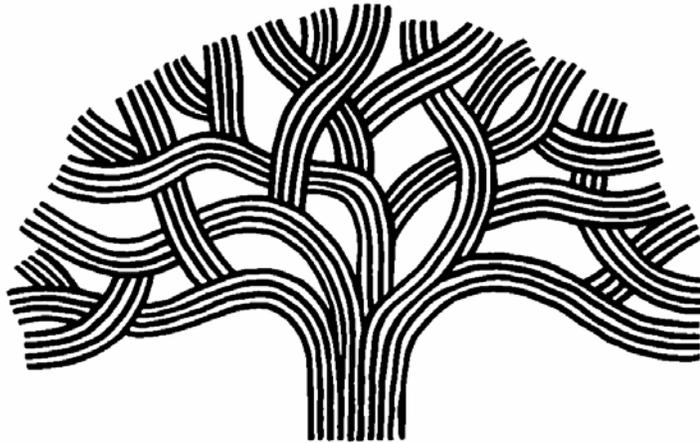


**CONSOLIDATED ANNUAL
PERFORMANCE
AND
EVALUATION REPORT
(CAPER)**

July 1, 2000 - June 30, 2001



September 28, 2001
City of Oakland

Community and Economic Development Agency

TABLE OF CONTENTS

INTRODUCTION

PART I: NARRATIVES ON ANNUAL PERFORMANCE

Narrative A: Community Development
Economic Development
Public Services
Infrastructure

Narrative B: Fair Housing

Narrative C: Affordable Housing

Narrative D: Continuum of Care

Narrative E: Other Actions

Narrative F: Leveraging, Commitments, Match and Support for Other Applications

Narrative G: Citizen Participation and Public Comments

Narrative H: Self Evaluation

PART II: PROGRAM SPECIFIC NARRATIVES

CDBG: PROGRAM-SPECIFIC INFORMATION

HOME: PROGRAM-SPECIFIC INFORMATION

**EMERGENCY SHELTER GRANT AND
CONTINUUM OF CARE FOR HOMELESS PERSONS**

**HOUSING OPPORTUNITIES FOR PERSONS
WITH AIDS: PROGRAM-SPECIFIC INFORMATION**

PART III: IDIS REPORTS – Available On Request

- A. Summary of Community Development Accomplishments Report**
- B. Summary of Consolidated Plan Projects Report**
- C. Summary of Activities – Grantee Performance Report**

INTRODUCTION

One of the requirements for receiving federal funding for housing and community development activities is that State and local jurisdictions must prepare and submit to the U.S. Department of Housing and Urban Development (HUD) a Consolidated Plan for Housing and Community Development. Approval of the Consolidated Plan is a prerequisite to receiving funding under four formula grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA). Grant recipients are also required to submit an Annual Performance Report that identifies funds received and assesses progress in meeting the goals outlined in the plan.

The City of Oakland completed and submitted its second Consolidated Plan on June 30, 2000. The Consolidated Plan included a needs assessment, housing and market analysis, a strategic plan and an Action Plan for the first year.

This Consolidated Annual Performance and Evaluation Report (CAPER), provides information on accomplishments in the City of Oakland, for the program year July 1, 2000 through June 30, 2001, in meeting the goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, housing and supportive services for the homeless and for persons with special needs, and non-housing community development.

The report is divided into narrative and program specific sections: narratives on program performance, and four separate reports on specific program performance under each of four formula grant programs through which the City receives funds from HUD.

The Narrative sections provide a summary of the City's progress during the reporting period July 1, 2000 through June 30, 2001 to address the City's stated housing and community development goals and objectives. The information corresponds to each priority area established in the Consolidated Plan published June 27, 2000.

More specific information regarding investments and expenditures during the year, as well as specific accomplishments for individual activities, is contained in the IDIS system

PART I:

NARRATIVE REGARDING ANNUAL PERFORMANCE

Narrative A: Community Development

Resources used for economic development, public services and infrastructure activities included Community Development Block Grant (CDBG), Community Services Block Grant (CSBG), U. S. Department of Agriculture/Head Start, Economic Development Initiatives (EDI), HUD 108 Loan Guarantees, Job Training Partnership Act, State Gas Tax, State Library Grant, Local Tax Revenues and Oakland Redevelopment Agency.

