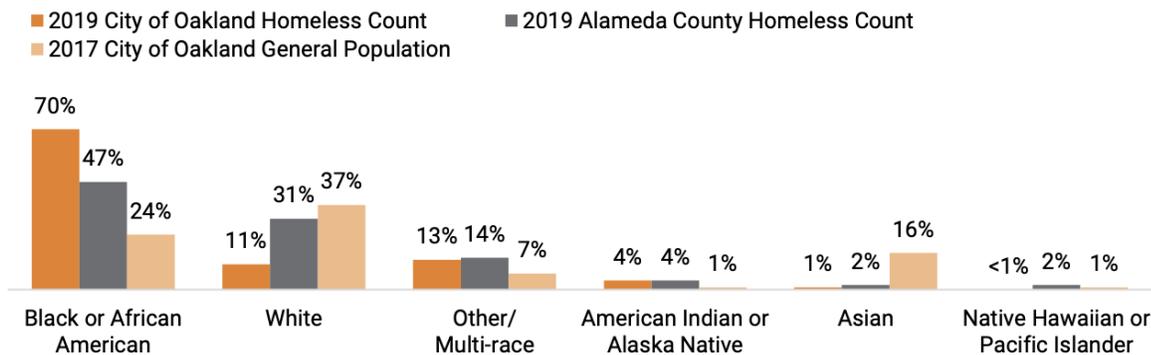


Seventy-nine percent (79%) of the homeless population is reported to be unsheltered. Over one-third (35%) of the population were residing in vehicles. An additional 32 percent were residing in tents or makeshift shelters and 10 percent were identified sleeping on the streets and in other outdoor locations. One percent (1 percent) was identified in non-residential buildings.

While the number of individuals sleeping on the streets and other outdoor locations decreased by 33 percent (206 individuals), the number of individuals sleeping in tents increased by 130 percent (747 individuals). The total number of persons residing in their vehicles increased by 131 percent (812 individuals), with the number of persons residing in RVs increasing by 131 percent (399 individuals) and the number of persons residing in cars or vans increasing by 132 percent

(413 individuals).

FIGURE 9. TOTAL NUMBER OF PERSONS EXPERIENCING HOMELESSNESS BY RACE



City of Oakland Homeless Count n=4,071; Alameda County Homeless Count n=8,022
 Note: Percentages may not add up to 100 due to rounding.

Individuals identifying as Black/African American were overrepresented in the population experiencing homelessness. An estimated 70 percent of persons experiencing homelessness in Oakland identified as Black/African American compared to 47 percent of the overall County's population experiencing homelessness and 24 percent of the city's general population. Alternatively, 17 percent identified as Hispanic, Latino or Latinx, and 2 percent of those counted identified as Asian.

The Oakland Equity Indicators report on housing and anti-displacement further supports this finding, reporting a homeless rate of 1,797 per 100,000 for Black/African Americans compared to 286.6 per 100,000 and 329.3 per 100,000 Latinx homeless rates resulting from displacement. This same report indicates that 58.4 percent of African American residents and 52.7 percent Latinx residents are rent burdened, meaning more than 30 percent of their annual income is spent on rent (1.67 times more than White households).

With Affordable Rental Housing ranked at the top (47 percent) of the Alameda County 2019 EveryOne Counts Homeless Point In Time Count and Survey, the top six recommended uses of new money include Affordable Rental Housing (47 percent), Permanent Help with Rent Subsidy (41 percent), Employment Training and Job Opportunities (30 percent), Short Term Financial Assistance (18 percent), Housing With Supportive Services (22 percent), and Substance Use and/or Mental Health Services (24 percent).

As noted in the City's FY 2021-2022 AAP, 53 percent of Oakland residents are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80 percent of Area Median Income (AMI). Of the 53 percent, 25 percent are extremely low-income (0-30 percent AMI), 15 percent are very low-income (31-50 percent AMI), and 13 percent are low-income (at 51-80 percent AMI).

Affordable Housing:

Oakland has experienced numerous shifts in its residential pattern in the years since the Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count.

HCD partnered with the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco to understand the shifts in neighborhoods, impact of displacement and overall picture of who and how City residents, especially Black and Brown community members are faring.

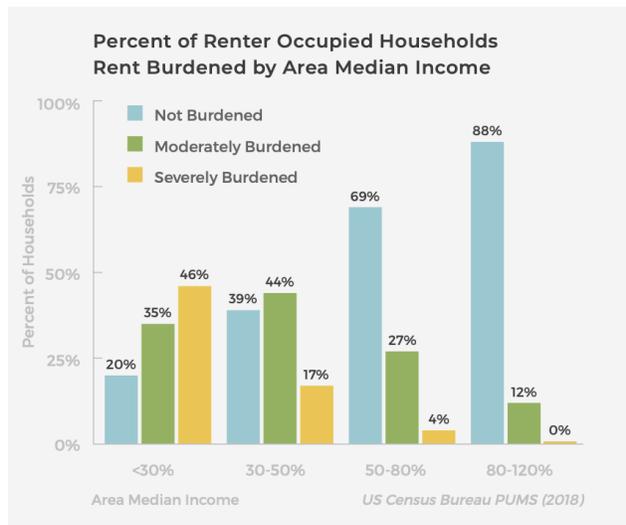
Oakland's central housing needs center on lack of affordable housing, high incidence of housing cost burden, particularly among extremely- and very low-income renter populations, increasing degrees of homelessness and lack of housing and critical services for homeless and special needs

at-risk populations, and increasing displacement and gentrification pressures that have occurred over the past decade.

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.ⁱ

With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count.



Per a recent 2020 University of Pennsylvania (UPENN) renter vulnerability index based on several indicators, including rent burdens and share of non-white renters, the most vulnerable to housing insecurity are in East Oakland and West Oakland.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- *Sheltered and unsheltered homeless populations;*
- *Those currently housed populations at risk of homelessness;*
- *Other families requiring services or housing assistance or to prevent homelessness; and,*
- *Those at greatest risk of housing instability or in unstable housing situations:*

Per the Alameda County 2019 Point in Time (PIT) homeless count, over half (51%) of the homeless population of Alameda County (8,022) are individuals experiencing homeless in Oakland (4072). Of the 4,072 experiencing homelessness in Oakland; the highest number of homeless reported by City in the Alameda County, 3,210 are unsheltered and 861 are sheltered.

Many individuals experiencing homeless have significant barriers in retaining permanent housing. These barriers can range from housing affordability and availability to accessing the economic and social supports (e.g.), increased income, rental assistance and case management needed to access and retain housing.

When asked what might have helped them retain housing, most respondents to the EveryOne Counts 2019 Homeless County and Survey most often cited the followings as resources that would have prevented their homeless status as the time:

1. Rental Assistance (35%)
2. Benefits/Income (32%)
3. Mental Health Services (22%)
4. Alcohol/Drug Counseling (19%)
5. Employment Assistance (16%)

Under State law, every city and county in California must adopt a Housing Element or plan, as part of its General Plan. An updated Element allows a City to access critical local, state and federal funds.

The Regional Housing Needs Allocation (RHNA) is a State rule that requires all California cities to plan enough regional housing to meet housing needs for all income levels. Per these Plans, Oakland must plan for 14,765 new housing units between 2015 and 2023. The Oakland Housing Cabinet released Oakland At Home recommending an ambitious set of strategies through the 17k/17k Plan to preserved 17,000 housing units and produce a total of 17,000 units for Oakland residents by 2023, including 4,760 affordable units.

As of 2021, Oakland must produce at least 2,084 affordable housing units to meet the 2015 - 2023 target of 4,760 total affordable housing units per the RHNA targets.

Applying historical affordability levels onto the projected production rates, the City falls short of RHNA goals across all categories of affordability. To meet the higher RHNA targets, the City must identify new capital and operating subsidies beyond \$307million to produce the units need to create housing security for all Oakland residents.

Projected Production vs. RHNA Targets, Calendar Year 2016 - 2023

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

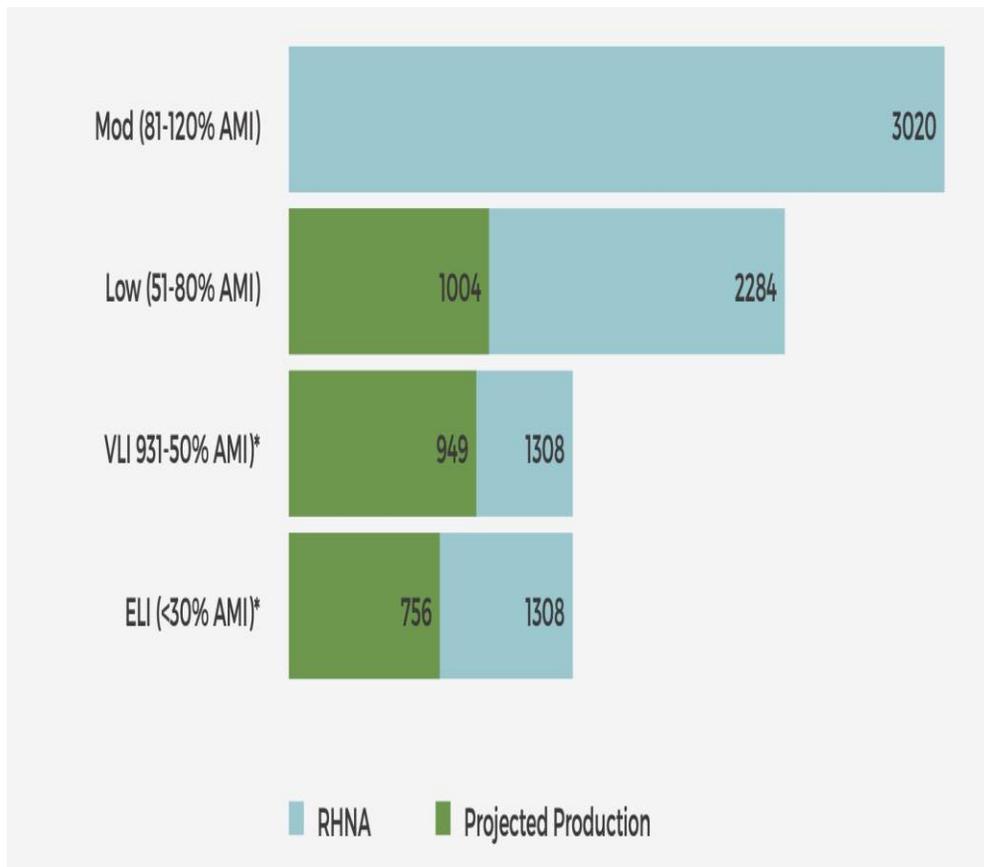
The City of Oakland Permanent Access To Housing (PATH) Strategy and framework is implemented with the goal of making homelessness brief, rare and one-time. Currently PATH receives annual funding of approximately \$40M per year to provide overnight shelter, transitinal/supportive housing , housing and services for persons with HIV/AIDS, HIV/AIDS short term rental

mortgage utility assistance, Community Cabins, rapid rehousing services, homeless encampment services, and other activities benefitting over 2,619 sheltered and unsheltered residents of Oakland experiencing homelessness.

In response to COVID-19, City of Oakland homeless service agencies reduced bed capacity to create social distancing, to reduce the potential of exposure to the coronavirus for staff and it’s clients. Where possible shelter-in-place was encouraged. To offset the reduction of bed capacity, Oakland agencies were able to access 1,142 FEMA Non-Congregate shelter beds for adults without children.

CARES Act allocations under the Emergency Solutions Grant (ESG-CV) are allocated to provide rapid rehousing, shelter services, homeless prevention and portable hygiene stations benefiting the homeless.

Other sources are allocated to provide services to those who are at imminent risk of homeless through one-time CARES Act allocations under Community Development Block Grant (CDBG-CV) providing housing stability, housing related legal services and development of housing for the homeless; one-time CARES Act allocations under the Housing Opportunities for Persons With AIDS (HOPWA-CV) to provide rent assistance to persons with HIV/AIDS transitioning from



Roomkey units to permanent housing; and one time allocations under the U.S. Treasury Emergency Rental Assistance Program (ERAP) enabling current renters to stay housed

Annual Action Plan

providing rent relief for up to 18 months.

For Affordable Housing, current project sources available to the City Oakland is \$73,937,323 for FY 2020/21 - FY 2022/23. Sources include Affordable Housing Impact Fee, Job Housing Impact Fee, Boomerang funds, HOME funds, HOME ARP funds, Excess Redevelopment Bond, Cal Home and Local Housing Trust. Strategies for these funds are Protection, Preservation and Production.

Under the Production Strategy, the City has invested nearly \$110 million in City funding into affordable housing production since 2017, leveraging more than \$730 million of additional investment. This means for every \$1 of City funding, the City has leveraged nearly \$7 of other sources – this is largely due to availability of A1 funding from Alameda County. However, this ratio should go down to about \$1 for every \$4 of other sources moving forward, as County A1 funding has been fully allocated.

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

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Enter narrative response here.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

Enter narrative response here.

Identify priority needs for qualifying populations:

Priority needs for the homeless (a qualifying population) is to

1. Raise capital funds to create 3,000 units of deeply affordable housing;
2. Increase capacity to re-house 1,000 per year who recently fell into homelessness
- 3.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

Annual Action Plan

Enter narrative response here.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City of Oakland, through its Affordable Housing Notice of Funding Availability (NOFA) process, will solicit applications from non-profit and for-profit developers to increase housing opportunities through new construction, substantial rehabilitation and preservation of housing for extremely low-, very low-, low- and moderate-income households.

The application will be made available to applicants electronically through City Data Services (CDS), enabling applicants to enter data into the electronic form and further upload into the NOFA portal. Training to support applicants completing this new form is made available via Zoom and posted on the City’s Rental Affordable Housing NOFA page of the City’s website.

Pre-bidders conferences are held at announced times and dates via Zoom. Pre bidders conferences are recorded and posted on the Rental Affordable Housing NOFA page of the City’s website.

Schedule “NOFA Office Hours” are made available via Zoom for City staff to answer any application questions or concerns. All Zoom recordings mentioned in this section are then posted on the City’s Rental Affordable Housing NOFA page of the City’s website at <https://www.oaklandca.gov/resources/2021-new-construction-of-multifamily-affordable-housing-nofa>

Projects that apply to the NOFA will be ranked based on scoring criteria described in the NOFA that include the following categories:

Affordable Housing NOFA Scoring Criteria		
I.	Readiness	43 points
	A. Leveraging & Readiness	8
	B. Funding Commitments	15
	C. Discretionary Land Use Approvals	20
II.	Location	33 points

Affordable Housing NOFA Scoring Criteria		
	A. Geographic Equity	7
	B. Educational Quality	5
	C. Neighborhood Revitalization	6
	D. Proximity to Public Transit	5
	E. Proximity to Grocery or Drug Store	10
III.	Target Population <i>(Weighted scores below subject to change based on target HOME ARP target population)</i>	38
	A. New Permanent Supportive Housing Units for Homeless	10
	B. Units for people with Special Needs	5
	C. Income Targeting	18
	D. Unit Size	5
IV.	Development Experience and Capacity	41 points
	A. Developer Experience Exceeds Minimum	20
	B. Developer Capacity	8
	C. Developer Financial Strength	6
	D. Strength of Development Team	3
	E. Bonus Point Category	4
V.	Sustainability	10
VI.	Penalty for Nonperforming Previously Funded Projects	-10
	Total Possible Points	165

Staff will recommend that the City Council approve the ranked list of projects and a total amount of funds to be awarded. Top ranking projects will be awarded.

Applicants under the City’s Rental Affordable Housing NOFA will be awarded points for deeply affordable units set aside for new permanent housing units for homeless facilities and individuals.

A Resident Services Plan must be submitted that demonstrates how essential supportive and social service needs of the homeless population will be provided and funded. Additional points are given to applicants that commit to using Alameda County’s Home Stretch Coordinated Entry System in their tenant selection process to fill designated permanent supportive housing units for homeless individuals with disabilities.

Further points are given to applicants with a Memorandum of Understanding (MOU) with a lead service provider that will deliver the services described in the Resident Services Plan. If the owner is providing direct services, then a commitment letter or board resolutions will satisfy this requirement.

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

N/A. HOME ARP Administration funds provided to the City of Oakland are maintained to support internal administration and planning cost for the City of Oakland.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$		
Acquisition and Development of Non-Congregate Shelters	\$		

Tenant Based Rental Assistance (TBRA)	\$		
Development of Affordable Rental Housing	\$ 9,627,050		
Non-Profit Operating	\$ 0	# %	5%
Non-Profit Capacity Building	\$ 0	# %	5%
Administration and Planning	\$ 1,698,891	15 %	15%
Total HOME ARP Allocation	\$ 11,325,941		

Use of HOME ARP funding Additional narrative, if applicable:

The proposed HOME-ARP Plan - First Substantial Amendment to the FY 2021/2022 AAP establishes funding priorities for the HOME-ARP plan that targets the Development of Affordable Rental Housing for the homeless through but not limited to the following activity categories:

- (1) Acquisition, construction, and rehabilitation of permanent affordable and deeply affordable rental housing for Oakland residents experiencing homelessness; and/or
- (2) Acquisition of hotels, motels, and dorms to permanently house homeless households, especially youth aging-out of the foster care system, families, and veterans; and /or
- (3) Construction of innovative modular permanent units to house people experiencing homelessness.

The City of Oakland intends to use most of these HOME-ARP funds towards production of permanent affordable rental housing, with focus on Oakland Homekey projects. The HOME-ARP funds would provide the necessary capital match to leverage State Homekey funding and support the capital costs associated with the acquisition and construction of permanent housing for those experiencing homelessness. Homekey projects will provide immediate permanent units to serve people experiencing homelessness. Should Oakland Homekey projects not require the full allocation of HOME-ARP funds, any remaining funds could then support new construction projects that are awarded under the New Construction Notice of Funding Availability (NOFA), issued November 16, 2021.

The New Construction NOFA will identify affordable rental housing development projects for City funding, including deeply affordable and homeless units, which are clearly aligned with the eligible uses under the HOME-ARP program.

Specific projects to be funded are to be determined through the upcoming Homekey application to be submitted by the City and the November 2021 HCD New Construction NOFA.

Increased access to housing and support service opportunities will be increased for those experiencing homelessness, extremely low- and low-income residents. Approximately 2,849 of the total 4,071 Oaklanders experiencing homeless are Black/African American and 17 percent of Hispanic ethnicity.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Based on the HUD Comprehensive Housing Affordability Strategy (CHAS) data released September 29, 2021 for the 2014-2018 period, it reported Oakland to have a total of 161,785 owner occupied and renter occupied housing units. This is 16,984 units less than reported in the 2020 American Census Survey (ACS) Experimental Data release. Of the 161,785 total units 96,305 (60%) are recorded as rental units.

Per ACS, Physical Housing Characteristics for Occupied Housing Units table (S2304) for the same period of the 2014-2018 CHAS report, 30.3% of the rental housing inventory was built in or prior to 1939. 48.6% of the rental housing inventory was built between 1940 and 1979; 10.7% built between 1980 and 1999 and only 2.2% in years 2010 or laterii.

As of 2021 approximately 30.3% of the Oakland rental housing inventory is over 82 years old; another 20.7% is between 62-81 years old and 27.9% is between 42 and 61 years old.

The 2014-2018 CHAS reports 53% (51,360) of renter-occupied units having at least one of four housing problems:

1. Incomplete kitchen facilities,
2. Incomplete plumbing facilities,
3. More than 1 person per room, and
4. Cost burden greater than 30%.

Further, the CHAS reports 34.2% (32,985) of renter-occupied units having at least 1 of 4 severe housing problems

1. Incomplete kitchen facilities,
2. Incomplete plumbing facilities,
3. More than 1 person per room, and

4. Cost burden greater than 50%.

Income by Cost Burden is reported as follows:

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden >50%	Total
Household Income less-than or= 30% HAMFI	22,555	17,575	29,325
Household Income >30% to less-than or= 50%	11,500	4,690	15,550
Household Income >50% to less-than or= 80%	5,260	840	12,095
HAMHousehold Income >80% to less-than or= 100% HAMFIFI	2,605	320	8,875
Household Income >100% HAMFI	2,530	95	30,460
TOTAL	44,810	23,520	96,305

As mentioned earlier in the Plan, 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.

New affordable housing developments typically take approximately 3 - 6 years from predevelopment to occupancy. The City is applying for State Homekey program funds, requiring project completion within 12 months of the funding award, which will result in an expedited time line of producing designated affordable units. The HOME-ARP funds will support a Homekey project(s) and/or Other Oakland HCD deeply affordable housing projects through the HCD NOFA. The actual number of units is to be determined based on the application pool. However it is estimated that not less than 32 units of affordable housing will result from the HOME-ARP allocation. The 12-month timeline will allow the City to be more responsive to the current need for affordable housing, particularly for the most vulnerable populations.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Staff intends to leverage HOME ARP funds with funds to be applied for by the City in the Winter of 2021 under the upcoming Homekey application process. In addition, a portion of funds included in the City's November 2021 Department of Housing & Community Development (HCD) New Construction NOFA will be used as leverage to HOME ARP funds.

Specific projects to be funded will be determined by funds to be awarded under Homekey application process and HCD New Construction NOFA projects targeting qualifying populations.

Based on subsidy limit per unit for a 4-bedroom and 2-bedroom units under the HOME program as established in the HCD New Construction NOFA, it is estimated that between 32-45 units of affordable rental housing units will be produced or supported with HOME ARP funds for qualifying populations.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

In 2016, the Oakland Housing Cabinet released "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet . The Housing Cabinet set an ambitious target of 17,000 units (17k/17k plan) to be produced in the City from 2016 through 2023, with **4,760** of those units to be affordable. When compared to the Regional Housing Needs Assessment (RHNA) production goals for 2015 to 2023, the 17k/17k plan exceeds the RHNA production goals of units for households earning no more than 80% AMI.

To meet the 17k/17k affordable unit production target, the City needs to produce an average of 595 units per year. However, in order to make up the deficit from past years' production, this annual target must increase to **927 units per year to reach 4,760 total affordable units by 2023.**

City of Oakland's priority needs of increased affordable housing and housing for the homeless are met with the challenge of identifying an additional subsidy \$307,032,000 (\$307M) for FYs 2021/22 - 2023/24 to fill this gap of an additional 2781 affordable housing units by 2023, to reach the goal of 4,760 total affordable housing units produced from 2016 - 2023.

HOME ARP funds, one-time funds as part of that \$307M subsidy of affordable housing dollars will be used leverage, Housing Trust Funds, Boomerang Funds, HOME, Low and Moderate Income Housing Asset Fund (LMIHAF), loan repayments, and other anticipated one-time funds: Measure KK, HOME ARP funds (included in this plan), and Homekey funds to be applied for.

In order to provide more immediate housing solutions and stability for existing tenants and unsheltered/homeless residents, the City commits to shifting its two-year focus to invest 50% of its available resources in the preservation and acquisition/conversion opportunities and 50% into new construction as funding allows. Implementation of this prioritization over the next two years will target projects that result in immediate housing solutions, especially for the residents of Oakland experiencing homelessness.

HOME ARP funds will serve as a vital source in the priority of increasing affordable rental housing for those the homeless.

Further HOME ARP funds will support the City's framework of Preservation, Protection, and Production. Using the framework of Preservation, Protection and Production to focus on the highest priorities of addressing homelessness, housing for extremely low income (ELI) households, deep racial inequities, displacement, and impacts from the COVID-19 pandemic, HCD will employ these strategies to address affordable housing/homeless needs.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

As previously discussed, there is a high need for affordable housing, particularly for the increasing homeless population. This decision is significantly based on the 2019 EveryOne Counts Homeless Point In The Count and Surveyⁱⁱⁱ, the City of Housing & Community Development 2021-2023 Strategic Action Plan, the Oakland PATH Strategy, Addressing Homelessness in Oakland 2021 Dashboard, and data supported in the latest available CHAS report.

Survey Respondents of the 2019 point in time count were asked to identify uses for funding to end homelessness in Alameda County if new money became available. The top priority recommended is "affordable housing". Forty-seven percent (47%) of respondents in the city of Oakland identified affordable rental housing and forty-one percent (41%) identified permanent

help with rent/subsidies. Employment training and job opportunities (30%), behavioral health services (24%), housing with supportive services (22%), and short-term financial assistance (18%) were also among the top recommendations. Seventeen percent (17%) recommended that new money should be spent on emergency shelter.

Per the last three PIT Homeless counts for Oakland, homelessness has risen from 2,191 in year 2015 to 4,071 in 2019, almost doubling over that past 4-5 years. The current state of homelessness is driven in part by a housing crisis and continuing economic inequalities that hits Oakland's most vulnerable.

It is estimated that for every one homeless person housed three more people become homeless. In 2020/21 approximately 979 people moved from homelessness to permanent housing. Based on this milestone, it is expected that approximately 2,937 Oakland residents have become homeless since FY 2020/21.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Upon implementation, Oakland HOME ARP benefit and services gaps of the preferred "homeless" qualifying population and other qualifying populations that are not included will be assessed regularly based on applicant response to the City of Oakland Housing NOFA partner service agencies secured by successful HOME ARP applicants, leverage funds to HOME ARP made available; eligibility of said leverage sources, and other contributing factors.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*

Not applicable.

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

Not applicable.

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

Not applicable.

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

Not applicable.

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

Not applicable.

- *Other requirements in the PJ's guidelines, if applicable:*

Not applicable.

Executive Summary

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

1. Introduction

The City of Oakland is a local-government grantee of annual formula block grants for community development and affordable housing from the U.S. Department of Housing and Urban Development (HUD). Annual HUD formula block grants awarded to the City of Oakland include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS Grant (HOPWA).

A key feature of these grants is the grantee's ability to choose how the funds will be used. For each program, HUD describes a broad range of eligible activities. As grantee of these formula block grant, the City of Oakland makes the final determination on which of the eligible activities will best serve the needs of their community. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, HUD requires grantees to develop a Five Year Strategic Consolidated Plan (Con Plan). The Con Plan is updated annual through an Annual Action Plan (AAP). AAPs are developed each year of the Con Plan and submitted to HUD for approval.

The City of Oakland Five Year 2020/21 - 2024/25 Consolidated Plan is a comprehensive analysis of current market conditions, housing and community development needs, and outlines strategies for meeting those needs in Oakland. The strategies outlined in the AAP are in alignment with the three major goals established under the Housing and Community Development Act of 1974 from which the CDBG Program originated:

1. To Provide decent housing;
2. To Provide a suitable living environment; and
3. To Expand economic opportunity

Each meeting one of three national objectives:

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

In line with the Housing and Community Development Act goals and national objectives, the City of Oakland has identified the following priorities for the 2020/21 - 2024/25 Con Plan and the 2021/22 AAP:

1. Affordable Housing
2. Homeless Solutions
3. Economic Development
4. Community Development - Public Services
5. Neighborhood Stabilization
6. Public Facility Improvement & Infrastructure Improvements

The priorities above fall into the "Three P Approach" generated by the Committee to House the Bay Area (CASA), promoting the following strategies:

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. These tools also include legal services and financial assistance. The objective of a proactive protection approach

is two-fold: to blunt economic and market factors that create housing instability and to strengthen low-income residents' standing as renters and homeowners so as to remain housed in Oakland, if they choose.

- a. Protection activities include, but not limited to Fair housing, anti-displacement, housing related legal assistance, rent arbitration, neighborhood stabilization, hunger and homeless programs, grant making activities, economic and community development activities principally benefitting low- and moderate-income residents of Oakland
2. **Preservation** entails placing regulatory restrictions on existing buildings to ensure long-term affordability for residents (see Table 3). Such actions typically, but not always, include capital repairs. These strategies are designed to retain an affordable housing infrastructure for both renters and homeowners. Such preservation strategies also include resident ownership that positions traditionally vulnerable households to have an ownership stake in their homes. Preservation strategies can also serve to preserve neighborhoods and ensure that long standing residents and community institutions are not displaced. Furthermore, there is need for housing for moderate income families that earn between 80% to 120% area median income (AMI) – our teachers, city workers and first responders. During what is a “down” cycle of the market, the City should actively explore and support the preservation and acquisition of affordable housing assets that require little direct public financial contribution.
 - a. Preservation activities include but are not limited to rehabilitation of owner-occupied properties, existing affordable housing units, acquisition and rehabilitation of affordable housing and other forms of preservation.
 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.
 - a. Production activities include but are not limited to new construction, acquisition and Conversion of existing buildings to housing, First Time Homebuyers Program and other forms of production.

2. Summarize the objectives and outcomes identified in the Plan

The regional impact of housing demand on the City of Oakland is present and growing as the demand and costs of rental and ownership housing in Oakland are at an all-time high. There are a number of barriers to increasing affordability within the housing sector: income and wages are not keeping pace with rising housing costs and the overall cost of living; federal resources

for programs, such as HUD's Housing Choice Voucher Program (Section 8) do not match the need experienced; homeownership is out of reach for the majority of residents; and low housing vacancy rates are contributing to higher rents.

Per the National Low Income Housing Coalition (2021), there are only thirty affordable housing units available for every 100 extremely low-income households in the combined area of San Francisco, Alameda, Contra Costa, San Mateo and Marin counties.

In Alameda County, it is estimated that 16,000 people are experiencing homelessness in Alameda County as of year 2020. For every homeless person permanently housed in 2020, two people became homeless. The homeless population of Oakland, makes up more approximately half of the Alameda County homeless population.