Federal Resources

Federal Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>Community Development Block Grant</u></p> <p>The City received \$10,274,000 in Community Development Block Grant funding, plus anticipated program income of \$2,400,000, for a total of \$12,674,000. Funds were to be allocated as follows:</p> <p>Housing Programs Infrastructure/Neighborhood Improvements Public Service Programs Economic Development Programs Administration</p> <p><i>The City received \$3,937,305 in program income and the repayment of a float loan for a total of \$14,211,305.</i></p>
<p>b. <u>Community Services Block Grant</u></p> <p>The City received \$743,028 in CSBG funds to provide community service programs.</p>
<p>c. <u>Head Start</u></p> <p>The City's Office of Health and Human Services received \$12,145,898 to provide child care and tutorial programs.</p>
<p>d. <u>Department of Agriculture/Health Start</u></p> <p>The USDA provided \$353,091 to fund lunch programs for children in the Head Start program. The year-round lunch program received \$112,697 funds during this period.</p>

2. State Funds

State Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>Job Training Partnership Act (JTPA)</u></p> <p>This Federal grant provides Citywide information on job opportunities and job training providers and provides support to Redevelopment Agency projects. The City received approximately \$7,806,102.</p>
<p>b. <u>Oakland/Berkeley Recycling Market Development Zone (RMDZ)</u></p> <p>The RMDZ was designated by the California Integrated Waste Management Board in June, 1992 to encourage the retention, expansion and attraction of recycling businesses by offering them state and local incentives in the form of loans, marketing campaigns and grants to qualified businesses. Jobs are created and material is diverted from landfills in an effort to meet new State guidelines for the reduction of solid wastes that are going to landfills.</p> <p><i>The City received approximately \$220,000 during the program year.</i></p>
<p>c. <u>State Library Grant</u></p> <p>Federal dollars administered by the State will provide matching funds for direct library services. The Library also anticipates gifts, private donations and funding from the Library Foundation for materials that include books, video services, support, public service programs, after-school homework programs, cultural arts, adult literacy programs.</p> <p><i>The City received approximately \$258,000 during the program year for literacy, branch services and the African American Library.</i></p>
<p>d. <u>State Gas Tax Street Improvement</u></p> <p>The City receives a portion of State gasoline taxes to fund street construction, maintenance and repair.</p> <p><i>110 streets (23.14 centerline miles) were resurfaced by contract during the fiscal year for a total of \$5,223,469.80.</i></p>
<p>e. <u>State Transportation Grant</u></p> <p>Oakland will receive funding from Measure B for a paratransit program to provide discount taxi and van trips to mitigate the transportation problems experienced by older workers and the frail elderly. The City's Aging and Health & Human Services (AHHS) will also work with the East Bay Paratransit Consortium for regional paratransit services in concert with BART and AC Transit fixed routes.</p> <p><i>The City received approximately \$700,000 during the fiscal year from Measure B. Additional revenues received included \$200,000 from client fares and \$180,000 from the City's General Fund. AHHS continues to work with the consortium</i></p>

3. Local Funds

Local Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>General Fund</u></p> <p>The City's general fund provides job placement services to Oakland residents. Job training agencies including those funded under JTPA and CDBG refer their clients to the "Hire Oakland" program for job placement. The Port of Oakland operates a similar program for its Port tenants.</p> <p>The employment component of the City's Contracting and Employment Services placed Oakland residents on City construction contracts.</p> <p>The Port of Oakland's Employment Resources Development Department (ERDP) placed unemployed and underemployed Oakland residents with Port tenants including positions with the International Longshoremen's & Warehousemen's Union.</p>
<p>b. <u>Redevelopment and Private Investment</u></p> <p>The City's primary redevelopment area, the Central District, represents a substantial public investment. Funds will be available to implement redevelopment. The investment will leverage additional associated private investments. Several construction projects have been completed or are underway.</p> <p><i>The City received approximately \$13 million and spent \$10,050,000 on activities that included 10K housing, Uptown, Old Town Square Phase II, Rotunda renovation, Bermuda Building, City Center, Fox Theatre, Façade Program, Retail Catalyst, 17th St/San Pablo Garage, Oakland Asian Cultural Center and Oakland Communications Technologies Cluster..</i></p>

1. Economic Development

Economic development activities are expected to result in jobs for residents of low-and moderate-income areas in Oakland.

Activities

(1) Neighborhood Commercial Revitalization

The primary goal of the Neighborhood Commercial Revitalization (NCR) Program is to create an environment for the economic recovery of neighborhood commercial districts through:

- A targeted investment of public funds to maximize private investment opportunities,
- Creating partnerships with community organizations, businesses, residents, other governmental agencies, schools and property owners;
- Strategic assessment of existing conditions and comprehensive planning.

The NCR Unit offers a variety of programs and services to maintain, strengthen, and transform older neighborhood commercial districts. These districts serve both local neighborhood and larger citywide shopping needs. Over 3,700 small businesses are located in Oakland's neighborhood commercial districts employing 20,000+ persons and generating over \$60 million annually in business tax revenue. The NCR Unit develops revitalization strategies that are tailored to meet the needs of specific districts and developed with participation and involvement of all relevant parties. Neighborhood commercial districts range from robust and vital to economically distressed. The NCR program utilizes approaches to meet the needs of districts.

The NCR Unit is also responsible for improving the delivery of services to Oakland residents. The establishment of the Service Delivery System (SDS) provides a single point of contact for Oakland residents, and helps to provide quality customer service delivery, builds community partnerships, enhanced community oriented governance and promotes the full cooperation among City agencies and their employees.

(2) Oakland/Berkeley Recycling Market Development Zone (RMDZ)

The Oakland/Berkeley Recycling Market Development Zone (RMDZ) program offers a targeted loan fund and intensive technical and market development assistance to firms that use recycled materials in their production process. The RMDZ encompasses all of the industrial zoned land in Oakland and Berkeley, with Oakland accounting for 90% of the manufacturers in the Zone.

(3) One Stop Capital Shop (OSCS)

The OSCS is a multi-service center that provides personalized technical and financial assistance to small business owners to attract, retain and expand Oakland's economic base. This is accomplished by providing business skills training, technical support and financing to develop

and implement successful business strategies to capture and multiply the benefits of Oakland's expanding local economy. The mission is accomplished through operating an Entrepreneurial Skills Development, Technical Assistance, Business Financing, coordinating Service Delivery with other CEDA business service units, leveraging the City's limited resources by promoting the investment of public and private sector financial institutions, and coordinating service delivery with business service organizations in the private sector. OSCS administers several CDBG and HUD Section 108-funded loan programs and works in cooperation with the U.S. Small Business Administration, private lenders and technical assistance service providers to deliver its services.

The Neighborhood Property Redevelopment Program (NPreP) is the City of Oakland Community and Economic Development Agency's response and solution to the underutilization of its neighborhood retail corridors. As a vehicle for community revitalization, NPreP represents a comprehensive blueprint for city agencies to identify target corridors, create a strategy for redevelopment and implement an inclusive development plan that leverages public funds with private investment.

NPreP is a program designed to catalyze the provision of housing and retail in the City of Oakland's most underserved, but emerging markets. This program is designed to be scalable, allowing for implementation on a parcel-by-parcel basis or on a district-wide scale depending on fund availability and the economic conditions of the project area. NPreP will be accomplished by (1) performing economic studies which evaluate and present the nature of the development opportunity to developers, financial institutions and retailers; (2) investing limited predevelopment funds in catalyst development sites in order to attract private investment; and (3) coordinating inter-agency support for catalyst projects in neighborhoods throughout the City of Oakland.

The tremendous demand for housing in the Bay Area is well known. NPreP takes advantage of the seemingly unlimited demand for housing at all affordability levels and uses this demand as an anchor for development of retail spaces in untapped markets in inner-city neighborhoods. Inner-city retail is increasingly being recognized as a growth sector in which significant private investment can be leveraged with the requisite amount of public support. With its emphasis on housing and retail mixed-use projects, NPreP capitalizes on the synergy created by building retail establishments at the street level that will be supported by families living in the housing units on the upper floors. This approach provides residents with convenient retail, and the retailers with increased "captive" demand.

NPreP is a new model for community economic development that will engage real estate and urban planning professionals, financial institutions, retailers and members of several city agencies in an effort to achieve multi-leveled success in underserved urban markets. Following is a description of NPreP, and the tasks to be completed in each phase of its implementation.

The OSCS has approved and funded \$2,740,000 of loans to 7 businesses during the period from 7/1/00 – 6/30/01 of the EEC-Revolving Loan Funds (EEC-RLF). \$16 million of public and private bank financing has been leveraged through the One Stop's Bank Co-participation

lending program. To date, the One Stop and its financial resource partners have combined for a total of \$11,000,000 of direct lending to small businesses in Oakland, since July 2000.