To address these needs, the current Five-Year (2020/21 – 2024/25) Consolidated Plan for the City of Oakland includes the following priority objectives:

- Affordable housing/Fair Housing
- Homeless Solutions
- Economic Development
- Neighborhood Stabilization
- Community Development – Public Services
- Public Facility and Infrastructure Improvements

The 2021/22 AAP update to the Five Year Con Plan supports the priority needs set under the Five Year Con Plan with the following key objectives categorized in accordance with the strategic framework, based on the three P's of addressing the current housing crisis: Preservation, Production and Protection, along with other community development activities that support low- and moderate-income residents of Oakland. The objectives and program activity areas of the 2021/22 Annual Action Plan are:

- Protection of Tenants and Homelessness Prevention
 - Anti-displacement programs
 - Housing related legal services
 - Fair housing services
 - Neighborhood stabilization
 - Rent Arbitration Program community education and outreach
 - Reduction of Homelessness and Elimination of Chronic Homelessness
 - Human Service Department/Community Housing Services programs
 - Oakland Housing Authority programs
 - Grant making activities
 - Other Community Development Activities
Public Facility & Infrastructure improvements and other activities promoting decent housing, suitable living environments, and expansion of economic

opportunities principally for low- and moderate-income residents of Oakland

- Preservation of Affordable Housing
 - Acquisition and rehabilitation of affordable housing
 - Acquisition and conversion to affordable housing
 - Preservation of existing affordable housing
 - Preservation of owner-occupied properties
- Production of Affordable Housing
 - New construction of affordable housing
 - Acquisition of building for immediate conversion to housing for people experiencing homelessness
 - First Time Homebuyers

Priority needs and key objectives of the FY 2021/22 AAP further support City goals as established in the Adopted Policy Budget, including:

- Affordable Housing
- Homeless Solutions/Anti-displacement Service Gaps
- Economic Development/Workforce Development
- Illegal Dumping
- Park Maintenance/Capital Improvements
- Street Improvements
- Community Safety & Violence Prevention

The table below provides cross reference of the 2021/22 AAP key goals and objectives with that of the Five-Year Con Plan, and City goals per the latest Adopted Policy Budget?

ANNUAL ACTION PLAN KEY OBJECTIVES	5 YEAR Con Plan	CITY OBJECTIVES/ADOPTED BUDGET PLAN
Preservation of Affordable Housing	Affordable Housing/Fair Housing	Affordable Housing
Production of Affordable Housing	Affordable Housing/Fair Housing	Affordable Housing
Protection of Tenants and Homelessness Prevention <i>Other Community Development Activities</i>	Affordable Housing/Fair Housing Neighborhood Stabilization	Homeless Solutions/ Anti-displacement Service Gaps
	Reduction of Homelessness & Elimination of Chronic Homeless	Shelter, Transitional Housing, other public services to the homeless.
	Economic Development	Economic/Workforce Development
	Public Facility Capital Improvements	Public Facility Capital Improvements
	Community Development Public Services	Community Safety & Violence Prevention

Goals, objectives, and strategies outlined in the AAP are in alignment with the three major goals established under the Housing and Community Development Act of 1974 from which the CDBG Program originated:

1. To Provide decent housing;

2. To Provide a suitable living environment; and
3. To Expand economic opportunity

Each of the goals above meeting one of three national objectives:

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

The AAP was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite which was introduced in 2012. Since that time, HUD requires grantees submit their Consolidated Plan and each AAP update, using the Consolidated Plan template through the Integrated Disbursement and Information System (IDIS), HUD's nationwide database. Many of the data tables in the Plan are populated with default data from the U.S. Census Bureau, specifically American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data. Other sources of data are noted throughout the Plan.

3. Evaluation of past performance

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

Considering goals set in the HUD Five Year Consolidated Plan, City of Oakland General Plan/Housing Element, the draft Association of Bay Area Government's (ABAG) 2023-2030 Regional Housing Needs Allocation (RHNA), and the Oakland At Home Roadmap Toward Equity the City of Oakland is making strides towards priorities needs for affordable housing, homeless solutions, economic development opportunities, neighborhood stabilization and other community development priorities.

However, with increased levels of homelessness, Coronavirus (COVID19) pandemic impacts, disparities in public health, economic opportunities, and housing; impacts of social and equity crisis rent burden and vulnerability to displacement; and increased job losses Oakland has a long way to go to meet the current and future demands for affordable housing and the outcomes necessary to keep Oakland residents housed, with suitable living environments, and necessary of economic opportunities.

In 2016 the City of Oakland allocated \$100 million toward affordable housing. As of publication, the entirety of that Bond Measure has been allocated towards an expected 1,542 units. While nearly all of the proposed strategies have been started, implemented, or accomplished, the City has not produced nearly enough new units to meet the vast demand for affordable housing for Oakland residents.

Per the January 2019 Point-in-Time Count, Oakland has experienced a 47% increase in homeless in a two year period, totaling over 4,000 people. This dramatic increase demanded a refocus on strategies, resource allocation, and timing. In response, an updated Permanent Access to Housing Strategy (PATH) Framework was presented to the City Council in December 2019, and policy priorities were adopted. See section AP-35 for updated PATH Framework.

During the summer of 2020, Oakland’s unemployment rate spiked to 13.9% and has since settled down to 7.4% as of February 2021^{iv} Unemployment continues to disproportionately affect certain groups. In the third quarter of 2020, while California’s unemployment was 11.9%, Black unemployment reached 14.7% and Hispanic unemployment reached 13.0%.

The public health crisis of COVID19 revealed significant existing disparities in health, economic and housing opportunities. For Oakland’s homeless population, the State’s “stay at home” orders were met with incredulity. For Oakland’s housing insecure households, it was infeasible to safely quarantine while living in crowded conditions, couch surfing, or living on the street.

The pandemic and its impacts demand a focused approach. HCD’s charge in 2021 and beyond is to accelerate the pace of creating housing opportunities for people who have been left out of the housing market, face displacement, and experience homelessness while planting the seeds for more substantial resources in the future.

The following is a summary of accomplishments included in the City’s 2019/20 CAPER for activities funded under the CDBG, HOME, HOPWA, and ESG.

Hunger & Homeless Activity	2019/20	2019/20	Compared To 2018/19
	Number of Units	Type of Units	
Transitional Housing (TH) Acquisition	1 15	1 2-bedroom TH facility/15 Women	1
Multi-Service Emergency Housing Facility Acquisition	1	1 - 125 bed emergency housing Facility	0
Overnight Shelter	548	Homeless Individuals	502
Rapid Rehousing Assistance	1,399	Homeless Individuals	736
Supportive Housing & Services	99 350	Families Singles	68 387

Hunger & Homeless Activity	2019/20	2019/20	Compared To 2018/19
Exited Homelessness to TH or Permanent Housing (PH)	177	Homeless Individuals	240
Exited TH to PH	216	Households	155
Added HIV/AIDS Housing	22	Housing Units	15
HIV/AIDS Short Term Rental Mortgage Utility Assistance	222	People living with HIV/AIDS	84
HIV/AIDS Permanent Housing Placements	27	People living with HIV/AIDS	26
Food Distribution/Hot Meals	5,500	Low- moderate-income individuals	5,400
Street Outreach/Harm Reduction Supplies	26,269	Harm Reduction Kits Distributed	30,000
Homeless Encampment Services	779	Homeless Individuals	673
Encampment Tenant Exits to Positive Housing Destinations	60	Homeless Individuals	32

Affordable Housing Activity	2019/20	2019/20	Compared To 2018/19
	Number of Units	Type of Units	
Completed Construction	152	Affordable Rental/Permanent Supportive Housing Units	0

Affordable Housing Activity	2019/20	2019/20	Compared To 2018/19
Started New Construction	211	Affordable Rental/Permanent Supportive Housing Units	37
Notice of Completion with Occupancy	152	Affordable Rental/Permanent Supportive Housing Units	0
Acquisition	7	Affordable Rental/Permanent Supportive Housing Units	32
Financing	207	Affordable Rental/Permanent Supportive Housing Units	270
Predevelopment	124	Affordable Rental/Permanent Supportive Housing Units	284
First Time Homebuyers	10	First Time Homebuyers (FTHB)	10
FTHB Class Enrollees	919	Households/Attendees	1,179
FTHB Completion Certificates	408	Households/Attendees	506

Housing Rehabilitation & Neighborhood Improvement Activity	2019/20	2019/20	Compared To 2018/19
	Number of Units	Type of Units	

Housing Rehabilitation & Neighborhood Improvement Activity	2019/20	2019/20	Compared To 2018/19
Owner Occupied Housing Rehabilitation To Correct health & Safety Violations	5 Completed 10 Under Construction 19 Project Design	Houses/Households	1 Completed 12 Under Construction 21 Project Design
Owner Occupied Lead Paint Remediation	3 Completed 6 Underway 16 Inspections	Houses/Very Low-Income Households w/Children under age 6	2 Completed 8 Underway 37 Inspections
Access Improvement grants/Owner-occupied and Rental	3 Completed 6 Under Construction 14 Project Design	Houses/Disabled Households	0 Completed 6 Under Construction 10 Project Design
Minor Home Repairs	47 Completed	Houses/Households	61 Completed
Owner Occupied (loan) for Emergency Repairs	0 Completed 1 Underway 5 Project Design 11 in Pipeline	Houses/Households	0 Completed 1 Underway 3 Project Design 6 Pipeline

Relocation & Anti-Displacement Activity	2019/20	2019/20	Compared To 2018/19
	Number of Units	Type of Units	
Information and Referral/Case Management to prevent displacement and homelessness	292	Low- and moderate-income Individuals	2,400
Relocation Information, Referral and Financial Assistance	72	Low- and moderate-income Individuals	53

Oakland Housing Authority Activity	2019/20	2019/20	Compared To 2018/19
	Number of Units	Type of Units	
Acquisition/ Began Rehabilitation	151	Public Housing	531
Completed Construction	66	Public Housing	0
Leased Moving To Work (MTW)	1,412	MTW Public Housing	1,552
MTW Housing Choice Vouchers	11,143	Households	11,265
Non Traditional MTW Property Based Assistance/Lease	1,005	Households	1,214
Non-Traditional MTW Tenant Based Assistance/Lease	2,020	Households	20

Economic Development Activity	2019/20	2019/20	Compared To 2018/19
	Number of Units	Type of Units	
Technical Assistance to Business in Low- & Moderate-Income (LMI) Areas	153 3,000	Businesses Residents	364 Businesses 4,000
Bus Rapid Transit Financial Assistance LMI Areas of East Oakland, Fruitvale, Eastlake and Downtown	4 Financial Assistance 91 Technical Assistance	Businesses	2 Financial Assistance 874 Technical Assistance
Online East Oakland Business Directory	1,452	Businesses	153 Businesses
Business Loans	\$2.3 Million 25 21	Total Loan Amount Businesses Technical Assistance	\$1.6 Million 13 Businesses 21 Technical Assistance
Construction Trade Classes and services for Small Construction Businesses and trade persons	21	Construction Workers	24 Construction Workers

Other Community Development District Board Recommended CDBG Activities for Public Services & Infrastructure Improvements	2019/20	2019/20	Compared To 2018/19
	Number of Units	Type of Units	

Other Community Development District Board Recommended CDBG Activities for Public Services & Infrastructure Improvements	2019/20	2019/20	Compared To 2018/19
Public Facility & Infrastructure Capital Improvements Completed	6 Completed 5 Underway	Public Facilities	7 Completed
Economic Development (listed above)	1,452	Businesses	554
CDBG Funded Non-Profit Agencies- Public Services and Housing Services	15	Agencies	16 Agencies
Combined Completed CDBG Funded Activities	6,819	LMI Residents	6,987
CDBG Funded Activities Underway (benefit)	3,453	LMI Residents	2,000

Notable recent accomplishments:

- In the first 9 months of Fiscal 2021, the First Time Homebuyers Program funded 4 new homebuyer down payment assistance loans, 3 under the Mortgage Assistance Program (M.A.P.) and 1 under the CalHome program. The programs were then suspended due to the program funding was exhausted.
- In the first 9 months of Fiscal 2021, the Homeownership Education Program enrolled 0 attendees, no in-person classes are possible due to shelter in place orders, and it is anticipated that no reopening will be possible for the remainder of this fiscal year. Instead, the program expanded its referral resources to provide distance-learning referrals to local HUD-certified homebuyer education providers.
- In the first 9 months of Fiscal 2021, under the Oaktown Roots Affordable Housing Project, 6 newly constructed homes were purchased by low- and moderate- income homebuyers. The project's formerly blighted, abandoned and tax-defaulted properties were acquired in 2017 for

the development of new below market rate single family detached homes. Based on the home-ownership applications received through 3/20/21, 4 additional properties may sold before end of the fiscal year.

- Homekey – 171 Homekey units were provided and 218 individuals were housed through the acquisition of scattered sites, a former motel, and a former college dormitory building through the State’s program to fund the rapid acquisition of properties to reduce the risk of Covid-19 spread to vulnerable homeless populations.
- 7th & Campbell project, 79 rental housing units, was successful in receiving a Supportive Housing Multi-Family Housing Program funding from the State. Disposition and Development Agreement was executed in 2020; and predevelopment continues.
- Worked with affordable housing developers to acquire and preserve 8 affordable housing projects (136 units) under the City of Oakland Acquisition and Conversion to Affordable Housing (ACAH) program.

2016 Housing Plan Accomplishments To Date:

- Protect 17,000 households. **Ongoing**
- Produce 17,000 total units for Oakland residents, including 4,760 affordable units. **Ongoing**
- Successfully placing and passing ballot box updates to the City’s Just Cause for Eviction ordinance (Measures JJ and Y). **Completed**
- Successfully placing and passing on the ballot an infrastructure bond measure that included \$100 million for affordable housing (Measure KK). **Completed**
- Updating the Tenant Protection Ordinance. **Completed**
- Passing an ordinance to provide preference for existing and displaced Oakland residents and workers in the City’s affordable housing programs. **Completed**
- Adopting new regulations to protect existing Single Room Occupancy (SRO) hotels.
- Establishing a new program to improve the seismic safety in vulnerable “soft-story” buildings. **Completed**
- Increasing spending on anti-displacement services. **Ongoing**
- Passing a new affordable housing impact fee. **Completed**
- Easing regulations to encourage more Accessory Dwelling Units (ADUs). **Completed**
- Updating the City’s off-street parking requirements to facilitate new development.^v

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Oakland is required Chapter 24 of the Code of Federal Regulations (CFR) Section 91.105 (24 CFR 91.105) to have a detailed Citizen Participation Plan that describes the City’s policies and procedures for public involvement in the development of the Consolidated Plan and the use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME),

Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grant (ESG) funds. This Citizen Participation Plan must be available to the public.

The Citizen Participation plan was last updated through the First Substantial Amendment to the 2019/20 Annual Action Plan. The CDBG Program operates under the “Community Participation Plan for Community Development” which was first adopted by the Oakland City Council in 1978 and amended in 1980, 1994 and 2000. This Citizen Participation Plan is updated to include *flexibilities first* established and authorized by the United States Department of Housing & Urban Development (HUD) Memorandum dated April 9, 2020, later updated through the “Flexibilities/Waivers Granted by the Coronavirus Aid, Relief, and Economic Security (CARES) Act + Mega Waiver and Guidance” at https://www.hud.gov/sites/dfiles/CPD/documents/Flexibilities_Waivers_Guidance_for_CARE_Act_CPD_Funds_062320.pdf.

CARES Act Flexibilities under the CDBG, HOPWA, HOME and ESG programs allow for various program specific flexibilities and waivers for use of funds, annual reporting, environmental reviews, Continuum of Care waivers and the citizen participation flexibilities below:

- (A) *Amend the City’s citizen participation plan to establish expedited procedures to draft, propose, or amend consolidated plans. Expedited procedures must include notice and reasonable opportunity to comment of no less than 5 days. The 5-day period can run concurrently for comments on the action plan amendment and amended citizen participation plans.*
- (B) *Meet public hearing requirements with **virtual** public hearings if:*
 - a. *(1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and*
 - b. *(2) virtual hearings provide reasonable notification and access for citizens in accordance with the grantee’s certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.*

Per 24 CFR 91.105(a)(2), the City’s Citizen Participation Plan both provides for and encourages public participation in the development of the Consolidated Plan and substantial amendments to the Consolidated Plan or the Performance Report. An emphasis is placed on the involvement of low and moderate income people – particularly those living in low to moderate income neighborhoods, areas where CDBG funds are proposed to be used and residents of public and assisted housing developments. The City of Oakland is expected to take whatever actions are appropriate to encourage participation of minorities, people who do not speak English and people with disabilities.

A. Identifying Needs

The laws and regulations require a public hearing each year to obtain residents’ opinions about needs and what priority those needs have. The City of Oakland generally provides the identification of needs with the public hearing as part of the Five -Year Strategic Plan (Consolidated Plan) and the Annual Action Plan.

In the development of the Five-Year Strategy and AAP, the City of Oakland may hold community meetings to garner public feedback of the specific needs and priorities identified by low and moderate income people. The City may also consult with various boards and commissions, such as the Commission on Aging, to further solicit information on the housing and community development needs of low and moderate income people.

B. The Draft Annual Action Plan (and/or Five-Year Consolidated Plan)

The law providing the funds covered by this Citizen Participation Plan calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, the City of Oakland will use the following procedures.

General Information

The Department of Housing & Community Development will annually distribute a calendar for the preparation of the Consolidated Plan/Annual Action Plan as well as an invitation for input on Community Development Block Grant (CDBG) programs for the fiscal year that will begin in July of the following year.

Technical Assistance

City staff will hold an orientation meeting for prospective applicants to review requirements for preparing a funding request as part of a Request for Proposals or Request for Quotes process. All potential applicants are encouraged to attend this meeting and to contact city staff for technical assistance before submitting a proposal.

Availability of a Proposed Action Plan

The City of Oakland notifies the public that a Proposed AAP is available for review in April of each year and will allow 5-30 days for public comment before the Final Action Plan is submitted to the U.S. Department of Housing and Urban Development (HUD) unless otherwise authorized by HUD for expedited review periods.

Through the AAP, the City provides the public with the amount of CDBG, HOME, ESG, and HOPWA it expected to be made available to the City in the upcoming fiscal year, along with a description of types of activities and projects proposed for funding with these resources.

Review of the Proposed Annual Action Plan will be made available online to the public. Upon request, an electronic copy will be provided to via email. Generally, hard-copy of the Annual Action Plan is also made available upon request, free of charge except for when there are national or local public health concerns requiring social distancing, distribution of hard-copy documents may be limited or not available at all. Generally, copies will also be available at the locations specified above in the “Public Access to Information” section, with the same exceptions mentioned above.

So that low- and moderate-income residents can determine the degree that they might be affected, the Proposed Annual Action Plan will be complete containing: an estimate of the amount of federal grant funds that will be made available, a discussion of leveraging of other resources, and a written description of all proposed uses of CDBG, HOME, ESG, and HOPWA funds. The plan will also describe specific activities and projects to be undertaken during the fiscal year, as well as other actions to be undertaken in public policy, institutional structure, public housing improvements, public housing resident initiatives, lead based paint hazard reduction, coordination efforts and anti-poverty strategies.

Public Hearing on Proposed Annual Action Plan

In late April or early May of each year, an Official City Council public hearing will be held to review and hear public comment on the Proposed Action Plan, unless City staff otherwise requests an extension or HUD delays the due date of submission of the proposed Annual Action Plan.

In preparing a Final Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The Final Annual Action Plan will include a section in the document that presents all comments, plus explanation why any comments were not accepted.

C. The Final Annual Action Plan (and/or Five-Year Consolidated Plan)

Electronic copy of the Final Annual Action Plan will be made available to the public free of charge and within two working days of a request. In addition, copies will be available at the locations specified above in the “Public Access to Information” section, except for when there are national or local public health concerns requiring social distancing.

D. Amendments to the Annual Action Plan (and/or Five-Year Consolidated Plan)

Per HUD regulations at 24 CFR Part 91.505, The Final Annual Action Plan or Consolidated Plan will be amended anytime the City makes one of the following decisions:

1. To make a change in its allocation priorities or a change in the method of distribution funds;
2. To carry out an activity, using funds from any program covered by the consolidated plan
3. (including program income, reimbursements, repayment, recaptures, or reallocations
4. from HUD), not previously described in the action plan; or
5. To change the purpose, scope, location, or beneficiaries of an activity.

The public will be notified whenever there is a Substantial Amendment as defined below. The following will be considered “substantial” amendments as determined by the City:

1. A change in the use of CDBG funding from one activity to another (i.e., “reprogramming” of
2. CDBG funds).
3. Funding of an activity type not described in the Annual Action Plan.
4. Changing the priorities contained in the Five Year Strategy

5. Increasing or reducing the amount allocated to an activity by more than 25 percent. Changes of less than \$15,000 will not be considered Substantial Amendments. For activities that contain multiple projects or contractors (such as a citywide housing development program in which funds are awarded through a separate process to multiple developers), changes in an activity will not be considered Substantial Amendments unless the total amount budgeted for the activity/program is changed by more than 25 percent, or unless there is a significant change in the number or character of the proposed beneficiaries.

E. The Consolidated Annual Performance & Evaluation Report (CAPER)

Per HUD Regulations at 24 CFR 91.520 the City must submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) by September 28 or within 90 days of the close of the program year. The Annual Performance Report describes how funds were actually used, outlines the program year accomplishments and shows the extent to which these funds were used for activities that benefited low- and moderate-income people.

Public Notice and Comment for the Annual Performance Report

Per 24 CFR 91.105(d), there must be reasonable notice that the CAPER is available so that residents have an opportunity to review it and comment. Notice will be made according to the procedures described earlier in this Plan with the following procedures specifically for the Annual Performance Report:

1. The City will publish a public notice of the availability of the CAPER consistent with the public notice procedures described above.
2. A complete copy of the draft Annual Performance Report will be made available to the public at no cost within two working days of a request. Copies will also be available at the locations indicated earlier under the “Public Access to Information” section.
3. The City will provide at least 15 days from the date of publication of the CAPER for the public to comment on the proposed CAPER.
4. In preparing the CAPER submission to HUD, consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing. The Annual Performance Report sent to HUD will have a section that presents all public comments, plus explanations why any comments were not accepted.

5. Summary of public comments

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

The City of Oakland posted the 2021/22 Annual Action Plan for public review and comment from May 19, 2021 through June 15, 2021 at

www.oaklandca.gov/services/annual-action-plan-21-22.

A public hearing at Oakland City Council was scheduled for June 15, 2021.

Summary of public comments during the public comment period and the public hearing is provided below:

The City of Oakland posted the 2021/22 Annual Action Plan online for public review and comment from May 19, 2021 through June 15, 2021 at www.oaklandca.gov/services/annual-action-plan-21-22 .

Public notice of the public comment period as well as the public hearing was made through local news publications including East Bay Times, The Post, El Mundo, and Sing Tao.

In addition, emails were sent to current recipients, those recommended for funding, community development District Boards, and City offices and programs, and other residents or businesses on the City's CDBG contact list.

There were no public comments submitted to the City of Oakland in response to the 2021/22 Annual Action Plan Public Comment Period nor at the public hearing held on June 15, 2021. Said public hearing can be viewed at:

http://oakland.granicus.com/player/clip/4294?view_id=2&redirect=true

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

Not Applicable.

7. Summary

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Oakland, CA	Department of Housing & Community Development/Community Development Block Grant Division
CDBG Administrator	Oakland, CA	Department of Housing & Community Development/Community Development Block Grant Division
HOPWA Administrator	Oakland, CA	Human Services Department/Community Housing Services
HOME Administrator	Oakland, CA	Department of Housing & Community Development/Housing Development Services
ESG Administrator	Oakland, CA	Human Services Department/Community Housing Services

Table 1 – Responsible Agencies

Narrative (optional)

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

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

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

Consolidated Plan Public Contact Information

Gregory Garrett, Manager, CDBG Division
City of Oakland, Housing and Community Development Department
250 Frank H. Ogawa Plaza, Ste. 5313
Oakland, CA 94612
cdbg@oaklandca.gov

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

1. Introduction

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the Annual Action Plan. This Plan includes a summary of the consultation process, including identification of the participant agencies and consultants provided in Table 2 below.

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

To enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies, the City participates in the Alameda County Everyone Home Plan, a county-wide plan to end homelessness through coordinated provision of permanent supportive housing, transitional housing, Rapid ReHousing, supportive services, Transitional Aged Youth (TAY) programs, domestic violence program and essential services anchored by a coordinated entry system that serves as the front door and the central organizing feature of the Housing Crisis Response System in Alameda County. The Coordinated Entry System (CES) covers the geographic area of Alameda County and is designed to be easily accessed by individuals and families seeking housing or services. The purpose of CES is to assess the needs of people in a housing crisis, connect them to available support, and track the outcomes and performance of the system. Since there are not enough housing or services for everyone in need, the main goals of the CES is to problem solve, and through assessment ensure that the people with the highest needs are prioritized for and successfully matched to the limited resources that are available.

City of Oakland serves on the Everyone Home Leadership Board helping to coordinate efforts across the county. Oakland staff also participates in other committees composed of agencies (such as Alameda County Behavioral Health Care Services and the Social Services Agency) as well as many community-based organizations.

Oakland Eligible Metropolitan Statistical Area (Oakland EMSA) participants, under the HOPWA program, enhances HIV/AIDS housing and housing services with necessary health and mental services for the tenants of the program.

OHA uses the flexibility of the Making Transitions Work (MTW) Program to design local non-traditional housing programs to serve special populations that would not normally be successful or qualify for housing assistance through its traditional public housing and housing choice voucher

programs. MTW is a HUD funded Demonstration Program that provides a unique opportunity for Oakland Housing Authority (OHA) to explore and test new and innovative methods of delivering housing and supportive services to low-income residents of Oakland. These programs are often created in partnership with the City, County and expert service providers to leverage funding through systems alignment to provide enhanced efficiencies and ensure the success of the participants. These programs are described in detail in the MTW activities in the Annual MTW Plans and reports available on OHA’s website at www.oakha.org.

The City coordinates with the Oakland Housing Authority MTW and Section 8 programs and receives funding from OHA for the City’s Oakland PATH Rehousing Initiative (OPRI), a sponsor based rental assistance program designed to provide housing placement and ongoing subsidies and support services to people living on the street or in emergency shelters, people exiting foster care or criminal justice system and a newly added family component. OPRI is developed as a partnership between City of Oakland, Oakland Housing Authority, Alameda County and multiple nonprofit agencies, connecting the most vulnerable and at risk households to housing and the services needed to increase housing stability and self-sufficiency.

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

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

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

Program participants will pay a flat rent based on AMI income category and sign an annual lease. Participants will be re-certified for AMI status bi-annually. Supportive services and case management will be provided by HCSA and Housing Consortium of the East Bay (HCEB). OHA plans to continue the program for a minimum of 15 years with an option to extend for 5 years, provided

funding availability. OHA projects the costs to provide rental assistance for 15 years to 23 households to be \$9,279,00.

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

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

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

Utilization of services is voluntary for participants of the pilot program.

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

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

The EveryOne Home plan is structured around five major goals:

- 1) Prevent homelessness and other housing crises
Keep people housed by investing in homelessness prevention and directing services to those most likely to become homeless.
- 2) Increase housing opportunities for the plan's target populations.
Provide housing and support to the most vulnerable families, seniors, people with disabilities and others surviving on fixed incomes.
- 3) Deliver flexible services to support stability and independence.
Protect people experiencing homelessness with shelter, mental health care, hygiene services, safe parking and job programs.
- 4) Measure success and report outcomes.
The EveryOne Home Results Based Accountability Committee focuses on developing a data dashboard to track the number of people entering homelessness in the Homeless Management Information System (HMIS) each quarter. The Dashboard will be publicly available on the EveryOne Home (EOH) website, www.everyonehome.org.

Through Prevention, efforts are targeted to decrease the number of people becoming homeless each year from 3,000 to fewer than 500 by 2023, with annual reductions of 500 per year. This target is to be achieved by keeping renters in their homes; strengthening Renter protections; supporting the pass of Just Cause Eviction Protections; and supporting the repeal of the Costa-Hawkins; increase availability of flexible temporary financial assistance (TFA); increase connection to income and benefits; and developing policies for a humane and consistent response to the needs of unsheltered people.

Efforts to expand housing opportunities will target the increase in the number of people moving into a permanent home by 500 people per year, until 4,000 people move into housing in 2023. This will be accomplished through using land for housing efficiently; encouraging multi-family, high density, and accessory dwelling units (ADU); increasing affordability requirements; promoting strong preservation and anti-displacement provisions; requiring new residential developments to make a certain percentage of housing units affordable to extremely low-income households; expedite affordable housing projects; expand landlord partnerships, landlords willing to accept clients and subsidies from HUD CoC and MSHA rental assistance programs; creating permanent dedicated funding for housing operations and services; increasing permanent supportive housing, alternative housing and other housing opportunities that support the housing of the most vulnerable homeless particularly those impacted by the racial and ethnic disparities that perpetuates the inequalities in housing opportunities. Eradicating homelessness must take into consideration, racial equity as discrimination is both a cause and consequence of homelessness.