Over 100 existing business owners in Oakland have graduated from the first ever OSCS, EEC Business Skills Development Entrepreneur Training Program. The Business Skills Development Training Program was designed and implemented in October, 1999 to assist new prospective business owners in acquiring the skills and management tools to start their business. Existing small business owners are provided the skills and information to successfully operate and grow their businesses. They are equipped to take advantage of opportunities and overcome the many obstacles normally encountered in business.

The OSCS offers monthly workshops and seminars. Approximately, 5,000 individuals have attended one of the 20 to 25 workshops and seminars. This program is a nationally recognized series of business skills development workshops offered by a myriad of professional consultants and established business owners. Overall, 6,000 clients have received assistance at the OSCS since, July, 1999.

The One Stop also organized and operates a Business Coaches and Mentors program. These professional consultants and business owners provide pro-bona services to clients of the OSCS. This program has assisted 3,500 business owners since its implementation.

**Economic Development
2000-01 Projects and Goals**

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACCOMPLISHMENTS
Business Development Citywide	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	Assist 240 businesses to remain in Oakland; retain 1,200 jobs; attract 100 new businesses and create 4,500 jobs.	Assisted 148 businesses to remain in Oakland; retained 4,630 jobs; attracted 21 new businesses and created 1,529 jobs.

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACCOMPLISHMENTS
Neighborhood Commercial Revitalization (NCR) Specific Target Areas	<p>The NCR Program is targeted to 15 NCR districts. NCR staff works with businesses, property owners and residents in these areas to overcome obstacles to revitalization. Strategies are developed and implemented to address issues and concerns identified as the result of community participation and an analysis of existing conditions. Revitalization activities focus on physical improvements, organizing community stakeholders (businesses, residents, property owners, etc.), promotion and economic restructuring.</p>	<p>Complete 40 facade improvement projects; assist 300 merchants; design and implement 5 minor physical improvement projects and develop marketing materials for 5 NCR areas.</p>	<ul style="list-style-type: none"> • Completed 82 facade improvement projects. • Provided administration and coordination to merchant associations representing 850 businesses. • Completed 7 minor improvement projects (murals, new trash receptacles, street banners, street re-stripping and curb painting). • Compiled baseline data for 15 NCR areas. Data includes demographics, land use inventory, property owners, business inventory, retail sales taxes generated, vacant commercial properties, commercial rents and daily traffic counts. Data will be used to develop marketing material and to guide public and private investment. • Completed 6 plans/design studies (International Blvd., MacArthur Blvd., Laurel, Eastlake, Fruitvale and Upper Grand Avenue). • Assisted 12 catalyst projects in NCR areas through providing information, design services and referrals for financing and/or City services. • Supported the implementation of the Fruitvale and Eastlake Main Street programs. • Assisted with the establishment of 2 Business Improvement Districts (Fruitvale and Rockridge). • Administered 100+ customer satisfaction surveys to facade grant recipients. 37 surveys returned. All respondents rated services satisfactory.

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACCOMPLISHMENTS
Neighborhood Development Corporation	The National Development Council (NDC) is a national consulting firm that provides technical assistance to eligible neighborhood and small business clients of the Community and Economic Agency. NDC is an integral advisory resource to CEDA's OSCS when considering complex financing structures for HUD-108 finances projects. NDC will be an important advisor to OSCS and NCR when developing financing structures for projects developed under N-PreP.	Assist OSCS staff with approximately 4 projects when considering complex financing structures.	NDC has assisted staff as a integral advisory resource with review and development of complex financing structures for approximately 5 or more projects.
Oakland Business Development Corporation	OBDC is a primary referral for OSCS clients requesting loans of less than \$50,000. The funds being requested through their application for contract provides OBDC to continue this type of lending, to provide loan packaging assistance, and to offer one-on-one management and technical assistance in connection with revolving loan funds.	Provide 30 Loans to small businesses.	Provided 20 NEDF loans and 10 Micro loans to small businesses that have created 30 jobs in the City of Oakland.
One Stop Capital Shop 519 17th Street targeting is Citywide	Provides assistance to small business owners. Activities include entrepreneurial skills development, technical assistance, business financing, coordination of service delivery with other CEDA programs, leveraging outside resources, and coordinating service delivery with private sector business organizations.	Intake assessment and technical assistance to 1000 clients; entrepreneurial training classes to 80 individuals, workshop classes to 1000 individuals; fund loans; increase employment opportunities; oversight management of the Oakland Business Development Corporation, implementation of a Business Skills Development Training Program.	The OSCS has assisted \$1,500. The EEC Revolving Loan Fund made loans to businesses that created more than 100 jobs. Approximately 1500 individuals attended one of more than 25 different business skills development workshops and seminars offered by business consultants and owners.

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACCOMPLISHMENTS
Small Business Growth Center	Development and operation of a small-business attraction and retention program, the Small Business Growth Center	Provide management of the operation of the City's small business incubator project.	The incubator provided technical assistance and business services to micro-enterprise businesses.

**ENHANCED ENTERPRISE COMMUNITY REVOLVING LOAN FUND
(PROVISIONS FOR BUSINESS ASSISTANCE)
JULY 2000 – JUNE 2001**

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORY OF RESIDENTS	PROGRAM AND RESOURCES	ONE YEAR GOALS	ACCOMPLISHMENTS
Sunrise Specialty	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$400,000 EDI: \$400,000	To assist applicant to relocate and expand business operations.	Provided financing for rehab, equipment purchase and working capital.
Carter Brown Catering	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$49,500	To assist applicant to expand business operations.	Provided financing for purchase of new equipment, working capital funds to improve and expand business. 2 jobs created
Pill Hill Printing	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$494,000	To assist applicant to expand business operations.	Provided financing to expand business and purchase machinery and equipment.
FunBath Co.	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$90,000	To assist applicant to expand business operations.	Provided financing for working capital funds to improve business.
General Nutrition Center	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$156,000	To provide funds to expand business	Provided working capital. 4 job to be created
Just Real Estate, LLC	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$800,000	To assist applicant to relocate and expand business operations	Provide financing for acquisition and relocation of business
Just Desserts, Inc.	EEC Funded	Benefit low-moderate income residents	HUD EEC/EDI: \$650,000 \$100,000	To assist applicant to relocate and expand business operations	Provide financing for acquisition and relocation of business

2. Public Services and Infrastructure/Neighborhood Improvements

Public Services

The City of Oakland allocated 15% of its FY 00-01 grant for public service activities. The City received 177 proposals for CDBG funding, 142 of which were for public services activities. There were 44 projects recommended for funding: 6 administered by City departments; and 38 carried out through third-party contracts with 33 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. The activities were in the categories identified in the Priorities and Strategies for Non-Housing Community Development contained in the Consolidated Plan for July 1, 2000 to June 30, 2005. The number of programs by category are as follows:

<i>Child Care</i>	<i>4</i>
<i>Domestic Violence Intervention</i>	<i>1</i>
<i>Education and Job Training</i>	<i>3</i>
<i>Food Services</i>	<i>4</i>
<i>Other Social Services</i>	<i>13</i>
<i>Legal Services</i>	<i>2</i>
<i>Senior Services</i>	<i>7</i>
<i>Substance Abuse Intervention and Prevention</i>	<i>1</i>
<i>Youth Services</i>	<i>9</i>

All subrecipients have met their contractual goals and objectives. The implementation of three programs (one in the category of Child Care and two in the category of Food Services) was delayed until FY01-02 because the subrecipients needed additional time to complete their contracts from prior year funds.

In addition, the City developed for implementation 6 other third-party contracts funded from prior year's funding and reprogrammed funds: 2 in the category of Youth Services; 1 in the category of Education and Job Training; 1 in the category of Food Services; and 2 in the category of Other Social Services.

Neighborhood Improvements

Consistent with the Five-Year Strategy to meet the needs of low- and moderate-income Oakland residents, funds were allocated from the FY00-01 grant to provide for capital improvements to 1 private, nonprofit health care facility, for improvements to 5 City-owned recreational facilities, and for the planting of street trees in a residential neighborhood. In addition, third-party contracts were awarded from prior year's funds for architectural design to 2 private, nonprofit facilities: 1 library and 1 that provides other social services.

Narrative B: Fair Housing

Summary of AI

The City of Oakland's Community and Economic Development Agency completed an Analysis of Impediments to Fair Housing in 1997. The following narrative is a summary of this analysis.