For additional information of coordination of efforts around homelessness under the Alameda County EveryOne Home Continuum of Care, please visit: <https://everyonehome.org/wp-content/uploads/2018/12/EveryOne-Home-Strategic-Update-Report-Final.pdf>

Further, efforts are coordinated with OHA to address the needs of homeless persons and those at risk of homelessness through the OHA Homelessness Research Project

In August 2020, OHA was awarded financial and technical assistance to design a randomized control trial (RCT) testing the impact of social service delivery models on the success of formerly homeless families. This award was won in a competitive process through Jameel Abdul Latif Poverty Action Lab (J-PAL) at the Massachusetts Institute of Technology.

The RCT, expected to begin in September 2021, will house 300 homeless families with children in large OAHPI PBV units; enrollment will take place over three years, in 100-family cohorts. The study population will be randomly assigned to a control and treatment group. The control group will receive social services through the Family and Community Partnerships department at OHA. The treatment group will receive intensive case management through the Office of Homeless Care and Coordination at Alameda County Health Care Services Agency.

OHA will collect data on participants' short- and medium-term outcomes in terms of housing stability, educational achievement, employment and income, and socio-behavioral indicators. The results will indicate whether, and for whom, intensive supportive services are necessary.

The Department of Housing & Community Development Residential Lending/Rehabilitation Division in collaboration with the with Alameda County Healthy Homes supports the EOH objective to decrease anti-displacement, prevent homelessness and support housing preservation-by providing funding to assist elderly homeowners, disabled tenants and low-income families to

remediate Lead-based paint hazards, correct housing code deficiencies to prevent health risk and homelessness.

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

The City of Oakland participates regularly in communication and planning with EveryOne Home (the Alameda County-wide continuum of care) and the Alameda County Housing and Community Development Department(through HMIS). City staff participate in several key Everyone Home subcommittees including the Systems Coordination Committee (oversight of CES), the HUD CoC Committee (CoC Board), HMIS Oversight Committee, and the Performance Management Committee, which supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes.

Consultation with EOH on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Oakland, City of Berkeley, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide. In addition to collaboration through the above named CoC committees, a planning meeting between ESG grantees and Everyone Home takes place at least annually.

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

Sort*	Agency/Group/Organization*	Agency/Group/Organization Type*	What section of the Plan was addressed by Consultation?*	Action
1	Amy Heistand	Consultant	Acquisition and Conversion to Affordable Housing (ACAH) Program	Increase of Affordable Housing
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? Works on Acquisition and Conversion to Affordable Housing (ACAH) Program and loan documents/policies for rental projects converting to cooperative units.</p>				

2	Ken Jones	Consultant	Acquisition and Conversion to Affordable Housing (ACAH) Program	Increase of Affordable Housing
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Works on Acquisition and Conversion to Affordable Housing (ACAH) Program to reviews applications for funding. and loan documents. Also works on Homekey project.</p>				
Sort*	Agency/Group/Organization*	Agency/Group/Organization Type*	What section of the Plan was addressed by Consultation?*	Action
3	City of Oakland, Housing and Community Development, Residential Lending Services and Alameda County Healthy Home Department, Minor Home Repair Program	<ul style="list-style-type: none"> • Housing • Services-Children • Services-Elderly Persons • Services-Persons with Disabilities • Other government - County • Other government - Local 	<ul style="list-style-type: none"> • Housing Need Assessment • Non-Homeless Special Needs • Lead-based Paint Strategy 	Preservation of Affordable Housing
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>The City of Oakland, Residential Lending Program in coordination with the Alameda County Healthy Homes provide variety of loans and grants to support the preservation and rehabilitation of existing housing stock in Oakland and county-wide. With an emphasis on owner-occupied housing and rental housing occupied by senior citizens, people with disabilities, and low-income families living in substandard conditions, funds are used to correct code violations, repair to major building systems in danger of failure, minor repair and abatement of lead-based paint hazards. Continuous needs assessment of low-income owner-occupied households is necessary to prevent health risk, community deterioration and blight.</p>				

4	All-City Workgroup (Alameda County HCD +Local Jurisdictions)	<ul style="list-style-type: none"> • Housing • Services - Housing • Services-homeless 	<ul style="list-style-type: none"> • Housing Need Assessment • Public Housing Needs • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs - Veterans • Homelessness Needs - Unaccompanied youth • Homelessness Strategy • Non-Homeless Special Needs • HOPWA Strategy 	Meets bi-weekly to discuss housing interventions, homeless housing interventions, funding and best practices
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Regular meetings to discuss housing interventions for the homeless, potential fund sources available and best practices.</p>				

Sort*	Agency/Group/Organization*	Agency/Group/Organization Type*	What section of the Plan was addressed by Consultation?*	Action
5	East Bay Housing Organizations (EBHO)	Housing PHA Services - Housing Services-homeless Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders Other	<ul style="list-style-type: none"> • Housing Need Assessment • Public Housing Needs • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs - Veterans • Homelessness Needs - Un-accompanied youth • Homelessness Strategy • Non-Homeless Special Needs 	Monthly Oakland coordination meetings with broad-based membership, other meetings and discussion as needed.
6	East Bay Community Law Center	Fair Housing	Non-Homeless Special Needs	Fair Housing Fair Chance Programs

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Consulted around needed Fair Housing services and new Fair Chance program promoting housing for formerly incarcerated. Regular meetings around outreach, anti displacement and needed services to persons with criminal records seeking to rent housing. Anticipated outcomes: Expansion of existing fair housing program that will include anti-displacement activities including outreach and education to landlords and potential renters on the City Fair Chance Ordinance which removes barriers to housing for community members returning from the criminal justice system, making it possible for them to live with family members and access all forms of housing like everyone else needs and deserves.

7	Alameda County Health Services	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency	Homelessness Strategy Non-Homeless Special Needs	PATH homeless services
---	--------------------------------	---	---	------------------------

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

EveryOne Home Plan Health Services & PATH Strategy

8	Human Services Department	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Optional Designation(s) Grantee Department	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy	Hunger, Homeless & Supportive Housing Programs
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? Input on the Continuum of Care, PATH Strategy to End Homelessness (Oakland Plan), HOPWA planned activities and strategies, Anti-Poverty input, Special Needs activities.</p>				
Sort*	Agency/Group/Organization*	Agency/Group/Organization Type*	What section of the Plan was addressed by Consultation?*	Action
9	ALAMEDA COUNTY HEALTH CARE SERVICE AGENCY	Housing Other government - County Other government - Local Regional organization	Other: Analysis of Impediments to Fair Housing Choice	AIFH Plan
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? Formed a countywide effort to increase fair housing choices for residents across the county. The County of Alameda, as lead agency, and multiple participating jurisdictions the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.</p>				
10	Alameda County Entitlement Jurisdictions	Other government - County	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy Other	

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Alameda County HCD, City of Berkeley and City of Oakland met to discuss regional issues affecting all three entitlement jurisdictions and to coordinate HOPWA and Continuum of Care consultations.

11	Oakland Housing Authority	PHA Services - Housing Services-homeless	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Other Analysis of Impediments to Fair Housing	
----	---------------------------	--	--	--

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Consultation as part of the Alameda County Regional Analysis of Impediments to Fair Housing and Oakland Housing Authorities planned activities and strategies regarding public housing concerns, needs analysis and anti-poverty matters.

Sort*	Agency/Group/Organization*	Agency/Group/Organization Type*	What section of the Plan was addressed by Consultation?*	Action
12	Mayor Libby Schaaf & Oakland City Council	Civic Leaders	Housing Need Assessment Homelessness Strategy	

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Citywide goals concerning affordable housing and homelessness.

13	Housing Assistance Center	Services - Housing Other government - Local	Non-Homeless Special Needs Anti-poverty Strategy Other Fair Chance housing services	Anti-displacement Relocation
----	---------------------------	--	---	------------------------------

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Lead on Anti-displacement planning, Housing Resource Center services, Fair Chance Housing Ordinance activities

14	Community Development District Board Members	Other Community Advocates Optional Designation(s) Neighborhood Organization	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development	CDBG Funding recommendations
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Participation in the CDBG Request for Proposals. CD Districts established funding priorities for their perspective districts, reviewed and ranked proposals submitted, and recommended funding allocations for public services, economic development, public facility capital improvements and other activities included in the Plan.</p>				
15	Oakland Department of Violence Prevention	Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education	Non-Homeless Needs	Back Up Projects COVID response
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Discussed funding gaps for needed violence prevention services, outreach, and education to Oakland residents, principally in low- and moderate-income areas of Oakland. Discussions/consultation included planning around COVID impacts on increased domestic violence and other forms of violence. . Established priority projects to be considered for CDBG funding if made available.</p>				

Sort*	Agency/Group/Organization*	Agency/Group/Organization Type*	What section of the Plan was addressed by Consultation?*	Action
16	Oakland Information & Technology Department	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide	Non-Homeless Special Needs Antipoverty Strategy	Back Up Projects Increased Wi-Fi Access

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Discussed funding gaps for needed for the OAKWIFI project, targeted at decreasing Broadband the digital divide of low- and moderate-income Oakland residents and the need to increase Wi-Fi access in these neighborhoods particular during COVID Shelter in Place orders to increase internet access for virtual learning environments and employment searches and opportunities for those virtually seeking employment during COVID Shelter In Place. . Established priority projects to be considered for CDBG funding if made available.

17	Oakland Housing Development Services	Housing Other Government local Grantee Department	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs	Back Ups Afford- able housing Conver- sions COVID re- sponse
----	--------------------------------------	---	--	---

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Discussed funding gaps for needed for the COVID related housing acquisition and conversion projects, principally benefitting homeless, veterans, seniors and other special needs groups. Established priority projects to be considered for CDBG funding if made available.

18	Oakland Public Works And Oakland Parks & Rec	Services – Youth Services – Elderly Other Government local	Non-Homeless Needs	Back Up Pro- jects
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? Public facility capital improvement funding gaps for COVID related and non-COVID related projects in need of additional funding, and particularly those projects that increase safe outdoor activity and access during shelter-in-place. Increase safety of indoor activities via improvement that support social distancing and access to available WIFI for virtual needs of the community. Established priority projects to be considered for CDBG funding if made available.</p>				
19	Oakland Community Housing Services	Services-Persons with HIV/AIDS Services-homeless	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unac- companied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy	Back Up Pro- jects
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? Discussed need for gap funding for various homeless projects, including but not limited to COVID and non-COVID projects such as pallet shelters, community cabins, public facility improvements (homeless), facility conversions, mobile showers and restrooms, warming centers for encampments. Established priority projects to be considered for CDBG funding if made available, particularly those projects or needs not fully covered by ESG-CV (CARES Act) or HOPWA-CV funds made available.</p>				

Table 2 – Agencies, groups, organizations who participated

Additional Narrative:

Table 2 - Oakland Public Works (OPW)-

In July 2004, the City of Oakland Council passed Resolution No. 78747 C.M.S. establishing prioritization methods for Capital Improvement Projects (CIP) to the City of Oakland's assets categories, including facilities and structures, parks and open space, sewers, storm drains, streets, sidewalks and traffic improvement infrastructure.

Since then, in conjunction with the City's two-year budget intervals, the Bureau of Design and Construction (BDC) within the Oakland Public Works (OPW) Department has facilitated a Citywide CIP development process and brings it to the City Council for approval with the biennial policy budget. As a part of this process, staff in OPW liaise with client departments (Oakland Public Library, Oakland Parks, Recreation & Youth Development, etc.) and internal OPW Bureaus to review the previously adopted CIP, identify new projects, and develop preliminary, planning-level scope and budget for each request. Only select requests are brought forward. Relevant asset conditions are then evaluated using criteria derived from prioritization policy documents and brought to the Council for review and approval.

The City desired to update the CIP Prioritization Process to align with City's current policies and values to reflect citywide priorities of Equity, Health and Safety, Existing Conditions, Economy, Environment, Required Work, Improvement, Collaboration, and Shovel Ready projects. Although Citywide CIP requirements and timelines remain unchanged, the FY 2019-21 CIP development process warranted modification due to expanded capital funding availability, an added focus on addressing inequities, and the need to expand public involvement and transparency. The CIP will establish the prioritization strategy and financial plan to implement City's capital projects that maintain, improve, and build the City's valuable assets to serve Oakland's diverse economic, educational, and recreational needs.

City staff, composed of a CIP Working Group from the Department of Transportation and the Department of Public Works, with the Department of Race and Equity, conducted public outreach and engaged community involvement in the development of the CIP Prioritization Process, and a Capital Improvement Program Advisory Committee was established, consisting of a representative of each City department involved with capital projects, acting as advisors and a consistent point of contact regarding CIP planning and disseminates information to department management/staff.

Additionally, the City established a nine factor and point distribution (out of a total of 100 points) to prioritize the City of Oakland's Capital Improvement Program including a weighted scoring system as follows: Equity (16 points), Health and Safety (16 points), Existing Conditions (13 points), Economy (13 points), Environment (11 points), Required Work (10 points), Improvement (8 points), Collaboration (8 points), and Shovel Ready (5 points).

Community Outreach

Recognizing the City's commitment to inclusive public engagement, the City dedicated a Community Outreach Coordinator to work closely with the CIPWG to foster and encourage public outreach and involvement.

Phase 1: Through a series of community meetings and on-line and paper surveys, the City gathered community input on the CIP process, determining shared City and community values and priorities. Phase I answered the question *"if we were to evaluate a potential project, what values or other considerations are most important?"*

The information collected in Phase 1 was used to weight the nine factors, resulting in a score card that is applied to proposed and existing capital projects. Phase 1 of community engagement was completed in July of 2018 to help develop the new CIP Prioritization factors and weighting.

Phase 2: Utilizing the adopted factors and weighting system to develop CIP Budget and continue community engagement was the goal of this phase, which launched after City Council's approval of the new CIP Prioritization. Public intake forms were distributed and received through the City's website, via email, standard mail, and in community meetings. The public form included five simplified questions about CIP Project requests, and was translated into Vietnamese, Chinese and Spanish.

Collaboration with City Departments

As part of this CIP Prioritization Development Process, the CIPWG recognized the need to include other departments in the process and thus established the Capital Improvement Program Advisory Committee (CIPAC). The CIPAC consists of a representative of each City department involved with capital projects, acting as advisors, a sounding board for priority factor development and reviewing milestones from the CIPWG. The CIPAC builds internal consensus and ensures consistency with Citywide and Department values, priorities, and goals. The CIPAC also serves as the consistent point of contact regarding CIP planning and disseminates information to department management/staff.

Residential Lending-

The Residential Lending housing rehabilitation program activities are targeted to improve the viability of City's existing housing stock and provide a funding source for home maintenance and rehabilitation for the City's most vulnerable homeowners and underserved communities. The housing rehabilitation offer a variety of programs low cost, alternative loan financing and grants for housing rehabilitation to low- and moderate- income persons, where institutional credit or other financial resources are not available to meet such need. To expand the City's capacity Residential Lending partners with Alameda County Healthy Homes, professional service contractors and housing developers.

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

The City welcomes feedback and consultation from and with all agency- types and Oakland residents.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care-Strategic Plan to End Homelessness	Everyone Home	Countywide Plan to Address and End Homelessness
PATH Strategy	City of Oakland, Human Services Department	<p>The framework outlines specific strategies to reduce homelessness in Oakland:</p> <ul style="list-style-type: none"> ○ Fewer people become homeless each year ○ More people return to housing as quickly as possible ○ Expand, improve, and maintain crisis response beds ○ 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 <p>Address impacts of unsheltered homelessness on sheltered and unsheltered neighbors</p>
Department of Housing & Community Development Strategic Plan	City of Oakland Department of Housing & Community Development	DHCD Strategic Plan focuses on Production of Affordable Housing, Preservation of Affordable Housing, and Protection of Oakland tenant residents and neighborhoods, promoting community development activities that serve the low- and moderate-income residents of Oakland.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Oakland, Housing Element, 2015-2023 General Plan	City of Oakland	California law requires that jurisdictions identify existing and projected housing needs and create a housing program that states the City's housing policy goals, objectives and summary of financial resources for preserving, improving, and developing new housing units. The City of Oakland's Housing Element encapsulates this effort.
Regional Housing Needs Assessment/Allocation	California HCD & Association of Bay Area Governments	The California Department of Housing and Community Development (HCD) determines the amount of housing needed for income groups in each region based on existing housing need and expected population growth. For the 2014-2022 housing element planning cycle, the housing need was based on population projections produced by the California Department of Finance which took into consideration the extraordinary uncertainty regarding national, State and local economies and housing markets. Each city's share of the regional housing demand is prepared by the Association of Bay Area Governments (ABAG) through the Regional Housing Needs Allocation (RHNA) process.
OPW Capital Improvement Plan	Oakland Public Works	Prioritization of Capital Improvement Projects
Race & Equity Impact Analysis	Oakland Race & Equity Department	Planning and applying an equity focus and analysis to key deliberations, City government working with community to create conditions where everyone has access to the opportunities necessary to meet their essential needs, advance their well-being and achieve their full potential.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Making Transitions Work (MTW)	Oakland Housing Authority	States goals of the Oakland Housing Authority under Section 8 and Making Transitions Work Program. MTW overlaps with public housing goals of this Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

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

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

The Annual Action Plan (AAP) was posted online for public review, with notice of public review/comment period and notice of public hearing posted in East Bay Times publication, The Post, El Mundo and Sang Tao newspapers. The AAP was posted for review from May 19, 2021 - June 15, 2021

Additional outreach was accomplished via emailed notices to Oakland community residents and non-profit agencies. All public comments received during this period will be submitted with the Final Consolidated Plan to be submitted to HUD.

To increase citizen participation, the City is planning a webinar in the month of May 2021 concerning the 2021/22 Annual Action Plan as an informative meeting and an opportunity to encourage greater citizen participation.

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

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.

The City's Five-Year Permanent Access To Housing (PATH) Framework and the associated strategies, was developed collaboratively through interviews with a wide range of stakeholders including people experiencing homelessness, social service professionals, homeless advocates, housed neighborhood leaders, elected officials, philanthropic partners, and county partners. This framework and the related policies adopted by the City Council are used to make funding decisions and all funding allocations for homelessness, from all sources, are subject to public review and comment consistent with the public review pro-

cess for all City Council actions. In addition, the recently released Countywide Racial Equity Systems Modeling report included significant stakeholder feedback with a priority on receiving feedback from people currently or formerly experiencing homelessness.

The Housing Development Services unit shares its Notices of Funding Availability (NOFA) with the public via the Department's website. The NOFAs are also sent out to an email list of community organizations, affordable housing developments, market rate developers, real estate professionals and other community stakeholders, and with each NOFA opportunity, workshops are held with potential applicants.

In addition, applicants for funding are required to hold either neighborhood meetings with community stakeholders for new construction projects, or with residents for rehabilitation projects.

A public hearing was held in May of 2020 for the Housing Element Report- The General Plan, reflecting the fifth year of reporting on progress to meet the production targets and policies within the 2015-2023 Housing Element. Government Code 65400 section (b) allows municipalities to consider the APR at a public meeting before the legislative body within 60 days of the April 1st deadline. Although delayed due to the Shelter in Place Order, this report was presented to the City Council and will be presented to the Planning Commission once the Commission resumes public meetings. As of April 2021, the 2020 update and public review for The General Plan to the Housing Element Report is in process.

In 2019, for OPW's Environmental Resources Food Hub Program, Recycling Program staff assisted Alameda County Waste Management Authority (ACWMA) to host a community engagement meeting to discuss the new California law (Short-Lived Climate Pollutants: Organic Waste Methane Emissions Reduction – SB 1383) which requires jurisdictions to develop and implement an Edible Food Recovery program. Jurisdictions are required to ensure food generating businesses have access to food donation opportunities and are required to improve the capacity of food recovery and distribution organizations to receive donated food. In November of 2019, staff convened a meeting of Oakland-based non-profit and faith-based organizations interested in edible food recovery and distribution. Approximately 30 organizations attended and shared with us the barriers receiving and distributing donated food.

The inputs received at both meetings convened by Recycling Program staff and ACWMA supported research findings published by the National Resource Defense Council. The greatest needs in the edible food recovery community beyond funding are:

- climate-controlled commercial grade food storage
- adequate and reliable volunteer participation
- climate-controlled food transportation equipment, and
- access to adequate food quantity for smaller organizations

An extensive Racial Equity Impact Assessment (REIA) was conducted to draft the Equitable Climate Action Plan. The Oakland community provided input into several proposed Material Consumption and Waste strategies. MCW-2 Strengthen Infrastructure and Partnerships for Edible Food Recovery is one strategy that was discussed in the community via the REIA and approved by City Council.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	<ul style="list-style-type: none"> • Public Meeting • Internet Outreach • Other 	<ul style="list-style-type: none"> • Persons with disabilities • Non-targeted/broad community • Residents of Public and Assisted Housing • Other 	Varies. NOFA meetings with potential applicants typically have 30-50 attendees.	Typically, attendees have questions regarding the application process, scoring, and procedures.	All comments are accepted; however, some are not actionable. (e.g. Requests to not subject projects to CEQA/NEPA review, or require compliance with local hiring and contracting programs)	To be inserted
2	<ul style="list-style-type: none"> • Public Meeting • Public Hearing • Newspaper Ad • Internet Outreach • Other 	<ul style="list-style-type: none"> • Minorities • Non-English Speaking - Specify other language: • • Persons with disabilities • Non-targeted/broad community • Residents of Public and Assisted Housing • Other 				To be inserted

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Email Distribution	Non-targeted/ Broad community CDBG contact list and CD District Boards				N/A
4	Internet Outreach					
5	Newspaper ad	Non english speaking (Spanish, Cantonese) Minorities Broad Community	N/A			To be Inserted The Post Sing Tao EB Times
6	Zoom Webinar	Non-targeted/Broad community CDBG contact list and CD District Boards				To be inserted

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Under the HUD CPD 2021 (Oakland FY 2021/22) Formula Grant allocations, the City of Oakland is allocated \$14,654,409 in CDBG, HOME, HOPWA and ESG funds as listed below:

2021 FEDERAL ENTITLEMENT FORMULA GRANTS AWARDED TO THE CITY

PROGRAM	2021-2022 HUD/CPD ALLOCATION
CDBG	\$7,704,236
HOME	\$3,173,248
ESG	\$660,016
HOPWA	\$3,078,240
HOME-ARP (American Recovery Plan) Act	\$11,325,941
TOTAL	\$25,941,681

Upon HUD review and approval of the City of Oakland 2021/22 AAP, funds will be awarded to the City through HUD Grant agreements for each allocation. In Table 5 below, anticipated resources include expected program income, match funds, and carryforward funds for each program.

Carryforward totals (prior year resources) presented in Table 5 are estimated and subject to fund reconciliation results at the end of FY 2020/21. Prior Year funding totals are subject to change.

Anticipated Resources

Program	Source of Funds	Uses of Funds (select all that apply)	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	PUBLIC FEDERAL	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,750,367	\$850,000	2,812,731	10,900,546	22,913,445	CDBG activities will include administration, public services, housing, economic development and other activities benefiting low-mod income households & communities.
HOME	PUBLIC FEDERAL	Acquisition Homeowner rehab Multifamily rental new construction Multifamily rental rehab.	3,124,987	0	0	3,124,987	\$9,000,000	HOME activities will continue to leverage Affordable Housing Trust fund dollars and support the new construction, rehabilitation and preservation of affordable housing .
ESG	PUBLIC FEDERAL	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing Overnight shelter -Rapid re-housing (rental assistance) -street outreach -HMIS	657,139		N/A	657,139	1,950,000	ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing , emergency shelter, outreach services, HMIS activities and Administration.

Program	Source of Funds	Uses of Funds (select all that apply)	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	PUBLIC FEDERAL	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	\$3,234,468	0	\$7,196,825	\$10,431,293	8,700,000	HOPWA activities will include services, housing and housing development in Alameda & Contra Costa Counties for persons living with AIDS & their families.

CDBG-CV1&3	CARES Act	Prepare for, prevent and respond to COVID19 impact on Low- and moderate-income residents		N/A	8,245,435	8,245,435	\$0	Prepare for, prevent and respond to COVID19 impacts for low-moderate-income residents
ESG-CV 1&2		emergency shelter -street outreach -rapid rehousing -prevention		N/A	\$17,251,273	\$17,251,273	\$0	Prepare for, prevent and respond to COVID19 among homeless populations
HOPWA-CV		Oakland EMSA under the HOPWA program to provide Information and Referral for PLWA, housing and support services for people living with HIV/AIDS and their family members; Housing Assistance, Short-Term Rent Mortgage and Utility (STRMU) assistance, TBRA Rental Assistance to homeless people with HIV/AIDS that are transitioning to permanent housing, out of Operation Homekey Motel Rooms		N/A	\$447,972	\$447,972	\$0	Prepare for, prevent and respond to COVID19

Table 5 - Expected Resources – Priority Table

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

HUD CPD Formula Grant funds allocated to the City of Oakland under the HUD 2021 (Oakland FY 2021/22) Formula Grants: CDBG, HOME, HOPWA and ESG will leverage activities that support the Protection of Oakland residents, Preservation of affordable housing, and Production of affordable housing as follows:

Protection of Tenants and Homelessness Prevention

- Anti-displacement programs
- Housing related legal services
- Fair housing services
- Neighborhood stabilization
- Rent Arbitration Program community education and outreach
- Reduction of Homelessness, Homeless Prevention and Elimination of Chronic Homelessness
- Hunger Programs
- Public Housing activities
- Grant making activities
- Other Community Development Activities including but not limited to Public Facility & Infrastructure improvements and other activities promoting decent housing, suitable living environments, and expansion of economic opportunities principally for low- and moderate-income residents of Oakland

Preservation of Affordable Housing

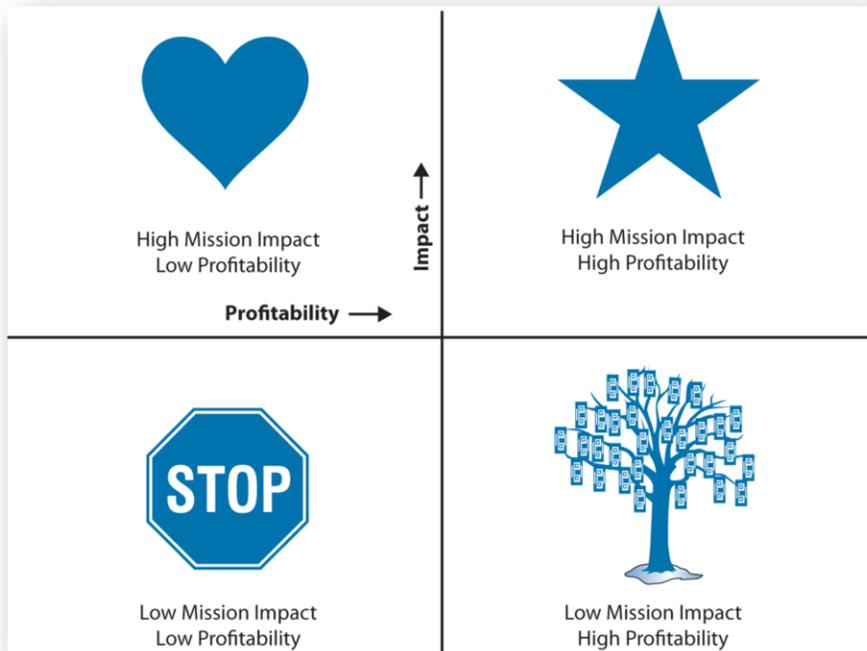
- Acquisition and rehabilitation of affordable housing
- Acquisition and conversion to affordable housing
- Preservation of existing affordable housing
- Preservation of owner-occupied properties

Production of Affordable Housing

- New construction of affordable housing
- Acquisition of building for immediate conversion to housing for people experiencing homelessness
- First Time Homebuyers

Using the framework of Preservation, Protection and Production to focus on the highest priorities of addressing homelessness, housing for extremely low income (ELI) households, deep racial inequities, displacement, and impacts from the COVID-19 pandemic, the City of Oakland DHCD will employ the following strategies to address these needs (see Table 2).

Listed with each strategy is a preliminary assessment of how impactful or cost efficient each strategy could be, as a first assessment within a risk-reward matrix framework (example below).



The description of each strategy below includes the needs it 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, creates housing stability and security for low-income tenants and protects homeowners at risk of losing their homes, prevents homelessness, and ensures 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 utilizing the City’s subsidy to leverage other sources of capital. 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.

Protection Strategies

Protection strategies are designed to prevent displacement and to ensure that low-income renters and homeowners have the information, tools, and support needed to remain in their homes in accordance with local and state laws. These tools also include legal services and financial assistance. The objective of a proactive protection approach is two-fold: to blunt economic

and market factors that create housing instability and to strengthen low-income residents' standing as renters and homeowners so as to remain housed in Oakland, if they choose.

A cornerstone of protection strategies is the Rent Adjustment Program, which is about housing stability at its core. Excessive rent increases can have a devastating effect not only on the individual but also on the entire community. They force thousands of Oakland residents to choose between spending over half their income on rent, foregoing other necessities, or moving far away from jobs and community ties. For many, none of these choices are viable, hence homelessness becomes the only option. The COVID-19 crisis has not only exacerbated this problem but has also made it even clearer that there is a need for a strong protective framework. By implementing and enforcing the recently passed Tenant Protection, Just Cause, and Eviction Moratorium Ordinances, the Rent Adjustment Program is a key component of anti-displacement policy.