Oakland is a City with considerable ethnic and racial diversity. It is also a City with a large number of minority and low-income households that face particular problems securing decent housing, as do families with children and persons with disabilities. Patterns of racial clustering and segregation are readily identifiable, suggesting that discrimination continues to be a serious problem and an impediment to fair housing choice.

Information provided by fair housing organizations provides additional evidence of discrimination, as revealed in both individual complaints and systemic fair housing audits.

The most significant barrier to fair housing, however, is the lack of affordable housing. Because minorities are more likely than non-minorities to be low-income, the housing problems of low-income people are most acutely experienced by minority households. The lack of funding and suitable sites for the development of new affordable housing thus serves to limit fair housing choice.

Adding to the difficulty of providing affordable housing is a rising sentiment of opposition to the development of new assisted rental housing. This opposition, while based on fears of safety, traffic congestion, and reduced property values, is often based on misperceptions of the type of housing that is proposed and by stereotyped impressions of the characteristics of the households that will occupy the housing.

Discrimination in lending is also a problem, as revealed by the analysis of rates of mortgage loan approvals and denials reported in annual data collected under the Home Mortgage Disclosure Act.

To some extent, City zoning and land use practices may also act as a barrier to housing choice for some persons with disabilities.

An updated Analysis of Impediments will be completed in 2002, once detailed data is available from the 2000 Census.

Actions Taken to Overcome Impediments to Fair Housing

The narratives and table on the following pages summarize actions taken in the 2000-2001 program year to overcome impediments to fair housing.

Actions to Affirmatively Further Fair Housing

The City was named in a complaint filed against the developer of Jingtown Homes with the HUD Office of Fair Housing and Equal Opportunity. The complaint alleged discrimination and lack of compliance with federal accessibility requirements. The discrimination complaint was found to be unwarranted but the accessible units were found to be out of compliance. After lengthy negotiations, a settlement agreement was reached between all of the parties and is in effect. Implementation of the actions required by the settlement agreement is underway.

The Agency was named in a complaint by the same complainant against the developer of Bayporte Village. The complaint alleged discrimination and lack of compliance with federal accessibility requirements. The City used only local funds in the project and therefore was not required to meet the federal accessibility standards. However, the developer did receive federal funds directly and the accessibility complaint is in the process of being investigated. The discrimination complaint has not started the investigation process yet.

Fair Housing Activities

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Community Opposition to the Siting of Affordable Housing</p> <p>Community Outreach and Education</p> <p><i>East Bay Housing Organizations NonProfit Housing Association of Northern California</i></p>	<p>Affordable housing tours, presentations, public education</p>	<p>Promote greater awareness of need for and benefits of affordable housing.</p> <p>Produce educational video on affordable housing as an asset for neighborhoods.</p>	<p>EBHO sponsored 5th annual Affordable Housing Week with extensive media coverage, tours of affordable housing, etc.</p> <p>NPH video was completed.</p>
<p>Discrimination Against Persons with Disabilities</p> <p>Education, counseling, investigation and advocacy</p> <p><i>Center for Independent Living</i></p>	<p>Provide housing services and housing rights counseling to persons with physical and mental disabilities</p>	<p>Facilitate access to housing for low-income persons with disabilities.</p>	<p>Completed 426 housing searches, 453 discrimination contacts, 23 accessible van rides, 24 public speaking engagements, and 8 PSAs.</p>
<p>Discrimination in Rental Housing General Tenant Issues with Disparate Impact on Minorities</p> <p>Counseling, education and advocacy</p> <p><i>East Bay Community Law Center</i></p>	<p>Provide free legal assistance with housing related problems throughout Oakland</p>	<p>Tenant workshops, telephone and in-person counseling, and information distribution</p>	<p>Provided counsel advice and advocacy about housing related matters to 991 low-income clients.</p>
<p>Discrimination Against Families with Children</p> <p>Education, counseling, investigation and advocacy</p> <p><i>Housing Rights, Inc.</i></p>	<p>Investigate cases of housing discrimination against families with children.</p>	<p>Facilitate access to housing for families with children.</p>	<p>Provided legal assistance to 32 households.</p>