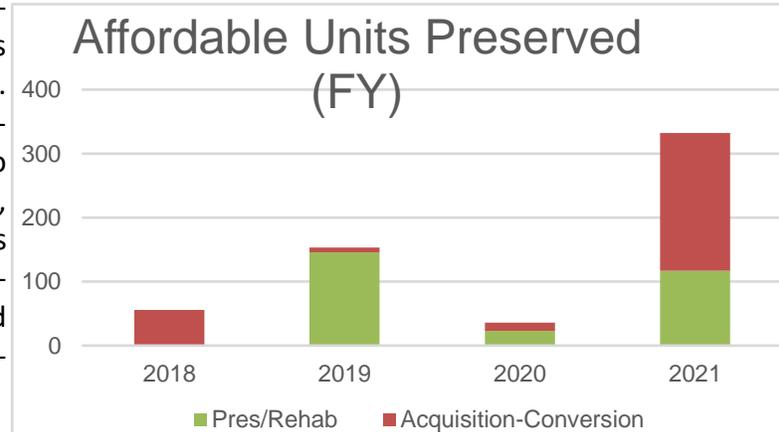
Anti-displacement and protection efforts must also directly address racial inequities in the housing market. According to the U.S. Census in 2000, Oakland's Black population was 36%, and in 2020 it fell to 23%. The data suggests that rising rents and the disproportionate impact of the foreclosure crisis on black homeowners following the 2008 Recession has contributed to this precipitous demographic shift. While homelessness is the most visible outcome of this displacement, many of Oakland's families had to relocate to more affordable locales within the region or had to leave the region and their communities altogether. Providing a space for these residents to return or stay in Oakland must be a core component of any anti-displacement strategy. In 2016, the Oakland City Council revised its Oakland resident/worker preferences and requirements in City affordable housing programs. This is an important policy objective to ensure Oakland residents can benefit from new affordable housing. As displacement of longtime residents remains an ongoing concern, some municipalities have sought to revise and better target these preferences.^{vii}

Table 2

Protection Strategies	Needs Being Met	Impact
Align, consolidate and invest in citywide anti-displacement and homelessness prevention activities	<ul style="list-style-type: none"> • Anti-Displacement • COVID Response • ELI Households • Racial Equity 	High
Conduct robust community engagement to ensure residents and property owners are aware of their rights and obligations under Oakland’s tenant/property owner laws <ul style="list-style-type: none"> • Launch Oakland bi-annual Resident Mini Pulse Survey on the state of housing security. 	<ul style="list-style-type: none"> • Racial Equity • Anti-Displacement 	High
Actively enforce Oakland’s rent laws and regulations using tools such as public education, mediation and dispute resolution, hearings, and responding to violations <ul style="list-style-type: none"> • Evaluate implementation of a rent registry 	<ul style="list-style-type: none"> • Racial Equity • Anti-Displacement 	High
Evaluate and strengthen Oakland’s neighborhood preference policy to mitigate and address displacement impacts on Oaklanders, especially its African American residents. <ul style="list-style-type: none"> • Complete analysis required by Alameda County • Strengthen tracking and monitoring of these requirements • Ensure City policies are fully advancing Affirmatively Furthering Fair Housing (AFFH) principles and requirements 	<ul style="list-style-type: none"> • Racial Equity • Anti-Displacement 	Medium

Preservation Strategies

Housing preservation entails placing regulatory restrictions on existing buildings to ensure long-term affordability for residents (see Table 3). Such actions typically, but not always, include capital repairs. These strategies are designed to retain an affordable housing infrastructure for both renters and homeowners. Such preservation strategies also include resident ownership that positions traditionally vulnerable households to have an ownership stake in their homes. Preservation strategies can also serve to preserve neighborhoods and ensure that long standing residents and community institutions are not displaced. Furthermore, there is need for housing for moderate income families that earn between 80% to 120% area median income (AMI) – our teachers, city workers, and first responders. During what is a “down” cycle of the market, the City should actively explore and support the preservation and acquisition of affordable housing assets that require little direct public financial contribution.



Since FY 2018, the City has acquired and converted and/or preserved nearly 600 units.

Table 3

Preservation Strategies	Needs Being Met	Impact
Develop a public-private preservation financial product that can both increase acquisitions of properties that will house extremely low-income households and people who are homeless, as well as accelerate the pace of the acquisitions	<ul style="list-style-type: none"> • Racial Equity • ELI - Mod Households • Anti-Displacement 	High
Release remaining KK bond funds for resident-led and community land trust supported preservation projects.	<ul style="list-style-type: none"> • Racial Equity • ELI Households • Anti-Displacement 	High
Target and preserve owner-occupied housing in areas experiencing high levels of gentrification.	<ul style="list-style-type: none"> • Racial Equity • Anti-Displacement • ELI-Mod Households 	High

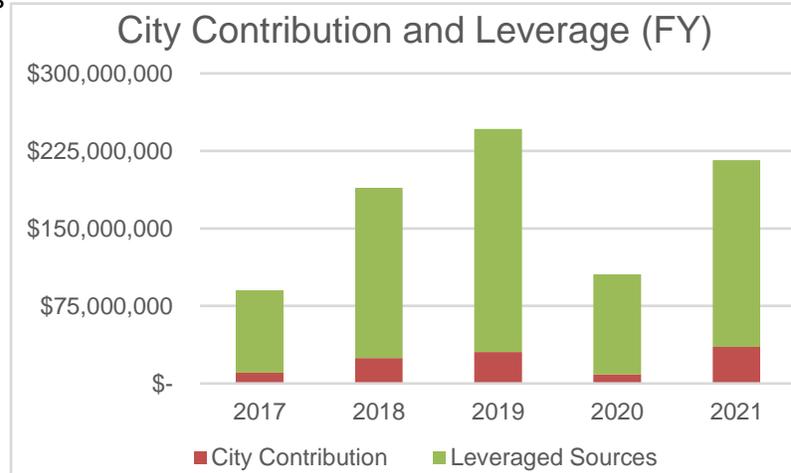
<p>Identify place-keeping preservation strategies and partners in areas most significantly impacted by COVID and reflecting high levels of housing vulnerability.</p> <ul style="list-style-type: none"> • Explore potential for a cross-cutting, collective impact model for addressing a variety of distress factors in deep East Oakland 	<ul style="list-style-type: none"> • Racial Equity • ELI Households • Anti-Displacement 	Medium
Evaluate and support acquisition vehicle for single-family homes and/or investor-owned properties.	<ul style="list-style-type: none"> • Anti-Displacement • Homelessness 	Medium
Design and implement a program to acquire tax-defaulted properties from Alameda County to convert to or build affordable housing.	<ul style="list-style-type: none"> • Anti-Displacement 	Medium
Evaluate resident-led model for ownership solutions.	<ul style="list-style-type: none"> • Racial Equity • Anti-Displacement • ELI-Mod Households 	Medium
Ensure preserved units have access to high speed, broadband access.	<ul style="list-style-type: none"> • Racial Equity 	Low
Evaluate Joint Powers Authority model and others that purport to create housing opportunities for moderate and middle income households.	<ul style="list-style-type: none"> • Anti-Displacement 	Low
Work with City Agencies to develop a citywide affordable housing asset management strategy and staffing plan.	<ul style="list-style-type: none"> • Anti-Displacement 	Low

Production Strategies

Since 2017, the City has invested nearly \$110 million in City funding into affordable housing production, leveraging more than \$730 million of additional investment. This means for every \$1 of City funding, the City has leveraged nearly \$7 of other sources – this is largely due to availability of A1 funding from Alameda County. However, this ratio should go down to about \$1 for every \$4 of other sources moving forward, as County A1 funding has been fully allocated.

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.

Table 4



Production Strategies	Needs Being Met	Impact
Identify new capital sources to produce new affordable housing units.	<ul style="list-style-type: none"> • ELI Households • Homelessness • Racial Equity 	High
Evaluate creation of debt and equity funds for small sites.	<ul style="list-style-type: none"> • ELI Households • Homelessness • Racial Equity • Anti-Displacement 	High
Assess impact of on-site versus off-site inclusionary affordable unit creation.	<ul style="list-style-type: none"> • ELI Households • Homelessness • Racial Equity 	High
Pursue strategic acquisition of hotel/motel/dorm facilities to house unsheltered residents.	<ul style="list-style-type: none"> • Homelessness • COVID Response • Racial Equity 	High

<p>Develop a project-based rental or operating subsidy program for extremely low-income residents.</p> <ul style="list-style-type: none"> • Dedicate Permanent Local Housing Allocation to support creation of homeless units • Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and Extremely Low-Income units 	<ul style="list-style-type: none"> • ELI Households • Homelessness 	High
<p>Dispose of publicly-owned sites for immediate and innovative housing, including modular/manufactured solutions.</p>	<ul style="list-style-type: none"> • ELI-Mod Households • Homelessness 	High
<p>Support the Planning and Building Department’s review and assessment of City’s affordable housing impact fees to evaluate fees’ impact.</p> <ul style="list-style-type: none"> • Explore alternative approaches to creating and/or funding new affordable housing such as inclusionary zoning and infrastructure finance districts 	<ul style="list-style-type: none"> • Racial Equity 	High
<p>Pursue strategies to create and ensure long-term affordable housing units at a variety of income levels, including 80%-120% of AMI.</p> <ul style="list-style-type: none"> • Access CalHFA bond recycling facility for mixed-income projects 	<ul style="list-style-type: none"> • Racial Equity • Low Mod Households • Middle Income Households 	Medium
<p>Identify and align private capital sources for pre-development lending to support affordable housing projects (target BIPOC and small nonprofit developers).</p>	<ul style="list-style-type: none"> • Homelessness • COVID Response • Racial Equity • ELI-Mod Households 	Medium
<p>Develop policy and programs to support adding regulatory agreements to affordable housing projects without city investments that will provide affordable rents</p>	<ul style="list-style-type: none"> • Low-Mod Households 	Medium
<p>Evaluate potential vacant commercial buildings for conversion to affordable rental housing.</p>	<ul style="list-style-type: none"> • ELI-Mod Households 	Medium

Evaluate and increase capacity of existing first-time homebuyer, ownership/asset and wealth building initiatives.	<ul style="list-style-type: none"> • Racial equity • Low to Mod Households 	Medium
Design and launch accessory dwelling unit program in Oakland.	<ul style="list-style-type: none"> • Racial Equity • Mod Households 	Low
Explore how the City can develop citywide funded emerging developer pilot to support new and existing Black-led affordable housing organizations.	<ul style="list-style-type: none"> • Racial Equity 	Low
Evaluate strategies to increase accessible units and adoption of universal design in new construction projects.	<ul style="list-style-type: none"> • ELI-Mod Households • Homelessness 	Low

The City is dedicated to making sure all Oaklanders have safe and affordable housing. Oakland DHCD will use a combination of local, state, federal, public and private funding to carry out the production and preservation of affordable housing activities during the period covered by this Plan.

HOME funds will leverage approximately \$48M in anticipated affordable housing resources through:

1. Affordable Housing Trust Fund
2. Bond Proceeds
3. CDBG
4. HOME
5. Rent Arbitration Program
6. Mortgage Revenue, and
7. Measure KK funds

The City of Oakland’s Redevelopment Agency was dissolved as of February 1, 2012. The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. These funds are called “Boomerang funds” and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing

Trust fund is estimated to receive about \$3 to 4 million on an annual basis with those funds increasing as the wind down of the Oakland Redevelopment Agency proceeds.

Additionally, the City is currently collects a Jobs/Housing Commercial Impact fee that, as the economy continues to prosper, is collecting revenue to be used toward supporting affordable housing development activities. Finally, the City is considering implementing a Housing Impact Fee on new housing development.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar for-dollar credit against federal tax liability.

California Greenhouse Gas Reduction Fund—Affordable Housing and Sustainable Communities Program: A program of the California Strategic Growth Council (SGC) implemented by the California Housing and Community Development Department (CA HCD), this program targets proceeds from the state’s Cap and Trade program toward infill urban affordable housing and transit related infrastructure with the goal of reducing vehicle miles traveled (VMT) that ultimately reduces greenhouse gases. A team of City of Oakland staff along with technical assistance from Enterprise Community Foundation are actively pursuing funds for new affordable housing construction located in the jurisdiction.

HOME Match: As a HOME grantee, City of Oakland must contribute or match no less than 25 cents for each dollar of HOME funds spent on affordable housing. The match *liability* must be satisfied by the end of each federal fiscal year.

The HOME match obligation may be met with any of the following sources

- Cash or cash equivalents from a non-federal source
- Value of waived taxes, fees, or charges associated with HOME projects
- Value of donated land or real property
- Cost of infrastructure improvements associated with HOME projects (onsite or offsite)
- Value of donated materials, equipment, labor, and professional services
- Cost of supportive services provided to families living in HOME units
- Cost of homebuyer counseling to families purchasing HOME assisted units

HOME match requirements are met through any combination of non Federal resources above.

CDBG funds leverage Revolving Loan Fund/Program Income (RLF/PI) for the delivery of own-occupied housing preservation activities. CDBG funds further leverages local, state and federal resources managed by Department of Housing & Community Development (DHCD), Human Services Department, Economic & Workforce Development, Oakland Public Works, Office of Information Technology in support of special needs housing projects, housing acquisitions and conversions, economic development technical and financial assistance, homeless facility and other public facility improvements, homeless services, anti-displacement activities, fair housing,

broadband services to decrease the digital divide and other projects principally benefitting low- and moderate-income residents of Oakland.

HOPWA activities will leverage with Ryan White Funds, Section 8 Subsidies, tenant rents, Health Resources & Services Administration (HRSA), HUD Section 811 Supportive Housing for Persons with Disabilities Program (HUD 811), and Shelter Plus Care (SPC) subsidies, among other leveraging supports to continue to provide services and increase housing opportunities for persons living with AIDS and their families. There are no match requirements for HOPWA funds.

ESG funds will leverage the City's Permanent Access To Housing (PATH) activities supported by various programs and funding streams including general purpose funds dollars, Oakland Housing Authority subsidy support under the City's OPRI program, Alameda County funds the City's Continuum of Care (CoC) Supportive Housing Program, funds from neighboring jurisdictions in support of the Winter Shelter Program, Community Development Block Grant funds allocated to PATH and staffing, and Alameda County Boomerang funds.

ESG Match: ESG requires a 100% matching contribution to supplement amount awarded to the City under the ESG program for the fiscal year. This amount may be met with contributions to any project under Oakland ESG program, including but not limited to subrecipient contribution and other Federal resources (24 CFR 576.201). City of Oakland ESG match obligations are to be met in full with allocations from the City's General Purpose Fund (294,310), CDBG funds (247,391), and the balance in Community Housing Services staff costs.

Discussion

The Residential Lending Services division of HCD is requesting the appropriation of \$850,000 from Home Maintenance and Improvement Program loan repayments for the rehabilitation and preservation of low- and moderate-income homes. The approval of the appropriation and use of the repayments will allow for the prompt allocation of funds for the rehabilitation of properties needing the correction of health and safety deficiencies. Presently, there are 107 projects awaiting assistance with an anticipated program cost of \$1M. The reallocation will ensure the City maintains a funding source for the loans and grants currently in process.

HOME Non-Entitlement Resources include:

Affordable Housing Trust Fund: The City of Oakland's Redevelopment Agency was dissolved as of February 1, 2012. The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund received about \$3 to 5 million on an annual basis and those funds increased as the wind down of the Oakland Redevelopment Agency proceeds. Additionally, the City currently collects a Jobs/Housing Commercial Impact fee that provides revenue to be used toward supporting affordable housing development activities; however, this revenue source is likely to be impacted by the pandemic-related downturn in the commercial real estate market.

Affordable Housing Impact Fee: the City adopted a Housing Impact Fee on new market rate housing development in 2016 via City Ordinance 13365 C.M.S. and a portion of those collected fees are used for affordable housing development activities.

Periodic issuance of Bonds, the most recent being the Measure KK bond approved by voters in November 2016, which included \$100 million in funding for affordable housing, primarily for the acquisition and rehabilitation of existing market rate properties and conversion to affordable housing.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability.

State HCD funding programs, including the Multi-Family Housing Program (MHP), Supportive Housing MHP, and various other funding programs prioritizing Permanent Supportive Housing and/or affordable housing near transit.

Affordable Housing and Sustainable Communities (AHSC) Grants: Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), the AHSC Program funds land-use, housing, transportation and land preservation projects to support infill and compact development that reduce greenhouse gas emission. Typically, one to two City of Oakland affordable housing projects receive an ASHC award each round, which leverages City dollars in housing and transportation projects.

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

In the spring of 2021 Community Housing Services City staff began looking at various publicly owned parcels of land that could be used to address the homelessness and housing needs identified in this plan. To assist in identifying public land for homeless interventions, staff created a list of all City-owned vacant sites of significant size, sorted by Council district, excluding parks and open spaces. This list includes 16 properties that City Council has designated as surplus and which will be offered for development, with a priority for affordable housing in accordance with the State Surplus Lands Act, over the next several years. Staff is seeking direction from City Council on which City-owned sites to prioritize for homeless interventions in each Council District.

Staff has identified 3 potential uses of public lands for these purposes. These include emergency interim shelter uses, semi-permanent uses, and deeply affordable housing. These uses are not mutually exclusive, and one parcel of land could be used for different interventions over time. For example, properties which City Council has designated as surplus and intended for development can serve as temporary housing sites until agreements are negotiated and land use approvals are achieved, a process which typically takes several years.

City of Oakland's Public Lands Strategy (PLS) seeks to use the value of sites identified for future disposition and development to maximize the production of affordable housing units. The PLS is a mostly self-funding strategy that seeks to balance the need to produce affordable housing quickly with other public benefit goals such as fiscal responsibility and sustainability, economic development, and providing for other community benefits. Because 100% affordable housing projects typically require City subsidies that exceed the value of the land, the sites designated for this use will need an additional source of funds. Below is a list of locally owned surplus sites from the City of Oakland Housing Element Annual Report for 2020.

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Inter-section	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
2-27-6-9	1260 Martin Luther King Jr Way	Public Facilities		Surplus Land	1.79	LRPMP (City Center West Garage)
2-91-1	1310 Oak St	Public Facilities		Surplus Land	0.71	Fire Alarm Bldg
2-97-39	498 11th St	Other		Surplus Land	0.43	LRPMP (T6 site)
2-97-40	498 11th St	Other		Surplus Land	0.25	LRPMP (T6 site)
2-97-45	1327 Broadway	Public Facilities		Surplus Land	0.44	LRPMP (City Center Mall)
2-99-4	12th St	Public Facilities		Surplus Land	0.01	LRPMP (City Center Mall)
2-101-1	989 Franklin St	Public Facilities		Surplus Land	0.31	LRPMP (Franklin 88 Garage)
3-49-1-12	Market St	Other		Surplus Land	0.00	LRPMP (sliver)
4-35-1-2	Magnolia St	Other		Surplus Land	0.01	LRPMP (sliver)
4-35-2-7	14th St	Other		Surplus Land	0.00	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other		Surplus Land	0.01	LRPMP (sliver)
5-383-2-2	Myrtle St	Other		Surplus Land	0.00	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant		Surplus Land	0.03	vacant lot

5-387-15	1608 Chestnut St	Vacant		Surplus Land	0.03	vacant lot
8-620-9-3	524 16th St	Public Facilities		Surplus Land	0.15	parking lot
8-641-8-5	540 17th St	Public Facilities		Surplus Land	1.62	LRPMP (Oakland Ice Center)
8-642-16	1807 Telegraph Ave	Public Facilities		Surplus Land	1.49	LRPMP (Fox Theater)
8-642-18	1800 San Pablo Ave	Public Facilities		Surplus Land	1.02	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities		Surplus Land	1.66	LRPMP (Telegraph Plaza Garage)
8-668-12	2330 Webster St	Public Facilities		Surplus Land	1.98	LRPMP (Alexan Webster Garage)
8-716-58	1911 Telegraph Ave	Other		Surplus Land	1.04	Downtown Oakland Assn
20-153-6	1449 Miller Ave	Other		Surplus Land	0.27	community cabins
25-719-7-1	3050 International Blvd	Other		Surplus Land	0.75	COVID testing site
25-720-2-1	1443 Derby Ave	Other		Surplus Land	0.21	parking lot
25-773-8-2	2777 Foothill Blvd	Other		Surplus Land	0.41	community garden
25-773-8-3	2759 Foothill Blvd	Other		Surplus Land	0.11	community garden
31-3182-27	5859 Foothill Blvd	Commercial		Surplus Land	1.69	LRPMP (Seminary Point)
32-2804-50	3614 Foothill Blvd	Vacant		Surplus Land	0.11	vacant lot
32-2804-51	3600 Foothill Blvd	Vacant		Surplus Land	0.24	vacant lot
32-2115-37-1	3566 Foothill Blvd	Vacant		Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant		Surplus Land	0.27	vacant lot

33-2177-21	3611 E 12th St	Residential	94	Surplus Land	1.41	LRPMP (Fruitvale Transit Village - Casa Arabella)
33-2197-19	3541 E 12th St	Other		Surplus Land	2.01	LRPMP (Fruitvale Transit Village parking lot)
33-2187-32	3301 San Leandro St	Other		Surplus Land	0.57	LRPMP (La Clinica parking lot)
39-3291-20	6955 Foothill Blvd	Other		Surplus Land	1.22	Black Cultural Zone
40-3317-32	7318 International Blvd	Commercial		Surplus Land	0.08	parking lot
40-3317-48-13	73rd Ave	Commercial		Surplus Land	0.04	parking lot
40-3319-25	Sunshine Ct	Other		Surplus Land	0.07	LRPMP (street)
41-3901-4	796 66th Ave	Commercial		Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-7-3	73rd Ave	Other		Surplus Land	0.06	LRPMP (sliver)
41-3901-7-5	700 73rd Ave	Other		Surplus Land	0.77	LRPMP (Amtrak parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities		Surplus Land	103.95	Coliseum
41-3901-9	7000 Coliseum Way	Public Facilities		Surplus Land	8.52	Oracle Arena
41-3901-10	66th Ave	Public Facilities		Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3902-13-5	Edgewater Dr	Public Facilities		Surplus Land	0.25	Coliseum City - misc (Bay Trail)

41-3902-13-6	Edgewater Dr	Other		Surplus Land	0.04	Coliseum City - misc (sliver)
41-4056-4-4	905 66th Ave	Other		Surplus Land	6.30	LRPMP (Cypress Mandela Training Center)
41-4170-1-2	711 71st Ave	Other		Surplus Land	1.22	Coliseum City - misc (safe RV parking)
41-4170-5-4	7001 Snell St	Vacant		Surplus Land	0.45	Coliseum City - misc (vacant lot)
41-4173-1-3	73rd Ave	Vacant		Surplus Land	0.32	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant		Surplus Land	0.35	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant		Surplus Land	0.52	Coliseum City - East (vacant lot)
41-4212-1	Leona Creek Dr	Other		Surplus Land	0.23	LRPMP (Lion Creek)
42-4328-1-16	633 Hegenberger Rd	Other		Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant		Surplus Land	8.80	Coliseum City - South (Malibu Lot)
43A-4644-26	8280 MacArthur Blvd	Vacant		Surplus Land	0.15	vacant lot
43A-4644-28	8296 MacArthur Blvd	Vacant		Surplus Land	0.15	vacant lot
44-4967-2	9409 International Blvd	Vacant		Surplus Land	0.15	LRPMP (Hill Elmhurst)
44-4967-3	9415 International Blvd	Vacant		Surplus Land	0.12	LRPMP (Hill Elmhurst)

44-4967-4-2	1361 95th Ave	Vacant		Surplus Land	0.07	LRPMP (Hill Elmhurst)
44-4967-4-3	9423 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-5	9431 International Blvd	Vacant		Surplus Land	0.06	LRPMP (Hill Elmhurst)
44-4967-7-1	9437 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-9	95th Ave	Vacant		Surplus Land	0.04	LRPMP (Hill Elmhurst)
44-5014-5	9418 Edes Ave	Vacant		Surplus Land	0.40	vacant lot
44-5014-6-3	606 Clara St	Vacant		Surplus Land	0.20	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant		Surplus Land	0.52	vacant lot
48-5617-9-1	2656 98th Ave	Vacant		Surplus Land	0.14	vacant lot
48-5617-10-4	2660 98th Ave	Vacant		Surplus Land	0.34	vacant lot
48-6870-2	Barcelona St	Vacant		Surplus Land	4.71	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant		Surplus Land	0.14	vacant lot
48F-7361-11	6226 Moraga Ave	Vacant		Surplus Land	0.55	vacant lot
48F-7361-12	6226 Moraga Ave	Other		Surplus Land	0.36	historic fire house
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other		Surplus Land	11.39	Raiders HQ & Training Facility

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Goal Outcome Indicator	Funding	
1	Affordable Housing	2021	2022	Affordable Housing	East Oakland	Affordable Housing	2	Acquire Buildings for Conversion Affordable Housing Special Needs	HOME: \$3,124,987 CDBG:\$1,720,456 Program Income \$850,000 Low-Moderate Asset Fund: \$1,357,637 Affordable Housing Trust Fund (AHTF) - Boomerang: TBD AHTF – Jobs/Housing Impact Fee: \$2,660,710 Excess Redevelopment Bond Funds: \$3,900,000 AHTF – Affordable Housing Impact Fee: \$2,933,944 Measure KK Bond: - spend down prior year allocations
					West Oakland		62	#Units from Acquired Buildings for Conversion to Affordable Housing & Special Needs	
				Non-Homeless Special Needs	Citywide		160	# of new rental units constructed/developed	
							193	# of rental units rehabilitated	
							6	# of homeowner housing added	
							91	# of homeowner housing rehabilitated	
							18	# of housing units to be added for people with HIV/AIDS	
							32	# of direct financial assistance to homebuyers	
							100	# of STRMU HIV/AIDS	
					Public Housing			5376	
2	Homeless	2021	2022	Homelessness	Citywide	Homelessness	360	Perm Support housing	CDBG: \$1,140,805

						Community Development Public Services	334	Transitional Housing	HOPWA: \$3,234,468 ESG: \$657,139 General Purpose Funds \$427,310 Supportive Housing Program (CoC) ESG-CV: \$21,564,092 HOPWA-CV: \$447,972
							770	Outreach	
							21	#housing for homeless added	
							400	# homeless prevention	
							35	# of overnight shelter beds added	
							550	# homeless persons overnight shelter	
							97	# of rapid rehousing/tenant based rental assistance	
							400	# of HIV/AIDS Information and Referral	
							225	# of HIV/AIDS advocacy	
							25	# of HIV/AIDS Permanent housing Placement	
3	Economic Development	2021	2022	Non-Housing Community Development	Citywide	Economic Development	1	Acquisition for Commercial Use	CDBG: \$ 942,382
							80	Technical Assistance	
							25	Financial Assistance	
							105	# of Jobs created/retained	
							80	# of businesses assisted	
4	Community Development - Public Services	2021	2022		Citywide	Community De-	1170	Fair Housing	CDBG: \$1,260,855

				Community Development		Development Public Services	9863	# of persons served with public service activities other than low/mod housing benefit	
5	Neighborhood Stabilization	2021	2022	Affordable Housing	East Oakland	Neighborhood Stabilization & Code Enforcement	100	# of Housing Code Enforcement relocation	CDBG \$700,516
				Non-Homeless Special Needs	West Oakland		19,000	Neighborhood Clean Up LMA Benefit	
					Citywide		6	Foreclosed property care	
							400	Anti Displacement info referral	
6	Public Facility Improvement & Infrastructure Improvements	2021	2022	Non-Housing Community Development	Citywide	Community Development Public Improvement & Infrastructure	8	# of public facility or infrastructure activities other than low/moderate income housing benefit	CDBG: \$751,742
							3	# of public facility or infrastructure activities for low/moderate income housing benefit	

CDBG-CV		2021	2022		Citywide	See CDBG Needs		Special needs housing, rental assistance and other activities that prepare for, prevent, respond to COVID impacts.
ESG-CV		2021	2022		Citywide	See ESG needs	\$21,564,092	With ESG-CV, we provide homeless prevention, rapid rehousing, emergency shelter and street outreach to prepare for, prevent, and respond to COVID19 Impacts

HOPWA-CV		2021	2022		Citywide	See HOPWA needs	\$447,972	With HOPWA-CV we will provide Information and Referral for PLWA, housing and support services for people living with HIV/AIDS and their family members; Housing Assistance, Short-Term Rent Mortgage and Utility (STRMU) assistance Rental Assistance to homeless people with HIV/AIDS that are transitioning to permanent housing, out of Operation Homekey Motel Rooms Alameda County – 50 Contra Costa County- 50 Other HOPW related activities to prepare for, prevent, and respond to COVID19 Impacts
----------	--	------	------	--	----------	-----------------	-----------	--

Table 6 – Goals Summary Information

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

Affordable housing activities in Oakland will serve approximately 3,300-5,000 extremely low-income, low-income, and moderate-income families through following activities:

2,000 - 3,000	New Rental Units Constructed/Developed
1,000-1,500	Rental Units Rehabilitated rental units rehabilitated
200	Homeowner Housing Units Added
50	Homeowner Housing rehabilitated
75-100	Housing Units for People With HIV/AIDS
150-200	Direct Financial Assistance To Homebuyers

Projects

AP-35 Projects – 91.220(d)

Introduction

The following Consolidated Plan Goals represent high priority needs for the City of Oakland and serve as the basis for FY 2021/2022 programs and activities.

1. Affordable Housing
2. Homeless Solutions
3. Economic Development
4. Community Development - Public Services
5. Neighborhood Stabilization
6. Public Facility Improvement & Infrastructure Improvement
7. Coronavirus Aid, Relief, Economic, Recovery Stimulus Act (CARES Act) Activities

Said Goals will be achieved through the Three P Approach of Protection, Preservation and Production supported by the following projects.

Projects

#	PROJECT NAME
1	Access Improvement Program and Lead Safe Homes Paint Program
2	Affordable Housing Funding New Construction and Acquisition/Rehabilitation of Affordable Rental Housing
3	Beautification Council; Operation Beautification Advancement (D3)
4	Beautification Council; Operation Beautification Advancement (D7)
5	CDBG General Administration Cost
6	CDBG Program Delivery Cost

7	CDBG Unallocated Funds - CD District 4
8	City of Oakland Finance & City Attorney Office General Administration Costs
9	Cityteam - Oakland
10	Code Enforcement and Relocation Program (Financial Assistance & Delivery Cost)
11	Commercial Property Acquisition CD District 6
12	Community Housing Development Corporation: Friendship Senior Housing
13	Community Housing Services Admin Cost - City of Oakland/Department of Human Services (PATH Program Delivery)
14	Construction Resource Center: Construction Project Management Technical Assistance Training
15	Earthquake-Safe Homes Program (ESHP)
16	East Bay Community Law Center (EBCLC) - Fair Chance Housing Ordinance
17	East Bay Community Law Center (EBCLC) - Fair Housing and Housing Related Services
18	East Bay Spanish Speaking Citizen's Foundation
19	East Oakland Community Development Corporation
20	East Oakland Community Project
21	Economic Development Program Delivery Costs
22	Emergency Home Repair Program and Home Maintenance and Improvement Program
23	Fred Finch Youth Center
24	Greater New Beginnings Youth Services, Inc.: GNBYS Residential Facility
25	Greater New Beginnings Youth Services, Inc.: GNBYS Residential Facility/Youth Homeless Services
26	Greater New Beginnings Youth Services, Inc.: GNBYS Residential Facility/Youth Re-Entry Services

27	HOME Administration Cost
28	HOME Investment Partnerships Program-Affordable Housing/Aurora Apartments
29	HOME Investment Partnerships Program-Affordable Housing/Friendship Senior Housing
30	HOME Investment Partnerships Program-Affordable Housing/Harp Plaza
31	HOME Investment Partnerships Program-Affordable Housing/95th Avenue & International Boulevard
32	HOPWA – Alameda County HIV/AIDS Housing, Services & Project Sponsor Administration
33	HOPWA – Contra Costa County HIV/AIDS Housing, Services & Project Sponsor Administration
34	HOPWA - Grantee Administration
35	Housing Resource Center and Anti-Displacement Program
36	Life Long Medical Care: Oakland House Calls Programs
37	Main Street Launch
38	Minor Home Repair Program - Alameda County, Healthy Homes Department
39	Native American Health Center, Inc.
40	Oakland Public Works – Astro Park Improvements
41	Oakland Public Works – Bushrod Recreation Center
42	Oakland Public Works – DeFremery Pool and Park Improvements
43	Oakland Public Works – Dimond Park Improvements
44	Oakland Public Works – Elmhurst Library Improvements
45	Oakland Public Works – Environmental Services Division (D1) Food Hub Pilot
46	Oakland Public Works – Rainbow Recreation Center Improvements

47	Oakland Public Works – San Antonio Park Improvements
48	OCCUR: David E. Glover Education & Technology Center Seniors Project
49	OCCUR: David E. Glover Education & Technology Center Youth Project
50	PATH Operating Expenses
51	PATH Program (contracted services for the homeless) City of Oakland/Department of Human Services Program Delivery
52	Residential Lending – Administration
53	Safer Housing for Oakland Program (SHOP)
54	Satellite Affordable Housing Associates (SAHA)
55	St. Mary’s Center: Winter Emergency Shelter
56	Student Program for Academic & Athletic Transitioning (SPAAT): College & Career Performance Program
57	urban university – SMAW Job Training
58	urban university: Single Moms at Work Transitional Housing
59	Vietnamese American Community Center of the East Bay: VACCEB Senior Services Project
60	Vietnamese Community Development, Inc.: VCDI Senior Project
BU1 – BU12	Back-up projects to be added to the 2020/21 – 2024/25 Five Year Consolidated Plan

TABLE 7 – PROJECT INFORMATION

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

Under HOPWA, Oakland is awarded as an Oakland Eligible Metropolitan Statistical Area that consist of Alameda & Contra Costa Counties. Funds are allocated based on the total of persons living with diagnosed HIV infection in the two counties, as reported by the Office of AIDS in their Annual California HIV Surveillance Report provided at: https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California_HIV_Surveillance_Report2019_ADA.pdf

Priorities are set and published by each County for the use of HOPWA funds by the Alameda County EveryOne Home (Continuum of Care) and Contra Costa Counties Health Services and Housing departments.

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

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

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

Oakland DHCD reports in its *Draft 2021-23 Strategic Action Plan* that in 2016, the Oakland Housing Cabinet released "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet."^{viii} This "17k/17k Plan" (protect 17,000 households and produce 17,000 total units for Oakland residents) identified an ambitious set of strategies (see Table 1 below) to support increased funding, policy and programs for affordable housing. The 17k/17k Plan proposed a number of strategies to protect renters and keep people housed, including increasing the Rent Adjustment service fee, which was raised from \$64 to \$101 in 2019. This resulted in nearly \$8 million in revenues in fiscal year (FY) 2019-2020, which enabled the department to greatly enhance its community outreach and education and eliminate backlogs in hearings and appeals, among other improvements. The plan also recommended a new infrastructure bond, and when voters approved the Measure KK Bond in 2016, the City of Oakland allocated \$100 million toward affordable housing. As of publication, the entirety of that Bond Measure has been allocated towards an expected 1,542 units.

While nearly all of the proposed strategies have been started, implemented, or accomplished, the City has not produced nearly enough new units to meet the vast demand for affordable housing for Oakland residents.

The January 2019 Point-in-Time Count^{ix} reflected a 47% increase in homelessness in a two-year period, totaling over 4,000 people. This dramatic increase demanded a refocus on strategies, resource allocation, and timing. In response, an updated Permanent Access to Housing Strategy (PATH) Framework was presented to the City Council in December 2019, and policy priorities were adopted. The PATH Framework encompasses seven goals with accompanying strategies:

- 1) prevent homelessness,
- 2) increase rapid returns to housing,
- 3) reduce the total number of people experiencing homeless,
- 4) create permanent housing opportunities,
- 5) stabilize and increase income,
- 6) deliver health care and proper hygiene to encampments, and
- 7) address racial disparities.

The PATH Framework goals that have been integrated throughout HCD’s work, those embedded in the DHCD Strategic Action Plan and in the 2021/22 Annual Action Plan, include homelessness prevention/anti-displacement, creation of deeply affordable permanent housing, and addressing racial disparities.

AP-38 Project Summary

Project Summary Information

0	Project Title	Oakland HOME-ARP
	Description	New Construction of deeply affordable and affordable housing for the Oakland residents experiencing homelessness.
	Grantee/Project ID	Oakland/Oracle Project # TBD
	Estimate Amount	HOME-ARP \$11,325,941
	Annual Goals Supported	Production
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	06/30/2025

Estimate the number & type of families that will benefit from proposed activities:	Approximately 35 homeless
Location Description	Citywide
Target Areas Included	Citywide
Planned Activities	<p>Use Home-ARP funds as leverage to State Homekey funding and support the capital costs associated with the acquisition and construction of deeply affordable permanent housing units to serve people experiencing homelessness. Any remaining funds may be used to support new construction projects that are awarded under the 2021-22 New Construction NOFA, issued November 16, 2021. The New Construction NOFA will identify affordable rental housing development projects for City funding, including deeply affordable and homeless units, which are clearly aligned with the eligible uses under the HOME-ARP program.</p> <p>Specific projects to be funded are to be determined through the upcoming Homekey application to be submitted by the City and the November 2021 HCD New Construction NOFA.</p>

1	Project Title	Access Improvement Program and Lead Safe Homes Paint Program
	Description	AIP makes units accessible to persons with disabilities by providing matching grants to property owners to make accessibility improvements to both rental property and property owned and occupied by disabled persons for a grant up to \$24,999. The Lead-Safe Home Paint Program will provide grants up to \$15,000 for household units with qualifying senior, disabled homeowners and households with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI
	Grantee/Project ID	Oakland/Oracle Project # 1000079 Oakland/Oracle Project # 1000887
	Estimate Amount	CDBG – \$358,989
	Annual Goals Supported	Preservation

Priority Needs Addressed	Neighborhood Stabilization & Anti-Displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
Target Date for Completion	06/30/2022
Estimate the number & type of families that will benefit from proposed activities:	Up to 17 low-income households will be assisted.
Location Description	Citywide
Target Areas Included	Citywide
Planned Activities	The Access Improvement Program and Lead Safe Home Paint Program and will provide grants for lead based paint remediation and accessibility modifications to one- to four-unit properties. Goal is to complete 17 units combined.

2	Project Title	Affordable Housing Funding New Construction and Acquisition/Rehabilitation of Affordable Rental Housing
	Description	Provide funding for new construction and acquisition and rehabilitation of restricted affordable housing units serving extremely- low-income individuals, families and seniors. Funding to be awarded via competitive Notice of Funding Availability processes.
	Grantee/Project ID	Oakland/Oracle Project # 1000394
	Estimate Amount	HOME-\$2,812,488 Should additional HOME funding be made available, either in the annual award allocation or through program income, additional development funding may be awarded under this program.
	Annual Goals Supported	Production
	Priority Needs Addressed	<ul style="list-style-type: none"> • Affordable Housing • Homeless Solutions • Economic Development • Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	December 2021 (funding awards). Project completion will follow approximately 2-4 years later.
	Estimate the number & type of families that will benefit from proposed activities:	Approximately 15 – 30 households earning 20-60% of AMI, including units for individuals, families, or seniors, and potentially special needs/homeless residents
	Location Description	TBD
	Target Areas Included	Citywide
	Planned Activities	Multifamily new construction Multifamily Acquisition/Rehabilitation
	Outcome Goal Indicator	Approximately 15-30 units of new construction or acquisition/rehabilitation of restricted affordable housing

3	Project Title	Beautification Council: Operation Beautification Advancement
	Description	To enhance the quality of life for low- and moderate-income residents of Oakland via combatting blight that creates public health and safety conditions in affected areas.
	Grantee/ Project ID	Oakland/Oracle Project # 100393
	Estimate Amount	CDBG - \$ 17,742.00
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	Low income census tract with population of 7710
	Location Description	8055 Collins Drive Oakland, CA 94621
	Target Areas Included	Martin Luther King, Jr. between West Grand Avenue to 31st Street in CD District 3- Western Oakland
	Planned Activities	Addressing visual and physical conditions of blight such as illegal dumping, graffiti vandalism and stolen/ stripped/abandoned vehicles by educating residents on how to properly report conditions; eradicating blight through one annual community clean-up; and collaborating with government and non-profit partners to deter blight.
Outcome Goal Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	

4	Project Title	Beautification Council: Operation Beautification Advancement
	Description	To enhance the quality of life for low- and moderate-income residents of Oakland via combatting blight that creates public health and safety conditions in affected areas.
	Grantee/ Project ID	Oakland/1003935
	Estimate Amount	CDBG - \$ 22,774
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development- Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	Low income census tract with a population of 19,370
	Location Description	8055 Collins Drive Oakland, CA 94621
	Target Areas Included	San Leandro Boulevard between 73rd and 105th Avenues in CD District 7- Elmhurst
	Planned Activities	Addressing visual and physical conditions of blight such as illegal dumping, graffiti vandalism and stolen/ stripped/abandoned vehicles by educating residents on how to properly report blight; eradicating blight through an annual community clean-up; and collaborating with government and non-profits to deter blight.
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit

5	Project Title	CDBG General Administration Cost
	Description	Staff, administration costs to administer CDBG Program, including but not limited to audit and monitoring cost.
	Grantee/ Project ID	Oakland/1001418
	Estimate Amount	CDBG - \$742,623
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	N/A
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	N/A
	Location Description	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
	Target Areas Included	Citywide
	Planned Activities	Administration of the City of Oakland CDBG Program, Fair Housing, planning and other applicable activities.
	Outcome Goal Indicator	Other

6	Project Title	CDBG Program Delivery Cost
	Description	Direct program and project delivery costs.
	Grantee/ Project ID	TBD
	Estimate Amount	CDBG - \$601,635
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	N/A
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	Reported in other CDBG funded activities
	Location Description	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
	Target Areas Included	Citywide
	Planned Activities	Technical assistance, delivery of community services and services to various CDBG Oakland funded departments.
	Outcome Goal Indicator	Other

7	Project Title	CDBG Unallocated Funds
	Description	Community Development District 4 Allocation
	Grantee/ Project ID	Oakland/Oracle Project # TBD
	Estimate Amount	CDBG - \$2,794
	Annual Goals Supported	Other Community Development Activities (non-public service)
	Priority Needs Addressed	TBD
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	CD District 4
	Planned Activities	Funds will be used to support budget gaps for non-public service projects funded under this AAP.
Outcome Goal Indicator	TBD	

8	Project Title	City of Oakland Finance & City Attorney Office General Administration Costs
	Description	City of Attorney administration costs related to CDBG Activities and Finance Office costs related to CDBG Activities
	Grantee/ Project ID	Oakland/Oracle Project # TBD
	Estimate Amount	CDBG - \$171,214
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	CDBG Administration
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	N/A
	Location Description	City of Oakland 1 City Hall 6 th Floor – Attorney Office 250 FHOP #5313 – Finance Office Oakland, 94612
	Target Areas Included	Citywide
	Planned Activities	City Attorney administration costs related to CDBG Activities. Budget and Finance Office costs related to CDBG Activities.
Outcome Goal Indicator	Other	

9	Project Title	Cityteam – Oakland
	Description	Public Facility Capital Improvements for homeless shelter serving homeless men in Oakland.
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG - \$22,215
	Annual Goals Supported	Protection
	Priority Needs Addressed	Homelessness
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	25 homeless
	Location Description	772 Washington Street, Oakland 94607
	Target Areas Included	District 2 and 3
	Planned Activities	N/A
Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	

10	Project Title	Code Enforcement and Relocation Program
	Description	Provide info and advisory support to tenants and property owners; provide relocation assistance where property owner refuses to make payments
	Grantee/Project ID	Oakland/Oracle Project # 1000385
	Estimate Amount	CDBG - \$430,000
	Annual Goals Supported	Protection
	Priority Needs Addressed	Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	100
	Location Description	Citywide
	Target Areas Included	Citywide
	Planned Activities	Support the program delivery costs for financial relocation assistance and non-financial relocation assistance through the provision of relocation information to tenants and property owners
	Outcome Goal Indicator	Housing Code Enforcement/Foreclosed Property Care

11	Project Title	Commercial Property Acquisition
	Description	Economic Development
	Grantee/Project ID	Oakland/1005895
	Estimate Amount	CDBG - \$90,000
	Annual Goals Supported	Production/Other Community Development
	Priority Needs Addressed	Economic Development
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	Low- Mod-Area Benefit 1-2 businesses
	Location Description	Council District 6
	Target Areas Included	CD District 6
	Planned Activities	TBD
	Outcome Goal Indicator	Businesses Assisted

12	Project Title	Community Housing Development Corporation: Friendship Senior Housing
	Description	New construction of 50 units: 15 studios, 34 1BDRs, 1 2BDR manager's unit.
	Grantee/Project ID	Oakland/Oracle Project # N/A
	Estimate Amount	HOME-\$115,000 (Other city funds \$6,235,000)
	Annual Goals Supported	Production
	Priority Needs Addressed	<ul style="list-style-type: none"> • Affordable Housing • Homeless Solutions • Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	49 senior households, 10 formerly homeless households
	Location Description	1904 Adeline Street, Oakland 94607
	Target Areas Included	CD District 3
	Planned Activities	Multifamily new construction
	Outcome Goal Indicator	50 units of new construction

13	Project Title	Community Housing Services Admin Cost – City of Oakland/Department of Human Services
	Description	Community Housing Services Division Admin Cost for administering PATH, OPRI, SHP and hunger programs.
	Grantee/Project ID	Oakland/Oracle Project # 1005589
	Estimate Amount	CDBG - \$495,462
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Homeless Solutions
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	Reported in other activities.
	Location Description	Citywide
	Target Areas Included	Citywide
	Planned Activities	Administration of Homeless, Special Needs and Hunger programs for homeless and near homeless
	Outcome Goal Indicator	Other

14	Project Title	Construction Project Management Technical Assistance Training
	Description	Technical assistance, pre- and post-project management courses, translation services (of curriculum) and online courses for Construction trade
	Grantee/Project ID	Oakland/Oracle Project # 1004951
	Estimate Amount	CDBG - \$50,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Economic Development
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	25 low- moderate-income clients
	Location Description	8055 Collins Drive, Oakland, 94621
	Target Areas Included	CD District 7 - Elmhurst
	Planned Activities	Provide an avenue for learning current and effective methods of business operations for those who have been limited to local contracting practices and those seeking to gain employable and marketable construction skills. Empower beneficiaries with tools that impact career development such as: Technical assistance, pre- and post-project management courses, translation services (of curriculum) and online courses for Construction trade.
Outcome Goal Indicator	Other Community Development Activities – 25 person assisted	

15	Project Title	Earthquake-Safe Homes Program (ESHP)
	Description	Partial reimbursement grants to support seismic retrofits of 1-4 Unit owner-occupied buildings. Primary funding through the Hazard Mitigation Grant Program administered by Cal OES, which requires 25% local match for each expenditure. CDBG supports this match Rehabilitation Administration (program delivery) costs and was set aside to fund deferred interest loans for low/moderate income applicants to cover up-front costs, in the same format as the HMIP Program. Otherwise, property owners cover the 25% local match for project costs.
	Grantee/ Project ID	Oakland/Oracle Project # 1001523
	Estimate Amount	CDBG - \$96,000
	Annual Goals Supported	Preservation, Protection
	Priority Needs Addressed	Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	FY 20-21: Seismic retrofit of 49 buildings, 61 Units. Specific outreach conducted initially to residents in areas with high percentages of Low/Moderate Income.
	Location Description	Citywide
	Target Areas Included	Citywide
	Planned Activities	FY 21-22: Seismic retrofit of 55 buildings, 67 Units.
Outcome Goal Indicator	Homeowner Housing Rehabilitated	

16	Project Title	East Bay Community Law Center (EBCLC) - Fair Chance Housing Ordinance
	Description	Housing related services including consultations, limited scope, and direct representation services to prevent homelessness and to promote self-sufficiency and provision of information, advisory support, limited scope assistance regarding the Fair Chance Housing Ordinance (FCHO), and limited scope and direct representation for post-conviction record remedy relief, and FCHO technical assistance to City Staff.
	Grantee/ Project ID	Oakland/Oracle Project # 1004815
	Estimate Amount	CDBG - \$92,500 (carryforward)
	Annual Goals Supported	Protection
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	538 Households
	Location Description	1950 University Ave, Berkeley, CA, 94704
	Target Areas Included	Citywide
	Planned Activities	Assessment and case management
	Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit – 538 Households

17	Project Title	East Bay Community Law Center (EBCLC) - Fair Housing and Housing Related Services
	Description	Housing related services including consultations, limited scope, and direct representation services to prevent homelessness and to promote self-sufficiency and provision of information, advisory support, limited scope assistance regarding the Fair Chance Housing Ordinance (FCHO), and limited scope and direct representation for post-conviction record remedy relief, and FCHO technical assistance to City Staff.
	Grantee/ Project ID	Oakland/Oracle Project # 1000089
	Estimate Amount	CDBG - \$261,476
	Annual Goals Supported	Protection
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	538 Households
	Location Description	1950 University Ave, Berkeley, CA, 94704
	Target Areas Included	Citywide
	Planned Activities	Assessment and case management
	Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit – 538 Households

18	Project Title	East Bay Spanish Speaking Citizen's Foundation: TEST III
	Description	Provide academic support and computer assistance for young people who are low income, and/or coming from Spanish Speaking households.
	Grantee/ Project ID	Oakland/Oracle Project #1003934
	Estimate Amount	CDBG - \$ 46,930
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	12 youth-young adults (13-25 years old)
	Location Description	1470 Fruitvale Avenue Oakland, CA 94601
	Target Areas Included	CD District 5- Fruitvale/San Antonio
	Planned Activities	Program activities will be conducted by program staff and volunteer tutors to help with academic support, tutoring, and further development of computer skills. Students will have the opportunities to meet with a tutor, one on one, or in small groups online, or for in-person learning.
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit, 12 young people.

19	Project Title	East Oakland Community Development Corporation: East Oakland Entrepreneurship Forum
	Description	Economic Development Technical Assistance for micro-enterprises: Training, information & referral education
	Grantee/Project ID	Oakland/Oracle Project # 1005524
	Estimate Amount	CDBG - \$66,775
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Economic Development
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	Approximately 150 adults ages 26-64, 88% LM, 75% Female and 54% African American
	Location Description	7901 Oakport Street, Suite 1200, Oakland, 94621
	Target Areas Included	CD District 6
	Planned Activities	Offer courses for new business launches (6 weeks)
Outcome Goal Indicator	Businesses assisted: 15 Businesses assisted	

20		East Oakland Community Project
	Description	Operations of the Crossroads Shelter Facility operated by East Oakland Community Project.
	Grantee/Project ID	Oakland/Oracle Project # 1005713
	Estimate Amount	CDBG - \$158,244
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Homeless Solutions
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	550 unduplicated household will be served in a year-round overnight, full-service shelter.
	Location Description	7515 International Blvd., Oakland 94621
	Target Areas Included	Citywide
	Planned Activities	Operation of Shelter facility for literally homeless households located in East Oakland operated by East Oakland Community Project.
	Outcome Goal Indicator	Homeless Person Overnight Shelter - 550 unduplicated households.

21	Project Title	Economic Development Program Delivery Costs
	Description	Support of City small business retention, attraction, and expansion program.
	Grantee/Project ID	Oakland/Oracle Project # 1001417 - BUSINESS DEVE G01900
	Estimate Amount	CDBG - \$310,858
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Economic Development
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	15 businesses
	Location Description	City of Oakland and Federal Opportunity Zones which overlap portions of CDBG eligible Council Districts.
	Target Areas Included	Council Districts 2, 3, 5, 6, & 7
	Planned Activities	Small Business retention, attraction, and expansion activities including technical assistance, permitting navigation, site selection, and assistance with financial resources.
	Outcome Goal Indicator	Support of 15 or more micro-enterprises and small businesses supporting job retention and creation

22	Project Title	Emergency Home Repair Program and Home Maintenance and Improvement Program
	Description	Program delivery and Housing rehabilitation financing (deferred loans at 0-3% interest) up to \$150,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.
	Grantee/Project ID	Oakland/Oracle Project # 1000090 (PI) Oakland/Oracle Project # 1000087 (PI) Oakland/Oracle Project # 1000090 for carryforward Oakland/Oracle Project # 1000090 (CDBG)?
	Estimate Amount	CDBG – \$69,441 RLPI – \$850,000 CDBG – carryforward \$818,371 (to be reconciled)
	Annual Goals Supported	Preservation
	Priority Needs Addressed	Neighborhood Stabilization & Anti-Displacement Preservation of Existing Housing Stock
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	The Emergency Home Repair Program and Home Maintenance and Improvement Program combined will provide financing (deferred loan) for up to 11 low/moderate income units in Oakland.
	Location Description	Citywide
	Target Areas Included	Citywide
	Planned Activities	Housing rehabilitation financing (deferred loans at 0-3% interest) of up to \$150,000 for rehabilitation of 1- to 4-unit owner-occupied properties and up to \$15,000 for Emergency Home Repair. This program also funds all the costs for program delivery including work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program. Up to 11 units will be assisted in FY 2021/22.
Outcome Goal Indicator	Homeowner Housing Rehabilitated – Household Housing Unit - Rental units rehabilitated – Household Housing Unit	

23	Project Title	Fred Finch Youth Center: Rising Oaks
	Description	CDBG funds will be used for rehabilitation/ capital improvement to the 30-unit transitional housing facility. The facility is designated for low-income former Foster Youth who are non-minor dependents of Alameda County and are homeless or at risk of homelessness, and who have an additional special need.
	Grantee/ Project ID	Oakland/Oracle Project # 1005465
	Estimate Amount	CDBG- \$49,350
	Annual Goals Supported	Protection
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	30 units
	Location Description	3800 Coolidge Ave Oakland, CA 94602
	Target Areas Included	CD District 4 - Central Oakland
	Planned Activities	Interior repairs of walls, baseboards flooring, kitchens and bathrooms; and exterior repairs of railings, stairs, lamp posts, trash section and mailboxes.
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit, 30 units.

24	Project Title	GNBYS–Residential Facility – Youth Services
	Description	Provide residential treatment services for at risk youth 12-18 yrs. of age, offering educational support, mental health services, anger management, drug counseling, resident counseling support, as a path to return home or establish independent living opportunities.
	Grantee/ Project ID	Oakland/Oracle Project # 1003937
	Estimate Amount	CDBG - \$48,781
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	12 Youth
	Location Description	1625 Filbert Street, Oakland, 94607
	Target Areas Included	CD Districts 3 & 4
	Planned Activities	Assessment, case management and tutoring services
Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit – 12 youth	

25	Project Title	GNBYS –Residential Facility – Youth Homeless Services
	Description	Provide residential treatment services for at risk youth 12-18 yrs. of age, offering educational support, mental health services, anger management, drug counseling, resident counseling support, as a path to return home or establish independent living opportunities.
	Grantee/ Project ID	Oakland/Oracle Project # 1005466
	Estimate Amount	CDBG - \$15,527
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	12 Youth
	Location Description	1625 Filbert Street, Oakland, 94607
	Target Areas Included	CD Districts 3 & 4
	Planned Activities	Assessment, case management and tutoring services
Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit – 12 youth	

26	Project Title	GNBYS – Residential Facility – Youth Re-Entry Services
	Description	Provide residential treatment services for at risk youth 12-18 yrs. of age, offering educational support, mental health services, anger management, drug counseling, resident counseling support, as a path to return home or establish independent living opportunities.
	Grantee/ Project ID	Oakland/Oracle Project # 1005467
	Estimate Amount	CDBG - \$15,527
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	12 Youth
	Location Description	1625 Filbert Street, Oakland, 94607
	Target Areas Included	CD Districts 3 & 4
	Planned Activities	Assessment, case management and tutoring services
Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit – 12 youth	

27	Project Title	HOME Administration Cost
	Description	Administrative costs allowed by HUD for the HOME Program
	Grantee/Project ID	Oakland/Oracle Project # TBD
	Estimate Amount	HOME - \$312,498.70
	Annual Goals Supported	Production
	Priority Needs Addressed	Affordable Housing Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	12/31/2022
	Estimate the number & type of families that will benefit from proposed activities:	N/A – Admin Costs
	Location Description	N/A- Admin Costs
	Target Areas Included	CD District # - N/A – Admin Costs
	Planned Activities	N/A
	Outcome Goal Indicator	Other

28	Project Title	HOME Investment Partnerships Program: Aurora Apartments
	Description	New construction of 44 units: 2 studios, 41 1BDRs, 1 2BDR manager unit.
	Grantee/Project ID	Oakland/Oracle Project # 1004673
	Estimate Amount	HOME: \$1,200,000 (Funded FY17-18: Reso #87019) LMIAF:(Fund 2830): \$600,000 Measure KK: (Tranche 1 - Fund 5331): \$800,000 Total: \$2,600,000
	Annual Goals Supported	Production
	Priority Needs Addressed	Affordable Housing Homeless Solutions Community Development-Public Services Public Facility & Infrastructure Improvements Economic Development Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	07/31/2022
	Estimate the number & type of families that will benefit from proposed activities:	44 Units households
	Location Description	657 MacArthur; intersection of W. MacArthur and MLK Jr. Way 94609
	Target Areas Included	CD District 1
	Planned Activities	Multifamily new construction
	Outcome Goal Indicator	Rental units constructed - 44

29	Project Title	HOME Investment Partnerships Program: Friendship Senior Housing
	Description	New construction of 50 units: 15 studios, 34 1BDRs, 1 2BDR manager's unit.
	Grantee/Project ID	Oakland/Oracle Project # 1004950
	Estimate Amount	HOME-\$115,000 (Other City funds \$6,235,000)
	Annual Goals Supported	Production
	Priority Needs Addressed	Affordable Housing Homeless Solutions Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	49 senior households,10 formerly homeless households
	Location Description	1904 Adeline Street, Oakland 94607
	Target Areas Included	CD District 3
	Planned Activities	Multifamily new construction
Outcome Goal Indicator	50 units of new construction	

30	Project Title	HOME Investment Partnerships Program: Harp Plaza
	Description	Rehabilitation of 20 units (including 1 manger's unit) 12 3-BR units 8 2-BR units
	Grantee/Project ID	Oakland/Oracle Project # 1001307
	Estimate Amount	HOME-\$200,000 Prior Year Funded: FY17-18 (12/18/2017, per Reso #87018) Measure KK \$2,800,000
	Annual Goals Supported	Production
	Priority Needs Addressed	Affordable Housing Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	20 families
	Location Description	430 28 th Street, Oakland 94609
	Target Areas Included	CD District 3
	Planned Activities	Multifamily rehabilitation
Outcome Goal Indicator	Rental housing rehabilitated.	