<p>Discrimination Against Protected Classes</p> <p>Education, counseling, investigation and advocacy</p> <p><i>Sentinel Fair Housing</i></p>	<p>Investigate, mediate, and refer in cases of housing discrimination.</p>	<p>Facilitate access to housing for low-income persons.</p>	<p>Investigated, mediated, or referred 104 fair housing cases.</p>
<p>Discriminatory Lending Practices</p> <p>Education, advocacy, legislation</p> <p><i>City of Oakland</i></p>	<p>Reduce incidence of “predatory lending practices” that have a disparate impact on minority households</p>	<p>Not specifically identified in Action Plan</p>	<p>Developed legislation for consideration by City Council to prohibit predatory lending practices and prohibit the City from banking with firms engaged in predatory lending.</p> <p>Initiated “Don’t Borrow Trouble” campaign to provide public education and referrals to non-predatory lending institutions.</p>
<p>Increase Access to Housing for Persons with Disabilities</p> <p>Education, marketing</p> <p><i>City of Oakland</i></p>	<p>Provide updated information to persons with disabilities about federally-assisted accessible units available in the City. The City intends to contract with a consulting firm that will develop a marketing plan</p>	<p>The City intends to contract with a consulting firm that will develop a marketing plan to:</p> <ul style="list-style-type: none"> • Identify and track accessible units developed or available in City-funded projects. • Identify and inform prospective disability-related organizations and individuals of the availability of the units using a variety of medical formats. • Identify policies that sub-recipients must follow to assure that accessible units are advertised and filled by qualified disabled occupants whenever possible. 	<p>The City did not enter into this contract until after the end of the program year.</p>

<p>Increase Success Rates for Recipients of Section 8 Rental Assistance</p> <p>Outreach, education</p> <p><i>Oakland Housing Authority</i></p>	<p>Monitor trends affecting success rates. Because the significant majority of Section 8 participants are minorities, improving Section 8 success rates will expand housing opportunities for minority households.</p>	<p>Track movements of Section 8 recipients. Provide training and assistance in housing search techniques.</p>	<p>A new staff position has been budgeted for the coming year to implement these actions.</p>
---	--	---	---

Narrative C: Affordable Housing

This narrative describes actions taken to preserve, improve and expand the supply of affordable housing for low- and moderate-income households. It also includes information on actions undertaken to meet the needs of non-homeless persons needing supportive housing.

Information on actions to address homelessness may be found in Narrative D: Continuum of Care, and in the program-specific narrative for the Emergency Shelter Grant (ESG) program.

Additional information on assistance to homeless and non-homeless persons with AIDS may be found in the program-specific narrative for the Housing Opportunities for Persons With AIDS (HOPWA) program.

This narrative includes the following sections:

Federal Funds Made Available for Housing Activities
Characteristics of Persons Assisted with Housing
Geographic Distribution of Assistance
Efforts to Meet "Worst-Case Needs"
Detailed Status of All Housing Activities
Table Summarizing Households Assisted with Housing Using Federal Funds
Maps Showing Location of Housing Activities

Funds Made Available

The following is a listing of new Federal grant funds that were made available to the City in FY 2000-2001, and how those funds were allocated among uses. Although these funds were allocated during the fiscal year, the commitments and expenditures that were made by the City included funds received and obligated in prior years.

A summary of *allocations* of housing funds made during the fiscal year for housing development and first-time homebuyer activities, using both Federal and non-Federal funds regardless of the year the funds were first made available, is included in Section F: Leveraging and Match. Section F also includes a listing of other funds (local government, private, and Federal funds made available to entities other than the City for housing activities) that were made available.

Detail on actual *commitments* and *expenditures* of Federal funds is contained in the IDIS system.

Listings of specific commitments made with Emergency Shelter Grant (ESG) funds and Housing Opportunities for Persons With AIDS (HOPWA) funds are included in the Program-Specific Narratives for each of those programs.

CDBG

The City received a \$10,274,000 CDBG grant, plus \$2,328,267 in program income. A total of \$5,219,000 was allocated for housing activities:

Rental Rehabilitation Program

A total of \$1,207,160 was received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. These funds are expected to be allocated to fund rehabilitation loans to homeowners.

During the course of the year, a total of \$1,200,000 in loan repayments received in prior years was reprogrammed to provide additional funding for the Home Maintenance and Improvement Program (HMIP) to provide loans for rehabilitation of owner-occupied homes.

Section 108 Loan Funds

The City received a commitment from HUD to provide up to \$5,000,000 in funds under the Section 108 Loan Guarantee program. These funds will be used to establish rehabilitation loan programs for owner-occupied and rental properties (\$2.5 million for each program).