31	Project Title	HOME Investment Partnerships Program: 95th Avenue & International Boulevard
	Description	New construction of 55 units affordable to families earning between 20-60% AMI. Fourteen (14) units set aside for extremely low income homeless households.
	Grantee/ Project ID	Oakland/Oracle Project # 1004668
	Estimate Amount	HOME - \$1,433,821 Prior year funding: Funded in FY18-19 (12/11/2018, per Reso #87470)
	Annual Goals Supported	Production
	Priority Needs Addressed	Affordable Housing Homeless Solutions Economic Development Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	09/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	55 units affordable to families earning between 20-60% AMI. Fourteen (14) units set aside for extremely low income homeless households.
	Location Description	9409 International Boulevard, Oakland, CA
	Target Areas Included	Council District #7
	Planned Activities	Multifamily new construction
	Outcome Goal Indicator	Rental units constructed / Household Housing Unit

32	Project Title	HOPWA - ALAMEDA COUNTY
	Description	Alameda County Housing & Community Development (ACHCD) will administer the Alameda County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS (PLWA) and their family members.
	Grantee/Project ID	Oakland Oracle Project # 1005608
	Estimate Amount	HOPWA - \$2,184,446
	Annual Goals Supported	Protection
	Priority Needs Addressed	Affordable Housing Community Development – Public Services Homeless Solutions Prevention/Reduction of Homelessness & Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs
	Target Date for Completion	6/30/2024

<p>Estimate the number & type of families that will benefit from proposed activities:</p>	<p>Alameda County estimates a total of 200 households of PLWH & their families to be served. 13 HIV/AIDS housing units to be added.</p> <p>Will assist approximately 50 people living with HIV/AIDS (PLWHA) with STRMU</p> <p>Permanent housing facilities:</p> <p>Will provide operating assistance to META Housing, Rosa Parks & Harrison Hotel for HOPWA designated housing for individuals and families with HIV/AIDS (Approx 30 units). Will provide support services to individuals residing in HOPWA units at 1701 MLK Jr. Way</p> <p>Will provide comprehensive supportive services/case management to residents of the seven (7) HOPWA designated units at the Downtown Hayward Senior Apts.</p> <p>Transitional Housing facilities:</p> <p>Will provide 24-hour emergency shelter and transitional housing for up to 125 homeless individuals and families, including 25 people with HIV/AIDS, per night at the East Oakland Community Project.</p> <p>Information and Referral/Resource Identification:</p> <p>Will serve a minimum of 400 unduplicated clients through the AHIP Information and Referral program; will provide a minimum of 3,500 housing applications or referrals to AHIP clients and a minimum of 1,000 supportive health and human services resource referrals to AHIP clients.</p> <p>Will provide a minimum of 25 participants' access to appropriate support services, i.e., case management, assistance in locating and obtaining housing through the BACH Housing Placement services.</p> <p>Will assist approximately 40 extremely low-income PLWHA to maintain independent living, by providing them with resource identification services through AIDS Project East Bay.</p>
<p>Location Description</p>	<p>Alameda County a portion of the Oakland EMSA</p>
<p>Target Areas Included</p>	<p>Alameda County a portion of the Oakland EMSA - CD 7</p>
<p>Planned Activities</p>	<p>HOPWA provides permanent housing for PLWA. Programs supported include; Short-Term Rent Mortgage and Utility (STRMU) assistance; Information and Referral; Operating subsidy and services for people living in HIV-AIDS housing and the creation of new housing dedicated to people with HIV/AIDS. In addition, housing units will be acquired and/or constructed or rehabilitated.</p>
<p>Outcome Goal Indicator</p>	<p>Housing for People with HIV/AIDS</p>

33	Project Title	HOPWA – CONTRA COSTA COUNTY
	Description	Contra Costa County will administer the Contra Costa County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS and their family members. In addition, housing units will be acquired and/or constructed or rehabilitated. HOPWA provides permanent housing for PLWA. Programs supported include; Short-Term Rent Mortgage and Utility (STRMU) assistance; Permanent Housing Placement; Housing Information Services and the creation of Permanent Supportive Housing Capital Development units affordable to and occupied by low income individuals living with HIV/AIDS.
	Grantee/Project ID	Oakland/Oracle Project # 1005608
	Estimate Amount	HOPWA - \$952,988
	Annual Goals Supported	Protection
	Priority Needs Addressed	Affordable Housing Community Development – Public Services Homeless Solutions Prevention/Reduction of Homelessness & Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs
	Target Date for Completion	06/30/2024
	Estimate the number & type of families that will benefit from proposed activities:	Will assist approximately 50 people living with AIDS (PLWA) with STRMU; Will assist approximately 25 people living with AIDS with permanent housing placement services; Will assist approximately 100 people living with AIDS with housing information services; Will provide approximately 5 units in permanent supportive housing units developed.
	Location Description	Contra Costa County portion of the Oakland EMSA.
	Target Areas Included	Contra Costa County portion of the Oakland EMSA.
	Planned Activities	STRMU, permanent housing placement, housing information services, new construction or rehabilitation of permanent supportive housing units affordable to and occupied by low income individuals living with HIV/AIDS.
Outcome Goal Indicator	Housing for People with HIV/AIDS	

34	Project Title	HOPWA GRANTEE ADMINISTRATION
	Description	Oakland's staffing and administration costs for administering Housing Opportunities for Persons With AIDS (HOPWA) Program.
	Grantee/Project ID	Oakland/Oracle Project #1005608
	Estimate Amount	HOPWA - \$97,034
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Affordable Housing Homeless Solutions Community Development-Public Services
	Target Date for Completion	12/31/2022
	Estimate the number & type of families that will benefit from proposed activities:	N/A
	Location Description	150 Frank H. Ogawa Plaza, Oakland, CA 94612
	Target Areas Included	CD District 2
	Planned Activities	Administer contracts, audit and reporting activities. General management, oversight and coordination. IDIS Activity Set-Up & Draws. Providing local officials and citizens with information about the HOPWA program. Preparing budgets and schedules and preparing reports and other HUD-required documents.
Outcome Goal Indicator	Other	

35	Project Title	Housing Resource Center and Anti-displacement Program
	Description	Provide Info and referral and limited case management to low and mod income households to assist in prevention of displacement
	Grantee/Project ID	Oakland/Oracle Project # 1004815
	Estimate Amount	CDBG - \$230,000
	Annual Goals Supported	Protection
	Priority Needs Addressed	Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	300
	Location Description	Citywide
	Target Areas Included	Citywide
	Planned Activities	Admin funds for the HOME grant to support staff activities
	Outcome Goal Indicator	Homelessness Prevention

36	Project Title	Lifelong Medical Center- Oakland House Calls Program
	Description	Provide Medical Home Visits and In-Home Care Management
	Grantee/ Project ID	Oakland/Oracle Project # 1000338
	Estimate Amount	CDBG - \$22,774
	Annual Goals Supported	Protection
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	116 residents aged 62 and over
	Location Description	10700 MacArthur Blvd., Ste. 14B, Oakland 94605
	Target Areas Included	CD District 7
	Planned Activities	In-home medical care
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit – 116 Persons

37	Project Title	Main Street Launch
	Description	Main Street Launch will serve Commercial Loan Program clients requesting loans of less than \$249,500. Main Street Launch will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with various loan products in MSL's portfolio.
	Grantee/ Project ID	Oakland/Oracle Project # 1000081
	Estimate Amount	CDBG- \$424,163
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Economic Development
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	25 Business will be served
	Location Description	210 Webster Street Ste 1200, Oakland CA 94612
	Target Areas Included	Citywide
	Planned Activities	Main Street Launch (MSL) will serve Commercial Loan Program clients requesting loans of less than \$249,500. MSL will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with various loan products. MSL will also serve all City commercial loans. Up to ?? business will be assisted.
	Outcome Goal Indicator	Businesses assisted

38	Project Title	Minor Home Repair Program - Alameda County, Healthy Homes Department
	Description	Provides grants to senior or disabled homeowners for minor home repairs up to \$2,499.
	Grantee/Project ID	Oakland/Oracle Project # 110017
	Estimate Amount	CDBG - \$159,200
	Annual Goals Supported	Preservation
	Priority Needs Addressed	Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	60 low/moderate income seniors will benefit
	Location Description	City/County-wide
	Target Areas Included	City/County-wide
	Planned Activities	Grants to seniors or disabled homeowners for minor home repair up to \$2,499. administered by Alameda County.
	Outcome Goal Indicator	Homeowner Housing Rehabilitated – Household Housing Unit - Rental units rehabilitated – Household Housing Unit

39	Project Title	Native American Health Center: Facility Improvement at 3050 International Blvd.
	Description	NAHC will build a new 14,000 square foot medical facility on the ground floor of a new mixed-use five story building to be constructed. The facility will provide expanded space to house the pediatric dental operatories for low income children and youth.
	Grantee/ Project ID	Oakland/1005468
	Estimate Amount	CDBG- \$ 75,000
	Annual Goals Supported	Production
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	NAHC serves an average of 3059 patients from primarily low- income households who qualify for the Women, Infants and Children Program, Medi-Cal or Covered California.
	Location Description	3050 International Boulevard Oakland, 94601
	Target Areas Included	CD District 5- Fruitvale/ San Antonio
	Planned Activities	The Subgrantee will arrange for architectural services to provide for development of interior mechanical, electrical and plumbing design and for construction documents.
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Health Facility.

4	Project Title	Oakland Public Works - Astro Park – Portland Loo
	Description	Purchase and install Portland Loo's
	Grantee/Project ID	Oakland/Oracle Project # 1005497
	Estimate Amount	CDBG - \$130,154
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	923 households, 28.9% living below the poverty line
	Location Description	1210 Lakeshore Ave, Oakland, CA 94610
	Target Areas Included	CD District 1
	Planned Activities	Modular restroom for park visitors
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

41	Project Title	Oakland Public Works - Bushrod Park – Tennis Court / Refinish Gym
	Description	Tennis court resurface and refinish gym
	Grantee/ Project ID	Oakland/Oracle Project # 1004917
	Estimate Amount	CDBG - \$72,247 Other Program Income - \$0
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	1638 people, Disadvantaged index of low-moderate
	Location Description	560 59 th Street, Oakland, CA 94609
	Target Areas Included	CD District 1
	Planned Activities	. Public Facility & Infrastructure Improvements
	Outcome Goal Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit

42	Project Title	Oakland Public Works - DeFremery Park – Pool Improvements (Bleachers & Bulkhead)
	Description	Pool improvements, bleachers and bulkhead
	Grantee/ Project ID	Oakland/Oracle Project # 1004877
	Estimate Amount	CDBG - \$138,629 CDBG CV FY20-21- \$156,371
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	936 households, Disadvantaged Index of High
	Location Description	1269 18 th Street Oakland, 94607
	Target Areas Included	CD District 3
	Planned Activities	Recreational
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

43	Project Title	Oakland Public Work - Dimond Park – Tennis Court Lighting, Water Fountain
	Description	Lighting for tennis court and water fountain
	Grantee/ Project ID	Oakland/Oracle Project # 1005495
	Estimate Amount	CDBG - \$30,000 Other Program Income - \$0
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	1203 households, Disadvantaged Index of Moderate
	Location Description	3860 Hanly Road Oakland, 94602
	Target Areas Included	CD District 4
	Planned Activities	Recreational
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

44	Project Title	Oakland Public Works - Elmhurst Library – New Heating and Ventilation
	Description	New heating and ventilation system
	Grantee/ Project ID	Oakland/Oracle Project # 1005496
	Estimate Amount	CDBG - \$47,137 Other Program Income - \$0
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	1446 households, Disadvantaged Index of High
	Location Description	1427 88 th Ave, Oakland 94621
	Target Areas Included	CD District 7
	Planned Activities	Library
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

45	Project Title	Oakland Public Works – Environmental Services Division (D1) Food Hub Pilot
	Description	Establish food distribution sites & establish additional food storage capacity
	Grantee/Project ID	Oakland/Oracle Project # 1005725
	Estimate Amount	CDBG - \$15,000
	Annual Goals Supported	Other Community Development activities.
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	11,900 low- and moderate income residents both sheltered and unsheltered.
	Location Description	Address or general location
	Target Areas Included	CD District 1
	Planned Activities	Improve or expand food distribution systems
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit- 11,900 Persons Assisted

46	Project Title	Oakland Public Works - Rainbow Recreation Center – Roof & Fencing
	Description	Roof and fencing
	Grantee/ Project ID	Oakland/Oracle Project # 1005498
	Estimate Amount	CDBG - \$82,000 Other Program Income - \$0
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	· Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	Disadvantage Index of High 1327 Households
	Location Description	5800 International Ave
	Target Areas Included	CD District 5
	Planned Activities	Recreational
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

47	Project Title	Oakland Public Works - San Antonio Park – Drinking Fountain Install
	Description	Drinking fountain
	Grantee/ Project ID	Oakland/Oracle Project # 1004880
	Estimate Amount	CDBG - \$47,000 Other Program Income - \$0
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	923 households, Disadvantage Index of Moderate-High
	Location Description	1701 E 19 th Street, Oakland, CA 94606
	Target Areas Included	CD District 2
	Planned Activities	Recreational
	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

48	Project Title	OCCUR: Seniors Technology Training
	Description	Provides computer learning, access labs, and online learning for seniors. Basic computer literacy and digital security class is provided in both English and Spanish.
	Grantee/ Project ID	Oakland/Oracle Project # 1005099
	Estimate Amount	CDBG - \$ 22,774
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	26 seniors
	Location Description	6948 Foothill Blvd. Oakland, CA 94605
	Target Areas Included	CD District 7 - Elmhurst
	Planned Activities	Show seniors how to use their technological hardware devices (desktop computers, laptops, tablets, or smartphones). How to use Zoom, Google applications within Google Drive, and how to navigate online tools safely and securely.
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit, 26 Seniors

49	Project Title	OCCUR: Youth Technology Training
	Description	Provide basic, intermediate and advanced technology training and design education for 100 youth.
	Grantee/ Project ID	Oakland/Oracle Project # 1003922
	Estimate Amount	CDBG - \$83,554 CD District 6 - \$60,780 CD District 7 - \$22,774
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	100 youth
	Location Description	6948 Foothill Blvd. Oakland, 94605
	Target Areas Included	CD District 6 Central East Oakland & 7 Elmhurst
	Planned Activities	To provide basic to intermediate technology training and design programming for youth who have no or little prior technology experience. To provide technologically experienced youth with access to classes and online tutoring workshops in advanced technology and design programming.
Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit, for 100 youth	

50	Project Title	PATH Strategy Operating Expense-Third Party Contracts; East Oakland Community Project-ESG
	Description	CDBG funds used as Match to the Emergency Solution Grant activities (3rd Party Grant Agreements) under the City's PATH Strategy to end homelessness for the operations of the Crossroads Shelter Facility operated by East Oakland Community Project.
	Grantee/Project ID	Oakland/Oracle Project # 1005598
	Estimate Amount	ESG Administration Cost - \$49,285 ESG PATH Strategy Operating - \$607,854 ESG Total: \$657,139
	Annual Goals Supported	Other Community Development activities.
	Priority Needs Addressed	Homeless Solutions
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	550 unduplicated household will be served in a year-round overnight, full-service shelter.
	Location Description	7515 International Blvd., Oakland CA 94621
	Target Areas Included	Citywide
	Planned Activities	Operation of Shelter facility for literally homeless households located in East Oakland operated by East Oakland Community Project.
Outcome Goal Indicator	Homeless Person Overnight Shelter 550 unduplicated households.	

51	Project Title	PATH Program (Contracted services to the homeless) City of Oakland/Department of Human Services-Program Delivery
	Description	<ul style="list-style-type: none"> · Program delivery cost for portions of the City of Oakland's Hunger Program, Continuum of Care and · Strategy operated by the Community Housing Services Division.
	Grantee/Project ID	· Oakland/Oracle Project # 1005591
	Estimate Amount	· CDBG - \$240,327
	Annual Goals Supported	· Other Community Development Activities
	Priority Needs Addressed	· Homeless Solutions
	Target Date for Completion	· 6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	· 4,200 Low/Moderate, very low and extremely low-income households will benefit from the proposed programs.
	Location Description	· Citywide
	Target Areas Included	· Citywide
	Planned Activities	<ul style="list-style-type: none"> · Provide food distributions to low/mod, very low and extremely low income households throughout Oakland, Oakland OPRI program for section 8 vouchers to the homeless, services under the Supportive Housing Program; including Program facility management, and outreach services provided by the Community Housing Services Division
Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit - 4200 duplicated households	

52	Project Title	Residential Lending Administration (Program Delivery) City of Oakland, Housing and Community Development
	Description	Residential Lending Program staffing to administer the City's housing rehabilitation programs; Home Maintenance and Improvement, Emergency Home Repair, Access Improvement, Lead-Safe Homes Paint programs and Minor Home Repair Programs.
	Grantee/Project ID	Oakland/Oracle Project # 1000886
	Estimate Amount	CDBG - \$778,911
	Annual Goals Supported	Preservation/Other Community Development Activities
	Priority Needs Addressed	Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	6/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	N/A
	Location Description	250 Frank H. Ogawa Plaza; Suite 5313 Oakland, 94612
	Target Areas Included	Citywide
	Planned Activities	Residential Lending Program staffing to administer the City's housing rehabilitation programs; Home Maintenance and Improvement, Emergency Home Repair, Access Improvement, Lead-Safe Homes Paint programs and Minor Home Repair Programs.
Outcome Goal Indicator	Other	

53	Project Title	Safer Housing for Oakland Program (SHOP)
	Description	Partial reimbursement grants to support seismic retrofits of 5+unit soft-story apartment buildings. Primary funding through the Hazard Mitigation Grant Program administered by Cal OES, which requires 25% local match for each expenditure. CDBG supports this match for Rehabilitation Administration (program delivery) costs and retrofits of affordable units. Property owners cover the local match for market rate units.
	Grantee/Project ID	Oakland/Oracle Project #1001532
	Estimate Amount	CDBG - \$251,000
	Annual Goals Supported	Preservation/Protection
	Priority Needs Addressed	Affordable Housing Neighborhood Stabilization & Anti-Displacement
	Target Date for Completion	03/31/2022
	Estimate the number & type of families that will benefit from proposed activities:	FY 20-21: 551 units of rental housing affected, 200 of which are in buildings maintained for low/moderate income residents.
	Location Description	Citywide
	Target Areas Included	Citywide
	Planned Activities	Retrofit completion of 36 buildings, 551 Units
	Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit & Rental units rehabilitated

54	Project Title	Satellite Affordable Housing Associates: (3050 International Boulevard - Public Facility-Special Needs)
	Description	76 - unit affordable housing mixed use development for low -income families. with 28 one -bedroom units, 19 three bedroom units, and 29 two bedroom units. Four units will be designated for HIV/AIDS units and 19 for special needs homeless units. CDBG funds will cover share of HIV/AIDS, special needs and homeless costs. Housing units will be on floors 2-5 while the Native American Health Center will build and manage a health and cultural center.
	Grantee/Project ID	Oakland/Oracle Project # 1005469
	Estimate Amount	CDBG - \$58,010 CD District 5 - \$34,010 CD District 7 - \$24,000
	Annual Goals Supported	Production
	Priority Needs Addressed	Affordable Housing Homeless Solutions Public Facility & Infrastructure Improvements
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	76 households overall 23 Special Needs households
	Location Description	3050 International Boulevard Oakland, 94601
	Target Areas Included	CD Districts 1, 5, & 7
Planned Activities	Uses may include assistance with predevelopment costs, architectural design features of 76 units of which four units will be designated for HIV/AIDS units and 19 for special needs homeless units. unit housing facility. The next two phases will be general construction documents and actual construction administration.	

	Outcome Goal Indicator	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit 23
--	-------------------------------	--

55	Project Title	St. Mary's Center – Emergency Winter Services
	Description	Emergency Winter Services through a CARE-A-VAN to provide street outreach and intensive case management to seniors in homeless encampments, by providing assessment and access to appropriate transitional housing opportunities, providing a regular Housing Clinic with applications and access to appropriate housing lists and other senior living situations, case management support to complete applications and attend interviews, as well as move-in preparation and resources.
	Grantee/ Project ID	Oakland/Oracle Project # 103932
	Estimate Amount	CDBG - \$58,657 CD District 1 - \$27,904 CD District 3 - \$30,753
	Annual Goals Supported	Protection
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	20 Homeless Persons
	Location Description	925 Brockhurst Street, Oakland, 94608

	Target Areas Included	CD Districts 1 & 3
	Planned Activities	Assessment and case management. Housing acquirement and housing retention resources
	Outcome Goal Indicator	Housing for Homeless added – 4 persons

56	Project Title	SPAAT - College & Career Performance Program
	Description	provide support services to help students create a vision for themselves as it relates to: maintaining high academic achievement; preparing for college entry exams; graduating high school; college and career ready.
	Grantee/Project ID	Oakland/Oracle Project # 1001462
	Estimate Amount	CDBG – \$110,220 CD District 3 - \$31,053 CD District 5 - \$46,500 CD District 6 - \$32,667
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed (Select)	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	70

	Location Description	2307 Myrtle Street, Oakland, 94607
	Target Areas Included	CD Districts 3, 5, & 6
	Planned Activities	Pre-Post testing; Tutoring; and work-shops
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit – 24 Persons

57	Project Title	urban university – SMAW Job Training
	Description	Single Moms at Work job training with the Transitional Housing Program participants
	Grantee/ Project ID	Oakland/Oracle Project # 1004955
	Estimate Amount	CDBG - \$20,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	5 Single Moms
	Location Description	3237 Grand Avenue, Oakland, 94610
	Target Areas Included	CD District 5
	Planned Activities	To provide job search, permanent employment and retention services to aid in retaining housing
Outcome Goal Indicator	Homeless Prevention – 4 persons assisted	

58	Project Title	urban university - Transitional Housing Program
	Description	Transitional Housing Program with the Single Moms at Work participants.
	Grantee/ Project ID	Oakland/Oracle Project # 1004955
	Estimate Amount	CDBG - \$64,530 CD District 1 - \$32,265 CD District 7 - \$32,265
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	4 Single Moms
	Location Description	418 Santa Clara Avenue, Oakland, 94610
	Target Areas Included	CD Districts 1 & 7
	Planned Activities	Transitional housing services, individualized trauma informed case management and learning opportunities focused on well-being.
	Outcome Goal Indicator	Homeless Prevention – 4 persons assisted

59	Project Title	VACCEB - Senior Services Project
	Description	To provide Senior Service Programs and Activities to low and moderate- income seniors' who are vulnerable due to isolation and language barriers.
	Grantee/ Project ID	Oakland/Oracle Project # 1000350
	Estimate Amount	CDBG - \$20,722
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Other Community Development Activities
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	75
	Location Description	655 International Blvd., Oakland 94606
	Target Areas Included	CD District 2
	Planned Activities	To distribute publications with translated, multilingual information focused on health, nutrition, well-being and other revelation information to update on current events.
Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit – 75 Persons	

60	Project Title	Vietnamese Community Development Inc. of the East Bay (Senior Services)
	Description	Serve senior community, including but not limited to Vietnamese community with meals, limited health services, computer and citizenship classes and other valuable information and referral.
	Grantee/ Project ID	Oakland/1000351
	Estimate Amount	CDBG - \$30,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services Senior Services
	Target Date for Completion	06/30/2022
	Estimate the number & type of families that will benefit from proposed activities:	18 Seniors
	Location Description	1254 – 23 rd Avenue, Oakland, CA
	Target Areas Included	CD District 2
	Planned Activities	Offer the following to senior residents of Oakland in District 2: information and referral, computer learning, citizenship classes, educational workshops, nutritious meals and limited access to health services.
	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit (18 people)

2020/21 – 2024/25 Back-Up Projects

Submitted for Pre-Approval by City Council. Back-up projects are potential projects to be considered for funding should CDBG funding become available from current CDBG balances, reconciled carry-forwards or CDBG balances that become available due to delayed or canceled projects during the program year. Back-Up projects are submitted for approval under the 2020/21 – 2024/25 Five Year Consolidated Plan as a First Substantial Amendment.

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

BU2	Project Title	Public Lands Strategy- For Affordable Housing
	Description	Assessment and Planning to enhance current Public Lands Strategy work, with focus on affordable housing through protection, preservation and production activities.
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$250,000 and not to exceed CDBG Admin/Planning Cap
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	TBD
	Planned Activities	Develop and publish Affordable housing focused Public Lands Strategy
	Outcome Goal Indicator	Planning

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

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

BU5	Project Title	Miscellaneous COVID-Related Activities
	Description	Eligible activities under the CARES Act CDBG allocation (CDBG-CV) not covered by CDBG-CV funds, limited to 2019 and 2020 CDBG grant balances unless otherwise updated by HUD. Quick Guide to CDBG Eligible Activities to Support Coronavirus and Other Infectious Disease Response (hudexchange.info)
	Grantee/ Project ID	Oakland/TBD
	Estimate Amount	CDBG – up to \$1,000,000
	Annual Goals Supported	Other Community Development Activities
	Priority Needs Addressed	Community Development-Public Services Senior Services
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	TBD
	Location Description	TBD
	Target Areas Included	TBD
	Planned Activities	Provision of new or quantifiably increased public services; planning, capacity building and technical assistance in response to COVID; assistance to businesses, building improvements including public facilities. Quick Guide to CDBG Eligible Activities to Support Coronavirus and Other Infectious Disease Response (hudexchange.info)

	Outcome Goal Indicator	Public service activities other than Low/Moderate Income Housing Benefit
--	-------------------------------	--

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

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

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

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

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

	Outcome Goal Indicator	Public service activities for Low/Moderate Income Housing Benefit
--	-------------------------------	---

BU11	Project Title	Homeless Facility Improvement
	Description	Homeless Public Facilities (not operating), includes portable facilities, portable shower/restrooms, cabins and transitional housing or homeless shelter rehabilitation.
	Grantee/ Project ID	Oakland/ TBD
	Estimate Amount	CDBG - \$800,000
	Annual Goals Supported	Protection
	Priority Needs Addressed	Homeless
	Target Date for Completion	TBD
	Estimate the number & type of families that will benefit from proposed activities:	300
	Location Description	1254 – 23 rd Avenue, Oakland, CA
	Target Areas Included	TBD

	Planned Activities	Public facility improvements to Oakland Homeless Facilities and the provision of portable shower/restroom facilities, pallet shelters, cabin communities, and other homeless related facility improvement/housing activities.
	Outcome Goal Indicator	Public Facility activities with Low/Moderate Income Housing Benefit

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

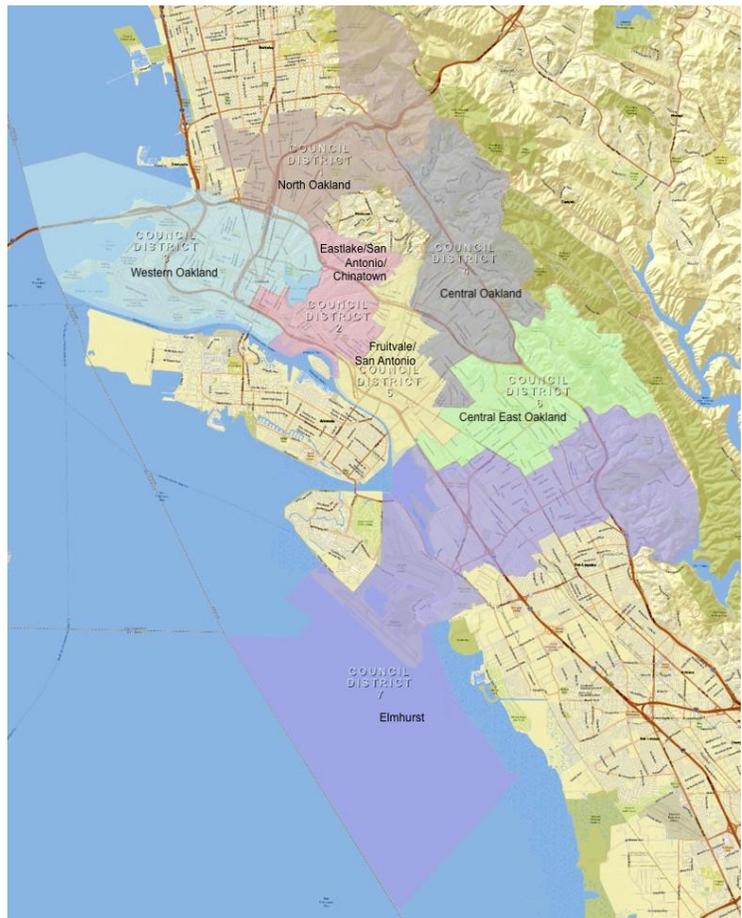
AP-50 Geographic Distribution – 91.220(f)

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

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

One of the geographic area designations of Oakland is the Council or Community Development Districts shown below which include:

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



Geographic Distribution

FUND				FY21/22 FUNDING LEVEL		
CDBG				\$7,750,367		
HOME				\$3,124,987		
HOPWA				\$3,234,468		
ESG				\$657,139		
Target Area	Percentage of Funds	Allocation Amount	Fund Type	Project Name	Project	Project
	(PROJECT ALLOCATION/ GRANT AWARD)		CDBG, ESG, HOPWA, HOME		Project Zip Codes	Project Address
CD District 1	0.95%	\$ 72,247	CDBG	Bushrod Recreation Center	94609	560 59th Street, Oakland
CD District 1	0.77%	\$ 58,657	CDBG	Emergency Winter Services	94608	925 Brockhurst Street, Oakland
CD District 1	0.20%	\$ 15,000	CDBG	Food Hub Pilot (Food Bank)	94612	250 Frank H. Ogawa Ste 5301, Oakland
CD District 1	0.76%	\$ 58,010	CDBG	Satellite Public Facility-Special Needs	94601	3050 International Blvd., Oakland
CD District 2	1.70%	\$ 130,154	CDBG	Astro Park	94610	1210 Lakeshore Ave., Oakland
CD District 2	0.39%	\$ 30,000	CDBG	Oakland Vietnamese Senior Project	94606	1254 23rd Ave., Oakland
CD District 2	0.62%	\$ 47,000	CDBG	San Antonio Park	94606	1701 E. 19 th Street, Oakland
CD District 2	0.27%	\$ 20,722	CDBG	Senior Services Project	94606	655 International Blvd., Oakland
CD District 2	0.84%	\$ 64,530	CDBG	Transitional Housing	94601	3237 Grand Ave., Oakland
CD District 2	0.84%	\$ 64,530	CDBG	Transitional Housing	94610	418 Santa Clara Ave. Oakland
CD District 2	3.00%	\$ 97,034	HOPWA	HOPWA Grantee Administration	94612	150 Frank H. Ogawa Plaza, Oakland,

CD District 3	6.40%	\$ 200,000	HOME	Aurora Apartments	94609	657 MacArthur, Oakland
CD District 3	1.44%	\$ 110,220	CDBG	College and Career Preparation	94610	360 Grand Ave, #371 Oakland
CD District 3	1.82%	\$ 138,629	CDBG	DeFremery Pool and Park	94607	1269 18 th Street, Oakland
CD District 3	0.77%	\$ 58,657	CDBG	Emergency Winter Services	94608	925 Brockhurst Street, Oakland
CD District 3	3.68%	\$ 115,000	HOME	Friendship Senior Housing	94607	1904 Adeline Street, Oakland
CD District 3	6.40%	\$ 200,000	HOME	Harp Plaza	94609	430 28th Street, Oakland
CD District 3	0.23%	\$ 17,742	CDBG	Operation Beautification Advancement	94612	Martin Luther King, Jr. Way- West Grand Ave., to 31st Street, Oakland
CD District 3	0.23%	\$ 17,742	CDBG	Operation Beautification Advancement	94621	8055 Collins Drive, Oakland
CD District 3	0.64%	\$ 48,781	CDBG	Residential Facility-Youth Services	94607	1625 Filbert Street, Oakland
CD District 3	0.20%	\$ 15,527	CDBG	Youth Reentry Services	94607	1625 Filbert Street, Oakland
CD District 3	0.20%	\$ 15,527	CDBG	Homeless Youth Services	94607	1625 Filbert Street, Oakland
CD District 4	0.39%	\$ 30,000	CDBG	Dimond Park	94602	3860 Hanly Road, Oakland
CD District 4	0.65%	\$ 50,000	CDBG	Residential Facility-Youth Services	94607	1625 Filbert Street, Oakland
CD District 4	0.65%	\$ 49,350	CDBG	Rising Oaks	94602	3800 Coolidge Ave., Oakland
CD District 4	0.04%	\$ 2,794	CDBG	CDBG Unallocated	94612	250 Frank H. Ogawa Ste 5313, Oakland
CD District 5	1.44%	\$ 110,220	CDBG	College and Career Preparation	94610	360 Grand Ave., #371 Oakland
CD District 5	0.98%	\$ 75,000	CDBG	Facility Improvement	94601	3050 International Blvd., Oakland
CD District 5	0.98%	\$ 75,000	CDBG	Facility Improvement at 3050 International Blvd.	94601	3050 International Blvd. Oakland,

CD District 5	0.26%	\$ 20,000	CDBG	Job Training	94610	3237 Grand Ave., Oakland
CD District 5	0.81%	\$ 62,000	CDBG	Rainbow Recreation Center	94621	5800 International Ave., Oakland
CD District 5	0.45%	\$ 34,010	CDBG	Satellite Public Facility-Special Needs	94601	3050 International Blvd., Oakland
CD District 5	0.61%	\$ 46,930	CDBG	TEST III	94601	1470 Fruitvale Ave., Oakland
CD District 6	1.44%	\$ 110,220	CDBG	College and Career Preparation	94610	360 Grand Ave., #371 Oakland
CD District 6	0.87%	\$ 66,775	CDBG	East Oakland Entrepreneurship Forum	94621	7901 Oakport Street Ste 1200, Oakland
CD District 6	0.80%	\$ 60,780	CDBG	Youth Technology Training	94605	6948 Foothill Blvd., Oakland
CD District 7	45.88%	\$ 1,433,821	HOME	95th Avenue & International	94603	9409 International Blvd., Oakland
CD District 7	6.49%	\$ 495,462	CDBG	Community Housing Services Admin Cost	94612	150 Frank H. Ogawa Ste 5301, Oakland
CD District 7	0.65%	\$ 50,000	CDBG	Construction Project Management Technical Assistance Training	94621	8055 Collins Drive, Oakland,
CD District 7	2.07%	\$ 158,244	CDBG	East Oakland Community Project	94621	7515 International Blvd., Oakland
CD District 7	0.62%	\$ 47,137	CDBG	Elmhurst Library	94621	1427 88 th Ave., Oakland
CD District 7	0.30%	\$ 22,722	CDBG	Oakland House Calls	94605	10700 MacArthur STE. 14B, Oakland
CD District 7	0.30%	\$ 22,774	CDBG	Operation Beautification Advancement	94621	8055 Collins Drive, Oakland
CD District 7	3.23%	\$ 246,772	CDBG	PATH Program Operating Expense	94621	150 Frank H. Ogawa Plaza, Oakland,
CD District 7	100.00%	\$ 657,139	ESG	PATH Strategy Operating Expense	94621	7515 International Blvd., Oakland
CD District 7	0.31%	\$ 24,000	CDBG	Satellite Public Facility-Special Needs	94601	305 International Blvd., Oakland
CD District 7	0.30%	\$ 22,774	CDBG	Seniors Technology Training	94605	6948 Foothill Blvd., Oakland

CD District 7	0.84%	\$ 64,530	CDBG	Transitional Housing	94610	418 Santa Clara Ave., Oakland
CD District 7	0.30%	\$ 22,774	CDBG	Youth Technology Training	94605	6948 Foothill Blvd., Oakland
Citywide	9.78%	\$ 746,623	CDBG	CDBG Administration	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	7.88%	\$ 601,635	CDBG	CDBG Program Delivery	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	0.29%	\$ 22,215	CDBG	Cityteam	94607	722 Washington St., Oakland
Citywide	5.58%	\$ 426,216	CDBG	Code Enforcement/Relocation	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	5.55%	\$ 424,163	CDBG	Commercial Loan Program	94612	210 Webster Street Ste 1200, Oakland
Citywide	2.24%	\$ 171,214	CDBG	Finance & City Attorney General Administration	94612	1 City Hall 6th Floor & 250 FHOP #5313, Oakland,
Citywide	67.54%	\$ 2,184,446	HOPWA	HOPWA-Alameda County	94612	150 Frank H. Ogawa Ste 5301, Oakland
Citywide	90.00%	\$ 2,812,488	HOME	Multifamily new construction Acquisition/Rehabilitation	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	3.15%	\$ 240,327	CDBG	PATH Program Program Delivery	94612	150 Frank Ogawa Plaza Ste 4340, Oakland
Citywide	2.39%	\$ 182,755	CDBG	Access Improvement & Lead Safe Home Paint	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	1.26%	\$ 96,000	CDBG	Earthquake Safe Homes Program	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	4.07%	\$ 310,858	CDBG	Economic Development Program Delivery	94612	250 Frank H. Ogawa Ste 3313, Oakland
Citywide	0.91%	\$ 69,441	CDBG	Emergency Home Repair & Home Maintenance	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	1.21%	\$ 92,500	CDBG	Fair Chance Housing Ordinance	94704	1950 University Ave, Berkeley, CA,

Citywide	3.42%	\$ 261,476	CDBG	Fair Housing and Housing Related Services	94704	1950 University Ave, Berkeley, CA,
Citywide	10.00%	\$ 312,499	HOME	Home Admin	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	3.01%	\$ 230,000	CDBG	Housing Resource Center Anti-displacement	94612	150 Frank H. Ogawa Ste 5301, Oakland
Citywide	2.08%	\$ 159,200	CDBG	Minor Home Repair Program	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	10.29%	\$ 785,826	CDBG	Residential Lending Administration	94612	250 Frank H. Ogawa Ste 5313, Oakland
Citywide	3.29%	\$ 251,000	CDBG	Safer Housing for Oakland Program	94612	250 Frank H. Ogawa Ste 5313, Oakland
Contra Costa	29.46%	\$ 952,988	HOPWA	HOPWA Contra Costa County	N/A	Contra Costa County Portion of Oakland EMSA

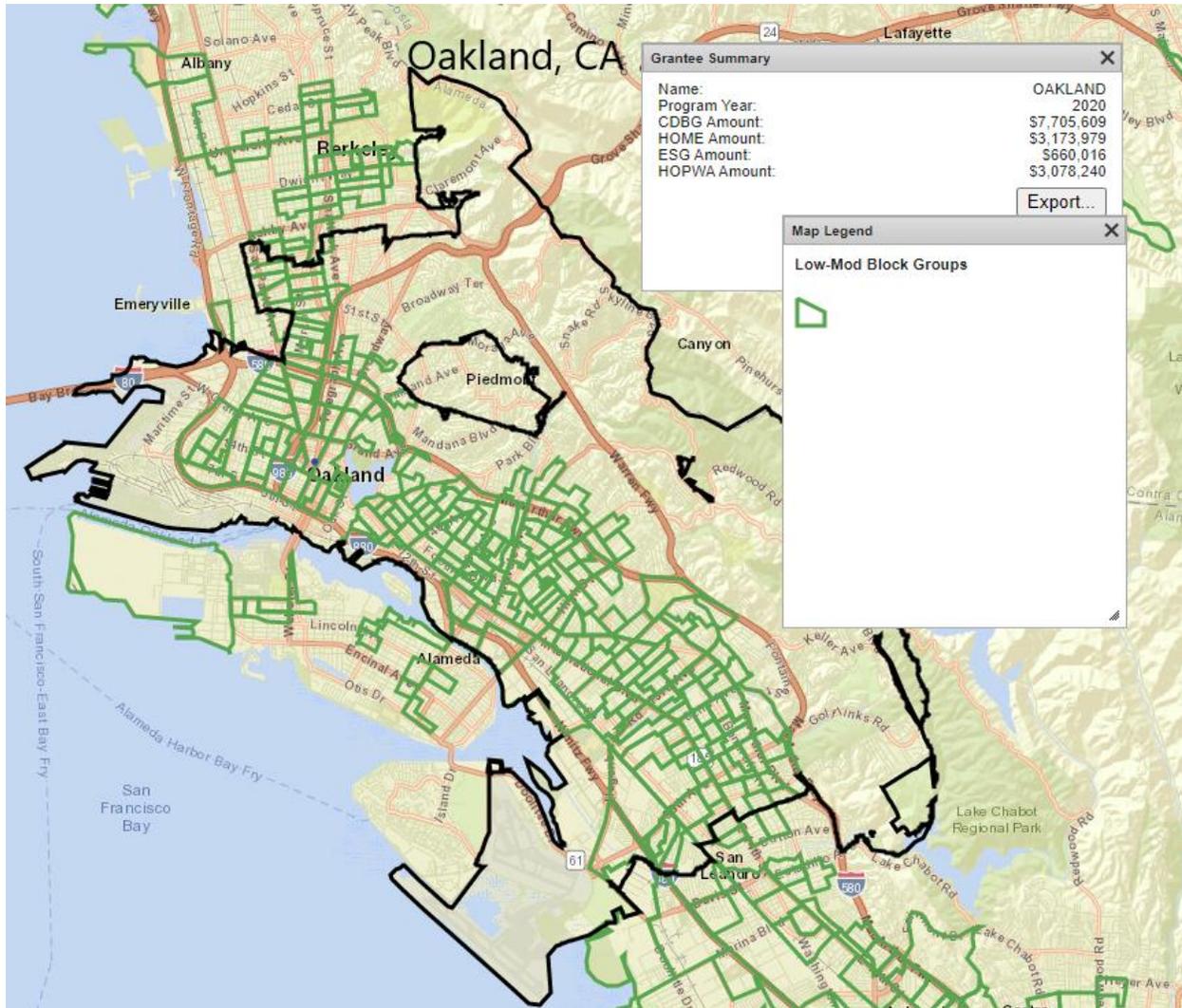
Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Per the latest HUD Low/Moderate Income Summary Data (LMISD)^x based on 2011-2015 American Community Survey (ACS) data, approximate 58.99% of the Oakland population is composed of residents with low- to moderate-incomes. <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-local-government/>

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

for Oakland.



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

For HOPWA, the geographic distribution is between Counties of Alameda and Contra Costa County, which makes up the Oakland Eligible Metropolitan Statistical Area (EMSA). Based on the number of persons

living with AIDS in each County of the Oakland EMSA, approximately 76% of HOPWA resources are distributed in Alameda County and 24% in Contra Costa County. HOPWA EMSA Map provided below.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

In the first table below, provided are one-year goals for the number of homeless, non-homeless and special needs households to be provided affordable housing with CDBG, HOME, HOPWA, ESG and other funding made available to Oakland for program year 2021/22.

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

One Year Goals for the Number of Households to be Supported (<i>that are</i>)	
Homeless	499
Non-Homeless	574
Special-Needs	83
Total	1,073

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	472
The Production of New Units	216

Rehab of Existing Units	219
Acquisition of Existing Units	20
Total	927

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

Discussion

Association of Bay Area Government’s (ABAG) 2023-2030 Regional Housing Needs Allocation doubles the affordable housing production goals for Oakland from the prior Regional Housing Need Allocation (RHNA), and more than triples the goal for units affordable to households earning up to 50% of area median income. RHNA production targets for Oakland is 865 units (2021 & 2022) and 1,840 (2023 & 2024).

Oakland’s 17K/17K plan production targets are adjusted up from the initial 595 units per year to 934 units per year to reach a 2024 target of 4,760 units in comparison to the RHNA 2024 goal of 8,869 units of affordable housing added.

“To create equity in California, we needed affordable housing.”^{xii} Oakland and the region must preserve existing units and build new to solve its housing crisis.

City of Oakland will employ the Three Ps approach to promote equity through affordable housing.

Extremely low-income, low-income and moderate-income residents of Oakland who are homeless, non-homeless or living with special needs will be supported under the 2021/22 CDBG, HOME, HOPWA, ESG programs and other fund resources under the following three strategies:

Strategy 1 – Protection:

Eviction Prevention and Anti-displacement through Strong Tenant Protection Laws via the Rent Adjustment Program and Eviction Moratorium, Targeted Renter and Homeowner assistance, and Code Compliance Relocation Program. Fair Housing services via outreach, education and legal assistance for tenants, landlords, and formerly incarcerated (through the newly adopted Fair Chance Ordinance) returning to and applying for housing in Oakland. Neighborhood Stabilization activities, Homeless prevention and reduction activities, and Public Housing programs.

Strategy 2 – Preservation:

Acquisition and rehabilitation of affordable housing, Acquisition and conversion of property to affordable housing, Preservation of existing affordable housing and Preservation of owner-occupied properties. For 2021/22 Acquisition of existing building for conversion to affordable

housing and rehabilitation at Clifton Hall (42 units) , Family Shelter (20 units), Inn at Temescal, BAACS Scattered sites single family homes, various single family home rehabilitation through the Residential Lending Rehabilitation programs, and other projects as listed in the attached Affordable Housing Table.

Strategy 3 – Production

Production of new affordable housing includes new construction of affordable housing units, Acquisition of buildings for immediate conversion of housing for low- and moderate-income residents of Oakland including housing for people experiencing homelessness, First-Time Homebuyers and other forms of affordable housing production. For FY 2021/22 New Construction of affordable housing units, including but not limited to 150 Permanent Support Housing Units for homeless, development of housing for persons living with AIDS (plwa), 300 affordable senior units in East Oakland.

Residential Lending-

The Residential Lending Housing Rehabilitation program is aligned with the City’s Housing Element for 2015-23 policy goals, objectives and summary of housing programs for seniors, disabled and continued support of low-income ownership households in the form of loans to improve aging housing stock through housing rehabilitation and preservation and anti-prefatory lending efforts. The Residential Lending Housing Rehabilitation Loan and Grant Programs is a critical funding source for low-income homeowners, seniors and disabled households at risk for displacement, homelessness and health risks. Much of Oakland’s housing stock is old and in need of repair and renovation.

Based on the 2000 Census data, the last time the decennial Census measured the age of the housing stock, more than one-third of housing was built prior to 1940. Older homes are generally less energy-efficient and, unless upgraded, will have older electrical, plumbing, and heating systems that are likely to suffer from deferred maintenance or deterioration. In addition, these older homes present other challenges to health and safety, from lead-based paint and asbestos to structural and seismic deficiencies. The City of Oakland’s Housing Rehabilitation programs address substandard housing conditions including lead-based paint and other health and safety issues as well as providing accessibility improvements, primarily for low-income homeowners. The Alameda County Community Development Agency’s Healthy Homes Department provides education, lead-safety skills training, and on-site consultations for Oakland property owners and carries out lead poisoning prevention and asthma trigger interventions for Oakland residents.

In FY 2021/22, two affordable housing projects with HOME funds will complete construction. Aurora Apartments is a new construction project that consists of 44 total units (43 affordable units and 1 manager’s unit). All of the affordable units in Aurora Apartments are designated for homeless and special needs households. Of the 44 total units, 8 units are HOME units. The other project that is completing construction in FY 2021/22 is 3268 San Pablo (Monarch Apartments),

which consists of 51 total units (50 affordable units, 1 manager's unit, 13 homeless units and 13 special needs units). Of the 51 total units, 6 are HOME units.

AP-60 Public Housing – 91.220(h)

Introduction

The Oakland Housing Authority (OHA) public housing program maintained an extremely high occupancy rate of over 98% throughout the program year. OHA is developing a Developer Request for Qualifications to solicit proposals from developers to continue to develop OHA and OHA affiliate properties to expand the affordable housing in Oakland. OHA projects to serve approximately 1,412 families through the public housing program in 2021/22.

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

In order to preserve 253 senior units of affordable housing located in three properties in downtown Oakland, OHA submitted disposition application #DDA0008342 to the Special Application Center on October 11, 2017 requesting approval to remove the HUD Declarations of Trust for the public housing program, award new Section 8 vouchers in their place.

In December 2019, OHA closed financing, for the acquisition and rehabilitation of the Oak Groves sites, which provide 151 units of affordable senior housing in tow building in downtown Oakland and completed the application for award of Tenant Protection Vouchers (TPVs). Temporary relocation of residents was scheduled to occur floor-by-floor so residents could return once work on their floor was completed. In February 2020, temporary relocation of some residents was completed and rehabilitation work began. However, the rehabilitation work was paused in March 2020 due to the Coronavirus pandemic and subsequently, the temporary relocation strategy was revised to conform to Coronavirus protocols. The building was vacated to ensure no interaction between senior residents and construction staff. Rehabilitation work was resumed in June 2020 and OHA expects to complete the full rehabilitation of all units by the over the next two years.

In FY 2020, OHA continued construction on various projects and leased Empyrean Towers adding 65 units of affordable housing. Projects that OHA has to address the needs of low-income families are:

Brooklyn Basin – A 65-acre site that will be completely transformed, with more than 3,000 residences, 32 acres of parks and open spaces, restored wetlands, a new marina and 200,000 square feet of retail and commercial space. The Authority is working with the City of Oakland and non-profit developer, MidPen, to develop the affordable housing portion of this larger development. A total of 465 affordable units (110 for seniors and 355 for families) will be built in four phases. The first two phases (110 senior units and 101 family units) were under construction in 2019 and 2020 and are scheduled to be completed buy end of 2020. Construction started on Phase 3. In 2021-2022 OHA expects Phase 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs) to complete construction and lease up. Phase 4, called Foon Lok East, is projected to complete the financing and start construction during FY 2022. This last phase adds 124 units (61 with PBVs) for families and will complete the project.

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

Although not required, the Oakland Housing Authority (OHA) staffs a city-wide Resident Advisory Board (RAB) that meets regularly to review and provide input on draft plans, new policies, and funding priorities. The RAB makes recommendations regarding the development of the OHA Annual plan and provides feedback on any significant amendment or modifications to the plan. Members are nominated by staff and other residents through a bi-annual application and nomination process. New member recommendations are made to the Board of Commissioners, who approve the appointees who then meet monthly. The RAB is actively engaged in several projects, including providing editorial oversight of the OUR Voice newsletter and developing and utilizing their Resident Leadership Center. Monthly meetings have been moved to a virtual format in response to COVID-19.

The current RAB's work focuses on health and wellness, education, public safety, and civic engagement. The RAB meets monthly and is open to all interested residents, and last year held a day-long retreat. A virtual retreat will be held in the final quarter of 2020 to continue to build leadership and teamwork among the Resident Leaders. The RAB mission is to ensure that Public Housing Residents and Section 8 Participants of the Oakland Housing Authority (OHA) actively participate in the decision-making process regarding OHA policies and procedures, are actively engaged in their community, and are building leadership skills.

OHA has worked with the RAB to design a volunteer service program that gives residents viable opportunities to become involved in the community and gain competencies and skills. OHA works with the Resident Advisory Board and community organizations to ensure residents have access to a variety of volunteer opportunities. OHA identifies volunteer opportunities throughout the community, especially those in proximity to public housing developments, and markets them to the RAB and other interested residents.

Leadership Development Activities

Education Ambassador Program

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

Resident Leadership Center (RLC)

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

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

Public Housing Participation in Homeownership

The Homeownership Program is offered to eligible Oakland Housing Authority (OHA) residents and allows participants to have their housing subsidy applied towards a monthly mortgage payment, after a home is purchased. Residents who wish to join the program must meet certain the minimum program requirements. When deemed eligible, they are required to attend a OHA homeownership program orientation and Pre-Purchase workshop in order to prepare for homeownership. Participants select homes for purchase and secure their own mortgage financing through a lender. OHA provides assistance to help improve credit scores and to support refinancing of existing loans within the homeownership program. Since inception the program has supported the purchase of 117 homes.

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

N/A

Discussion

N/A

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

Introduction

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

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

The work described is aligned with the Alameda County's Everyone Home Plan, but is responsive to the specific needs of Oaklanders. Oakland makes up approximately 50 percent of the county's homeless population, so the City of Oakland must be a leader in the work to address this crisis. In Oakland, 70 percent of people who are homeless are African American compared to 24 percent of the general population. The City's work must be defined by what works for African Americans first and foremost in order to reduce racial disparities.

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

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

In Oakland, the drivers of homelessness fall most squarely on the backs of the African American community who, due to long standing structurally racist practices such as red lining and employment discrimination, are most vulnerable to losing their homes. Over 70 percent of individuals who are homeless in Oakland are African American, while they represent only 24 percent of the City's population. The work of addressing homelessness in Oakland must be defined by what

works for African Americans first and foremost in order to reduce the racial disparities in homelessness in Oakland.

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

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

This framework recognizes that providing someone with a bed in an emergency shelter or transitional housing program offers a critical stepping-stone toward housing stability but alone is insufficient. Preventing vulnerable residents from becoming homeless and expanding the supply of deeply affordable and supportive housing, especially for seniors and persons with disabilities, are necessary elements for solving homelessness.

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

The City of Oakland's Permanent Access To Housing (PATH) Strategy is supported by HUD's HEARTH (Homeless Emergency And Rapid Transition To Housing) ESG funding to provide rapid rehousing, emergency shelter, and street outreach (essential services) to assist homeless clients into permanent or permanent supportive housing. Additional funds accessed to support the City's PATH strategy include, but are not limited to Community Development Block Grant, Alameda County, Oakland Housing Authority, HUD Continuum of Care (CoC) funds, State of California HEAP (Homeless Emergency Assistance Program) and HHAP (Homeless Housing Assistance and Prevention) funds, and federal COVID relief funds (ESG-CV, CDBG-CV, HOPWA-CV), and general purpose funds.

Goals set under HIV/AIDS Housing and services are being met in the Oakland EMA (Eligible Metropolitan Area) which includes Alameda County and Contra Costa County. Within the Oakland Eligible Metropolitan Statistical Area (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.

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

Based on the entirety of Oakland’s homeless response system, the City expects to achieve the following goals in FY21/22 through the Community Housing Services Division:

- By June 2022, double our total permanent housing exits over FY 2019-2020 levels (from 880 housing exits in FY 19/20 to over 1700 housing exits in FY 20/21).

- By June 2022, increase family housing permanent housing exits by 50%, over FY 2019-2020 levels (from 126 family housing exits in FY 19/20 to approximately 185 family housing exits in FY 20/21).

Please see the Homeless Section of the Affordable Housing Table for further detail.

For OHA programs that serve the homeless, populations that are exiting the criminal justice system and emancipated foster youth are projected to serve: 517 families in 2021-2022. These programs are described in OHA’s Annual MTW plan as the Parents and Children Together (PACT) program, Building Bridges Initiative and Sponsor Based Housing Assistance programs. For further detail on these programs please go to the OHA 2022 MTW Plan at <http://www.oakha.org/AboutUs/ReportsPolicies/Documents/oakland%20FY2022%20MTW%20Plan%20draft%20for%20website.pdf>

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

The City's Homeless Mobile Outreach Program (HMOP) is a street-based intervention designed to assess individuals living in unsheltered situations and to direct them to housing, health and human services resources. Outreach is conducted by two teams: The morning shift team and the evening shift team.

1. Program Goals

- Help literally homeless individuals obtain and maintain permanent housing in the community
- Outreach to and engage unsheltered homeless individuals for housing problem solving, connection to temporary or permanent housing, and connection to other resources to help them end their homelessness
- Capture data in real-time on all clients served in the Homeless Management Information System (HMIS) to provide information about service needs, gaps, and performance metrics in the system

2. Program Focus Areas

The focus of street outreach is in the following core areas:

- Targeted and ongoing outreach to individuals identified via the Coordinated Entry System.
- Targeted outreach in response to requests from the City to provide outreach services to specific individuals
- General outreach to literally homeless individuals

There are four main activities that are part of Oakland's outreach work

1. Targeted and ongoing outreach to individuals identified via the Coordinated Entry System.

a) Assessments/Housing Problem Solving Services:

- Outreach staff provide an initial screening for safety and eligibility to all clients.
- Outreach staff provide housing problem conversation to all individuals at the time of assessment and on an ongoing basis to assist people in thinking about options to resolve their homelessness.
- After a client has received an initial screening and housing problem solving conversation, Outreach staff complete Alameda County Coordinated Entry System Assessment tool in the field with homeless individuals.
- Outreach staff enter all households assessed into HMIS regardless of whether the household does or does not subsequently enter a shelter or housing program.

b) System Coordination Services

- Outreach staff coordinate with the Oakland HRCs to specifically look for identified households on the street who have requested an assessment and housing problem solving conversation.
- Outreach staff coordinate with Oakland HRCs to specifically look for identified households who have been matched to a homeless system resource (shelter, TH, RRH, etc.).
- Outreach staff coordinate with Oakland HRCs to maintain regular contact with an identified list of the most vulnerable, high needs individuals on the streets.
- Outreach work with identified list of highly vulnerable individuals to assist them to become document ready for housing.
- Outreach staff work with identified list of highly vulnerable individuals to determine needs and link to potential resources outside the homeless services system such as public benefits, medical care, HIV/AIDS specific housing, Veteran Services, etc.
- Outreach staff attend regular bi-monthly case conferences with HRC and other providers to discuss coordination efforts; utilize tools and systems developed within CES to ensure clear and timely communication between HRCs and outreach efforts.

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

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

3. General Harm Reduction Outreach services to literally homeless individuals

Harm reduction Outreach is defined as an activity that promotes and addresses client and community safety and wellness in the form of relationship building. Outreach staff

distribute hygiene kits, blankets, and like items. Harm reduction outreach occurs primarily in the field but also consists of “drop in hours” for basic supplies and for clients unable to be reached in the field that week. Activities include:

- Respond to client’s priority felt needs or emergency situations –health, income, transportation, etc.
- Provide cleaning materials (gloves, garbage bags, etc.) to encourage and support light clean up around sites to maintain health and welfare of encampments and the surrounding community.
- Link clients with interim or bridge housing resources as desired and available.
- Develop rapport and build an ongoing relationship with clients via regular and consistent contact.
- Establish communication links with and for clients – phone/cell phone, mailing address, e-mail, meeting locations, social support contacts.
- Provide psychological/emotional preparation and support for clients around obtaining housing - realistic expectations of wait times, realistic expectations of housing options within budget, benefits and challenges of living with others, remaining hopeful, addressing fears/ambivalence of being housed, addressing unhealthy coping skills/street behavior that could disrupt housing, tenant obligations, conflict resolution preparation.

a) *Linkages:*

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

b) *Core Housing Preparation Work*

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

4. REUNIFICATION PROGRAM SERVICES

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Emergency Shelter

Crossroads Shelter

Crossroads Shelter, funded by ESG and CDBG, was significantly impacted by the Covid-19 Pandemic. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 26 beds to accommodate CDC guidelines for physical distancing/decompression. In addition, service providers coming into the shelter was stopped altogether to

reduce infection risk and spread. The shelter maximum occupancy went from 125 single adults, and 5 family units (serving up to 10 families), to a single bed maximum of 99 and a family maximum of 5 households. A total of 548 unduplicated individuals utilized the Crossroads shelter during FY 19/20, with 103 households exited to Permanent Housing, and 14 to Transitional Housing.

Saint Vincent de Paul (SVDP) Shelter

Saint Vincent de Paul (SVDP) serves as a large single site shelter location, open every night since July 1, 2019. The shelter is accessible to participants through a referral process from various homeless serving agencies as well as a walk-up, on first come first served basis. The shelter provides two meals per day, sleeping space and access to bathrooms/showers. The shelter has the capacity to provide limited storage for 15 people. This shelter is only open from evening to morning and residents have to leave during the day. Their maximum capacity is 100 beds.

- Covid-19 response decompression occurred April 13, 2020, reducing the occupancy to 75.
- In FY 19-20 this shelter had a 90% Occupancy rate

Winter Shelter

In FY 20/21, the City had a reduced winter shelter capacity (from 35 beds to 10 beds) due to the COVID-19 pandemic. However, additional funding was provided during the Inclement Weather months to offer more street based services and emergency hotel vouchers. In regular years, winter shelter is composed of:

EOCP Winter Shelter Expansion

- 10-overflow cots during the winter months
- These beds are for single men and women and are available on a first come first served basis.

St. Mary's Center Winter Shelter

- 25 bed winter shelter for seniors 55+ years of age

Community Cabins were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents were housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. The pilot program began in December 2017 with the opening of the first site at 6Th & Castro

(known as Castro Community Cabins). In May 2018, a second site was opened at 27th & Northgate (known as Northgate Community Cabins). The 6th and Castro site was closed in January 2019, two more programs opened during the 18/19 operating year; Lake Merritt Community Cabins in October 2018, and Miller Community Cabins in January 2019. Three more sites opened in FY 19/20; Mandela Parkway North, Mandela Parkway South, and Oak St. Community Cabins. Community Cabins serve 232 people at any one time and during COVID that capacity has been reduced to 218.

Transitional Housing (TH)

The City funds and supports transitional housing programs for single individuals, families and transition aged youth. In FY 19-20 the City's transitional housing programs served 787 individuals in 570 homeless households, including 196 children in 102 households. Seventy eight (78) percent of the individuals served were African American, a slightly higher percentage than the 70% of all homeless individuals who identified as African American in the 2019 Point in Time Count. Programs include:

Housing Fast Support Network (HFSN)– Transitional Housing/Rapid Rehousing

HFSN is an interim housing program operated by Bay Area Community Services (BACS), serving single adults experiencing homelessness. It is operated out of the Henry J. Robinson Multi Service Center (HRMSC) located at 559 16th Street in Oakland. The program includes 137 beds of transitional housing as well as approximately 6 months of rapid rehousing support (housing subsidies and services) once people exit to housing.

The Holland – Transitional Housing/Rapid Rehousing

The Holland is an interim housing program operated by Bay Area Community Services (BACS), serving single adults experiencing homelessness. The Holland (originally called the Grand) opened in early 2019 and services are modeled after the HFSN program. The program includes 85 beds of transitional housing as well as approximately 6 months of rapid rehousing support (housing subsidies and services) once people exit to housing.

Oakland Homeless Youth Housing Collaborative – Transitional Housing

The Oakland Homeless Youth Housing Collaborative (OHYHC) is comprised of three organizations and serves transition-aged youth (TAY) experiencing homelessness. The program has 31 slots available at any given time.

Matilda Cleveland-Families in Transition - Transitional Housing/Rapid Rehousing

The Matilda Cleveland Families in Transition (MC-FIT) TH/RRH program serves literally homeless families with children in nine scattered-site units and 14 residential units of transitional housing and 16 units of rapid rehousing located throughout Oakland. The TH component of the MC-FIT TH/RRH operates as an interim housing model with the primary goal to assist families experiencing homelessness in quickly securing and maintaining permanent housing. The RRH component uses the rental assistance funds to assist families in exiting the MC-FIT program more quickly by providing move-in assistance and short-term rental assistance.

OHA relies on expert partners to provide referrals for its non-traditional housing assistance programs that serve special populations.

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

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

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

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

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

OHA's Sponsor Based Housing Assistance Program serves families in partnership with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative through

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

Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan to achieve self-sufficiency. OHA used its MTW resources to leverage commitments from ACSSA to provide wrap around case management services that address employment barriers and assist with access to other needed community resources. Based on funding availability, families who successfully complete the CalWORKs program and maintain their housing may be referred for eligibility screening for a HCV at OHA’s discretion.

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

Building Bridges Key To Home Pilot Program (BB-KTH) – New in 2021-2022

Description

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

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

- 40%-50% \$400

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

Program participants will pay a flat rent based on AMI income category and sign an annual lease. Participants will be re-certified for AMI status bi-annually. Supportive services and case management will be provided by HCSA and Housing Consortium of the East Bay (HCEB). OHA plans to continue the program for a minimum of 15 years with an option to extend for 5 years, provided funding availability. OHA projects the costs to provide rental assistance for 15 years to 23 households to be \$9,279,00. If the program is extended another 5 years, the projected overall costs are \$12,372,000. Initial funding will be provided by CARES Act and MTW funds and subsequent years will be funded through MTW single fund flexibility.

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

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

- General services including outreach, goal planning, information and referral, case management, living skills assistance, coordination of services, conflict resolution, housing retention skills development and eviction prevention;
- Benefits/money management assistance including assistance applying for public benefit programs, referrals for payee services, credit counseling referrals, civil legal assistance linkages, and assistance with budgeting and establishing bank accounts;
- Integrated, co-occurring treatment resources that include individualized assessment and treatment planning and coordinated care for physical health/medical, mental health, and substance-use conditions;
- Linkages and coordination with primary care and medical providers, health education, HIV/AIDS care and referrals;
- Mental health services including individual assessment and counseling, group counseling, psychiatric care and referrals, referrals and advocacy;
- Substance use/abuse services including individual assessment and counseling, group counseling, referrals to treatment programs and ongoing support;
- Employment/vocational/educational training, on and off-site training, educational opportunities, financial assistance for work training at education, and work opportunities connected with the services program; and

- Community building/social activities including peer support, outings and field trips, organizing/political activities, consumer/tenant involvement opportunities and support;
- Adequate and convenient transportation to off-site services

Utilization of services is voluntary for participants of the pilot program.

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

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

OHA currently has 212 Mainstream vouchers and plans to open a waitlist in 2021 for applications to use these vouchers.



Parents and Children Together (PACT)

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

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

the PACT site, case managers work with participants to complete their IAP using various supportive services for the participants and their children.

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



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

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

Discussion

For the 2020-2021 fiscal year (FY) the Human Services Department had a budget of approximately \$61million through a combination of federal, state, county, city and private funds. One time State funds account for approximately one-third of the total operating budget. One time federal funds (in response to COVID) comprise about a quarter of the funding, and Federal HUD (Housing and Urban Development) funding, comprised of multiple grants along with City, County funds comprise the balance of funding. Approximately 37 percent of the total funds (\$22.5 million) are part

of the City's ongoing homelessness funding and approximately 63 percent (\$38.4 million) are one-time funds with an end date in the next 12 – 24 months.

None of the funding referenced above includes the substantial investments in housing through our local bonds and other sources. These funds also do not include significant investments of private funding that have supported homeless initiatives in Oakland in recent years. And, in addition to direct County resources given to the City of Oakland, there are many more investments from the County that more broadly support homeless services. These include investments in affordable housing development that are allocated countywide, as well as Permanent Supportive Housing (PSH) programs such as Shelter plus Care. County behavioral health and substance abuse services also provide significant services to homeless individuals.

AP-70 HOPWA Goals– 91.220 (I)(3)

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

Short-term rent, mortgage, and utility assistance payments	75
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	25
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	85
Total	185

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

Introduction:

The City has examined regulatory and other barriers in an on-going effort to streamline local processes for efficiency and remove regulations that unduly burden development. The City has undertaken a number of measures to facilitate and encourage affordable housing, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's Land Use and Transportation Element of the General Plan. Further details may be found in the City's Housing Element—see the following weblink: <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>

Non-governmental constraints are those factors that limit and impact the production, availability, and cost of affordable housing. “Governmental constraints” refer to the policies and regulations of the City that impact housing. These governmental and non-governmental constraints include land use controls, development standards, infrastructure requirements, residential development fees, and development approval processes, land costs, environmental hazards, land availability, construction costs, financing, and neighborhood sentiment.

Market prices for land are high in the desirable, high-cost San Francisco Bay Area and with the exception of the bursting of the housing bubble and resulting economic downturn in recent years, values have mostly recovered in 2013. As evidenced in Chapter 3, rents and median sales prices rose slowly during much of the 1990s, price increases accelerated in the late 1990s and continued to increase rapidly until 2007. From 2008 to approximately 2012 prices declined dramatically as the housing bubble burst and the foreclosure crisis ensued. In 2013 housing costs (both market rents and home sales prices) have had significant increases with prices in some zip codes reaching heights close to those at the peak of the housing bubble. Long term, however, the desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand for housing close to employment centers such as Oakland and San Francisco is increasing and is likely to continue to rise given the appeal of locations near urban centers. Recent sampling of land acquisition costs for City of Oakland-funded affordable housing ranged from almost \$20,763 to almost \$72,535 per unit and is largely a function of project density.

The cost of land and land preparation is further increased in Oakland by the fact that most sites with housing development potential are relatively small parcels that can be difficult to develop (including those that might be irregularly shaped). Many sites have existing structures and infrastructure that must be removed, replaced, and/or reconfigured. The redevelopment of underutilized sites also adds to the cost of development when contaminated soils or hazardous materials in existing buildings/structures must be mitigated.

The costs of constructing housing in the Bay Area are generally, and in Oakland in particular, high. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay “prevailing wages.” Construction costs are typically broken down by either a per unit cost or per square foot cost. Further, construction costs can be separated into land costs, “hard costs” or “soft costs.” Hard costs include construction line items such as labor, demolition, building materials and installed components. Soft costs include items such as architectural and engineering, planning approvals and permits, taxes and insurance, financing and carrying costs, and marketing costs. The hard construction costs typically represent about 50 to 60 percent of total development costs. For the 2015-2023 Housing Element, the hard costs (labor, building materials, installed components, etc.) for an average-quality wood-frame construction for multi-unit apartment buildings ranged from \$378 to \$404 per square foot, with costs at the higher end of the range applicable for four- and five-story construction over structured, above-grade parking.

Under the “17k/17k Plan” (protect 17,000 households and produce 17,000 total units for Oakland residents), to meet this affordable unit production target, the City needs to produce an average of 595 units per year. However, in order to make up the deficit from past years’ production, this annual target must increase to 934 units per year to reach 4,760 total affordable units by 2024.

The City has not yet reached the 595 unit annual production target in any fiscal year. Furthermore, the City is projecting even lower production in future years based on the limited funding availability discussed earlier. Under current funding projections, HCD would only reach approximately 34% of our production targets, averaging annual production of 150 units through 2024. ***To increase production to meet the target of 4,760 affordable units by 2024, the City needs to identify over \$457 million in additional subsidy beyond existing projections to meet the annual targets.*** Funding for increased staffing capacity to meet these production goals would also be required.

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

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

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

Policy 1.1 PRIORITY DEVELOPMENT AREAS HOUSING PROGRAM

Policy 1.2 AVAILABILITY OF LAND

Policy 1.3 APPROPRIATE LOCATIONS AND DENSITIES FOR HOUSING

Policy 1.4 SECONDARY UNITS

Policy 1.5 MANUFACTURED HOUSING

Policy 1.6 ADAPTIVE REUSE

Policy 1.7 REGIONAL HOUSING NEEDS

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

Policy 2.1 AFFORDABLE HOUSING DEVELOPMENT PROGRAMS

Policy 2.2 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Policy 2.3 DENSITY BONUS PROGRAM

Policy 2.4 PERMANENTLY AFFORDABLE HOMEOWNERSHIP

Policy 2.5 SENIORS AND OTHER PERSONS WITH SPECIAL NEEDS

Policy 2.6 AFFORDABLE HOUSING (RENTAL & OWNERSHIP) FOR LARGE FAMILIES

Policy 2.7 EXPAND LOCAL RESOURCES FOR AFFORDABLE HOUSING

Policy 2.8 RENTAL ASSISTANCE FOR VERY LOW-INCOME HOUSEHOLDS

Policy 2.9 PATH PLAN FOR THE HOMELESS

Policy 2.10 PROMOTE AN EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING THROUGHOUT THE COMMUNITY

Policy 2.11 AFFORDABLE HOUSING PREFERENCE FOR OAKLAND RESIDENTS AND WORKERS

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

Groups

Policy 3.1 EXPEDITE AND SIMPLIFY PERMIT PROCESSES

Policy 3.2 FLEXIBLE ZONING STANDARDS

Policy 3.3 DEVELOPMENT FEES AND SITE IMPROVEMENT REQUIREMENTS

Policy 3.4 INTERGOVERNMENTAL COORDINATION

Policy 3.5 REDUCE FINANCING COSTS FOR AFFORDABLE HOUSING

Policy 3.6 ENVIRONMENTAL CONSTRAINTS

Policy 3.7 COMMUNITY OUTREACH AND EDUCATION

Goal 4: Conserve and Improve Older Housing and Neighborhoods

Policy 4.1 HOUSING REHABILITATION LOAN PROGRAMS

Policy 4.2 BLIGHT ABATEMENT

Policy 4.3 HOUSING PRESERVATION AND REHABILITATION

Policy 4.4 Anti-displacement of City of Oakland Residents

Goal 5: Preserve Affordable Rental Housing

Policy 5.1 PRESERVATION OF AT-RISK HOUSING

Policy 5.2 SUPPORT FOR ASSISTED PROJECTS WITH CAPITAL NEEDS

Policy 5.3 RENT ADJUSTMENT PROGRAM

Policy 5.4 PRESERVATION OF SINGLE ROOM OCCUPANCY HOTELS

Policy 5.5 LIMITATIONS ON CONVERSION OF RESIDENTIAL PROPERTY TO NON-RESIDENTIAL USE

Policy 5.6 LIMITATIONS ON CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS

Policy 5.7 PRESERVE AND IMPROVE EXISTING OAKLAND HOUSING AUTHORITY-OWNED

Goal 6: Promote Equal Housing Opportunity

Policy 6.1 FAIR HOUSING ACTIONS

Policy 6.2 REASONABLE ACCOMMODATIONS

Policy 6.3 PROMOTE REGIONAL EFFORTS TO EXPAND HOUSING CHOICE

Policy 6.4 FAIR LENDING

Policy 6.5 ACCOUNTABILITY

Goal 7: Promote Sustainable Development and Sustainable Communities

Policy 7.1 SUSTAINABLE RESIDENTIAL DEVELOPMENT PROGRAMS

Policy 7.2 MINIMIZE ENERGY CONSUMPTION

Policy 7.3 ENCOURAGE DEVELOPMENT THAT REDUCES CARBON EMISSIONS

Policy 7.4 MINIMIZE ENVIRONMENTAL IMPACTS FROM NEW HOUSING

Policy 7.5 CLIMATE ADAPTATION AND NEIGHBORHOOD RESILIENCY

Discussion:

Additional detail regarding actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing available in chapter 7 of the Oakland 2015-2023 Housing Element Report and the 2019 Housing Element Annual Progress Report at <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf> and <https://www.oaklandca.gov/documents/city-of-oakland-2019-annual-progress-report>

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Increase coordination with the City’s Race and Equity Department and increase access to Federal, State and local fund resources to address obstacles of meeting underserved needs. Findings from the Oakland Department of Race & Equity’s [Oakland Equity Indicators Project](#) demonstrate broad disparity in services, resources, outcomes, and opportunities among underserved Oaklanders. With demographic data from the U.S. Census American Community Survey (ACS) the City will be able to identify underserved populations. The definition of underserved populations is a population and/or community that have experienced historic or current disparities. This definition includes people of color, low-income households, people with disabilities, households with severe rent burden, people with limited English proficiency, and youth/seniors.

The newly adopted Oakland Housing & Community Development (HCD) Strategic Action Plan focuses on a “3P Approach” of Protection, Preservation and Production for affordable housing from an Equity Lens, targeting resources to the most vulnerable residents and identify access points and obstacles for Black Indigenous and People of Color (BIPOC) using data disaggregated by race and geography. The 3P Approach preserves and increases affordable housing opportunities for extremely low- and low-income residents through Acquisition/Conversion, Rental Unit Construction, Rental Unit Rehabilitation, Homeowner Rehabilitation, and other housing stability and production efforts, particularly for the underserved BIPOC population.

Oakland’s OakWiFi provides free internet to Oaklanders to help close the digital divide for low-income, elderly, BIPOC, students, job seekers, small businesses, single parents, disabled, underserved and unconnected Oakland residents, particularly in West Oakland, East Oakland, Downtown along the International Boulevard corridor to the San Leandro border. Over 94,000 residents will gain broadband/hot spot access to the internet in West Oakland, East Oakland and Downtown Oakland zones 1-9, 11-12, and 18. For Oakwifi zoning visit <https://www.oaklandca.gov/topics/oakwifi>

The AIFH will help to inform Alameda County’s and the City of Oakland’s **strategy** for addressing fair **housing** issues and identifying what **actions** will be taken to increase fair housing choices for residents across the county. The County of Alameda, as lead agency, and multiple participating jurisdictions—the cities of Alameda, Albany, Berkeley, Dublin, Emeryville,

Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda

Actions planned to foster and maintain affordable housing

The 2020 Strategic Focus Areas for the City of Oakland Housing & Community Development Department were to:

1. Bring Affordable Projects to Completion

Seven City-assisted affordable developments, comprising 533 units, are currently under construction. This includes six new construction projects and one substantial rehabilitation. Of these affordable housing projects, two projects have received HOME funds. In addition, Oakland HCD released Notices of Funding Availability (NOFAs) for new construction, rehabilitation and preservation, and acquisition and conversion to affordable housing of existing multifamily homes. The Acquisition and Conversion to Affordable Housing (ACAH) NOFA was released in December 2020 and funds will be awarded in Spring 2021.

2. Fund Additional Projects

On April 30, 2020, Oakland HCD released a NOFA for new construction of multifamily affordable housing. This NOFA is limited to projects that applied for funding in a previous NOFA. This NOFA prioritizes projects that meet the following goals:

- a. Readiness – prepared to begin construction quickly
- b. Equity – located in high-opportunity neighborhoods with access to jobs, high-quality schools, and services
- c. Deep Affordability – includes units for Extremely Low-Income households

3. Adopt a Strategic Plan

Adopt a strategic plan for the Housing and Community Development Department (HCD), to move forward with a unified vision for the department focused on ***protection, preservation, production and policy and planning*** in 2021. Oakland’s Housing Strategic Action Plan was presented to and authorized by the Oakland City Council in May Of 2021. Full summary of the Oakland Housing Strategic Action Plan is made available for review in the appendix of this report.

As part of the HCD Strategic Plan, to foster and maintain affordable housing at a level in line with local and regional goals, housing solutions must become more-immediate. In order to provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City will shift its two-year focus to invest 50% of its available resources in acquisition

and conversion opportunities and 50% into new construction, as funding allows.

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

As such, implementation of this prioritization over the next two years will target projects that result in immediate housing solutions.

In this approach, up to 50% of available funds will be set-aside for new construction projects, with the remainder split between Acquisition-Conversion and Preservation of existing affordable housing. However, a new construction NOFA would only be issued if there is at least \$6 million (with ideally at least \$10 million) to fund at least one new construction project; if not, those funds would instead be invested toward the other programs. A very small fraction of funds is proposed to potentially support regulatory agreements for Missing Middle projects, where the City may secure an affordability restriction of an unrestricted building through a very small loan and the benefit of a welfare tax exemption. This Missing Middle strategy is still in the early conceptual stage as staff study the feasibility of such a program to meet moderate income production goals.

The City must identify and secure new sources of financing beyond \$457 million to produce the units needed to create housing security for all Oakland residents. To begin addressing this staggering subsidy gap, the City will pursue all new sources and programs available to stretch its investments further.

The City is engaged in multiple conversations at the regional and county level about how Oakland can participate in pursuing voter-approved bond measures for affordable housing. The City has also engaged in state advocacy for more funding and alignment of state funding awards, especially the allocation of tax-exempt bonds and tax credits. In addition, the City will continue leveraging any State and Federal housing funding made available through emergency relief, COVID-19 relief, or stimulus funding vehicles, with close collaboration across City agencies. For example, in late 2020, the City secured over \$22 million in Homekey funding for the rapid acquisition and operation of homeless housing to mitigate COVID-19 risks, resulting in over 165 units of homeless housing across the City.

The State is likely to build from the success of this program, and the City has built-up the staff infrastructure across multiple City agencies (Housing & Community Development, Human Services, Planning & Building, and Economic & Workforce Development) to take advantage of this funding should it be approved in the State budget in June 2021.

The City now has the opportunity to focus its efforts and dollars to meaningfully invest in the City's highest housing needs and its most vulnerable residents.

Actions planned to reduce lead-based paint hazards

The City of Oakland's Housing Rehabilitation Programs incorporate lead-safety measures guided by Federal Rules. The City also partners with the Alameda County Community Development Agency's Healthy Homes Department (ACHHD) whose Partnerships for Affordable Lead-Safe Housing Program will address lead-based paint (LBP) hazards and increase access to housing without LBP hazards. The Program will make up to 140 pre-1978 units in Alameda County that house low-income families, most with children under six, in lead-safe environments.

Over 90 of these units are projected to be in the City. Funded by a combination of HUD and local funds, this program will also strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles through presentations and training of contractors, agency staff, and community members. The ACHHD maintains a Lead-Safe Housing Listing at www.achhd.org that informs the renting community of housing units that have been made safe from LBP hazards.

Oakland is one of four cities that participates with the County by providing funding for lead safety education and outreach to property owners. This program, administered by the ACHHD, provides City of Oakland Consolidated Plan Action Plan July 1, 2019 – June 30, 2020 139 property owner consultations, training, and other educational services to promote lead safe property maintenance and repair. ACHHD will carry out focused outreach to high risk low-income families with young children through partners including City housing, code enforcement, housing assistance, and other departments along with community-based organizations serving Oakland residents.

Housing Rehabilitation: The City's residential rehabilitation loan programs have included LBP hazard education within the initial phase of the loan application process, since 1992. The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours training in identification, testing and available remediation methodologies for lead paint hazards and must obtain California Department of Public Health Lead Supervisor Certification. Also, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices. Rehabilitation Advisors as part of project monitoring also verify compliance with Lead safe practices. All Home Maintenance Improvement Program projects receive a lead hazard risk assessment and rehabilitation work must pass lead hazard clearance upon completion.

Actions planned to reduce lead-based paint hazards under the HOME program are listed in Section SP-65. The following is a brief summary of those actions. The City of Oakland, Residential Lending and Alameda County Community Development Agency's Healthy Homes Department (ACHHD) will address LBP hazards and increase access to housing without LBP hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property homeowners in the City of Oakland and Alameda County. The programs will make 140 units of low-income housing with young children lead-safe, complete healthy housing assessments and interventions in each of these units, coordinate with agencies and community-based organizations to bring additional health and safety resources, and strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles. A Lead-Safe Housing Listing has been established that informs the renting community of housing units that have been made safe from lead-based paint hazards. Only units completed through the program are eligible for the Lead Registry. These units were determined to be lead-safe following their participation in the City of Oakland, Residential Lending and Alameda County Affordable Lead-Safe Housing Program funded by the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control.

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

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

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

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

Over the years, City of Oakland staff have actively participated in various organizations that address housing, community and economic development in the City. There are a number of jurisdictions, foundations and non-profit organizations with whom City staff, with the support of management, has developed strong working relationships. City staff have a history and will continue to participate as committee members, board members, and collaborative partners to address housing and community economic development issues in various organizations that benefit the City. Examples of organizations where HCDD staff participate: EveryOne HOME, East Bay Housing Organizations, Non Profit Housing of Northern California, Housing California, San Pablo Area Revitalization Collaborative, and Oakland Sustainable Neighborhoods Initiative among several others.

EveryOne Home/Oakland PATH activities will continue to work in coordination with Alameda County Behavioral Health, Oakland Housing Authority, City of Oakland Departments of Human Services and Housing & Community Development to enhance services and housing provided for the City's homeless and near homeless populations.

Discussion:

Program Specific Requirements

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

Introduction:

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$850,000
Total Program Income	\$850,000

Other CDBG Requirements

1. The amount of urgent need activities	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	70%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
 - A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
 - Tax Credit Financing,
 - City of Oakland Affordable Housing Trust Fund (Funds currently being deposited into the AHTF: (1) Jobs/Housing Commercial Impact fee, (2) Former Redevelopment Agency "Boomerang Funds," and (3) Affordable Housing Impact Fee)
 - City of Oakland Affordable Housing Bond Funds and Excess Redevelopment Bond Funds
 - State Funding Programs: California Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities Program Funds, California Housing and Community Development Department's Multi-Family Housing Program and Supportive Housing Multi-family Housing Program, TOD, IIG, NPLH
 - Federal Home Loan Bank of San Francisco Affordable Housing Program,
 - HUD Project Based Section 8.

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

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

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

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

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

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

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

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

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

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

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

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

- The primary nighttime residences will be lost within 14 days of the day of application for homeless assistance; - no subsequent residence has been identified; and,

- The individual or family lacks the resources of support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing.” Within the category of “imminent risk” special attention and outreach will be done to target those households that are:

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

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

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

Procedures for Coordination Among Providers

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

- 3) Calling 211 to get a safety and crisis screening as well as a referral to a Housing Resource Center for an assessment for services.
- 2) Drop-in to a Housing Resource Center in the zone during designated hours to complete an assessment for services.

- 3) Complete an assessment with general or street medicine outreach teams while they are in the field/community.
- 4) Complete assessments through select emergency homeless shelters and drop-in centers that offer general (non-housing specific) support resources.

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

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

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

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

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

The homeless participation requirement for planning and funding decisions is met through homeless participation in the EveryOne Home planning and general meetings. EveryOne Home is the Alameda County Continuum of Care. In addition homeless or formerly homeless persons are requested to be part of the City of Oakland Request For Proposals process under Oakland's PATH Strategy, funded by ESG.

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

Describe performance standards for evaluating ESG.

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

The initial Screening for ESG funded interventions will determine:

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

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

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

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

Employing the "progressive engagement" model adopted by PHP, all households will receive an initial assessment and referrals to the appropriate community-based services. Money management/budget training will be provided for any household receiving more than one-time assistance. Housing resource agencies and providers are expected to work with household to obtain benefits, including income and health coverage, or make referrals to agencies that can assist with this.

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

1. Process and Criteria for Awarding Funds

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

The following ranking scale is used to rank projects within specific funding categories. Projects are compared with other projects of the same type, with the same points available in the ranking process. For example, Homeless Prevention projects are to be compared with other homeless prevention projects. Rapid rehousing projects are to be compared to other rapid rehousing projects, etc.

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

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

Competitive Scoring Criteria - Total Available Points – 100

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

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

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

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

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

Signature of Authorized Official
City Administrator

Date

Appendices

ⁱ City of Oakland Housing & Community Development 2021-2023 Strategic Action Plan

ⁱⁱ Physical Housing Characteristics for Occupied Housing Units table (S2304)

<https://data.census.gov/cedsci/table?q=housing&g=1600000US0653000&y=2019&tid=ACSST1Y2019.S2504>

ⁱⁱⁱ https://everyonehome.org/wp-content/uploads/2019/12/2019HIRDReport_Oakland_2019-Final.pdf

^{iv} https://www.bls.gov/eag/eag.ca_oakland_md.htm

^v March 12, 2019 Mayor's Press Release.

^{vi} <http://www.nonprofitsustainability.org/>

For example in 2019, the City of San Francisco, “enacted Ordinance 120-19 which created a new category of preference for Tenants facing Displacement at a multi-family residential property where units at the property will no longer be restricted to ensure affordability based on income under any regulatory or other affordable housing agreements and or recorded documents.”^{vii} This was in direct response to the explosive acquisition activity of former “naturally occurring affordable housing” by market rate developers.

^{viii} <https://www.policylink.org/sites/default/files/pl-report-oak-housing-070715.pdf>

^{ix} https://everyonehome.org/wp-content/uploads/2019/07/2019_HIRDReport_Alameda_FinalDraft_8.15.19.pdf

^x HUD generated LMISD data is provided for grantees to use in determining compliance with the CDBG National Objective of providing benefit to LMI persons on an area basis. The LMISD must be used “to the fullest extent feasible” unless a grantee believes that the data are not current or do not provide enough information regarding income levels in the entire service area.

^{xi} County of Alameda Regional Analysis of Impediments to Fair Housing Choice – February 2020.

^{xii} [A Housing Plan for CA - https://www.3pshousingplan.org/](https://www.3pshousingplan.org/)