HOME

The City received a total HOME grant of \$4,435,000. Funds were allocated initially to the following uses:

HOME FUNDS	
First Time Homebuyer	\$1,250,000
Housing Development	2,219,750
Homeowner Rehabilitation	300,000
Administration	443,500
CHDO Operating Support	221,750
TOTAL HOME FUNDS	\$4,435,000

During the year, the Action Plan for FY 2000-2001 was amended to reallocate a total of \$1,410,213 from unspent first-time homebuyer loan funds to provide additional funding for the HMIP program.

\$405,000 that had been reserved for use on the Acorn housing project was deobligated and replaced with Redevelopment Agency funds. These HOME funds will be made available through a future Notice of Funding Availability for development of affordable housing.

Emergency Shelter Grant (ESG)

The City received \$362,000 in Emergency Shelter Grant Funds, of which \$18,100 was used for program administration, and \$343,900 was used to provide grants to providers of emergency shelter and services.

Housing Opportunities for Persons With AIDS (HOPWA)

The City received \$1,702,000 in funds under the Housing Opportunities for Persons with AIDS (HOPWA) program. The City is the lead agency for the metropolitan area, and distributed funds to Alameda and Contra Costa counties based on the relative proportion of AIDS cases, as follows:

HOPWA FUNDS	
Alameda County	\$1,259,480
Contra Costa Count	\$425,500
Program Administration	\$17,020
TOTAL HOPWA FUNDS	\$1,702,000

Characteristics of Persons Assisted with Housing

Information on the racial and income characteristics of persons assisted with housing financed with Federal grant funds is contained in the Integrated Disbursement and Information System (IDIS), a centralized database system maintained by HUD. The City provides information on the race and income of each household assisted with HOME funds, and aggregate information for households assisted with CDBG, ESG, and HOPWA.

Summary information is contained in the table included at the end of this narrative.

Geographic Distribution of Assistance

Maps showing the geographic distribution of first-time homebuyer, housing rehabilitation, and housing development activities funded with HOME and CDBG funds are included at the end of this section. Maps are also provided for activities assisted with ESG and HOPWA funds. The accomplishment tables in this section provide more specific information on the location of housing activities, regardless of whether Federal or non-Federal funds were used.

Efforts to Meet "Worst-Case Needs"

The City has undertaken efforts to assist persons with "worst-case needs." These include:

- Persons with disabilities;
- Households living in substandard housing;
- Low-income households paying more than 50% of income for rent; and
- Households that have been involuntarily displaced by public action.

For persons with disabilities, a principal focus of the City's housing efforts has been the expansion of the supply of affordable housing for persons with AIDS, through both new construction and provision of rental assistance under the HOPWA program. More information is provided in the chart that begins on page C-16.

The City provides rehabilitation assistance for homeowners who are living in housing that is dilapidated or substandard. Efforts are underway to expand the assistance available for rehabilitation of substandard rental housing. The City's code enforcement program is intended to encourage owners to bring their properties up to code. Continued violations of housing code requirements result in liens against the property, providing financial incentives for owners to complete the necessary work.

Affordable housing developments assisted by the City or the Redevelopment Agency require that preference be given to persons who have been displaced by public action.

The City also seeks to expand assistance for low income persons with high cost burdens. City-assisted housing developments require that 10 percent of all units be made affordable to persons with incomes of 35% of median income, in order to provide affordability to a broader range of low income persons, particularly those currently experiencing high cost burdens.

Priority (H-a): Preservation and Expansion of the Supply of Affordable Housing

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
AACWA 1435 11 th St., 1507 Center St., 4116 E. 16 th St., 1230 31 st Ave., 1191 72 nd Ave., 1266 79 th Ave., 1180 60 th Ave., 1601 39 th Ave. 10628 Pearmain Ave <i>Scattered sites Citywide</i>	New construction homeownership 9 3 BR single-family homes	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted.	Acquired five sites from the county's list of tax-defaulted properties. Awarded \$491,000 in Redevelopment Agency funds.
Adeline Street Lofts 2320 Adeline Street <i>West Oakland</i>	Warehouse conversion 38 live/work family units	Start construction in Fall 2000.	Construction began as scheduled, remains on schedule, and is approximately 35% complete.
Alvingroom Court/EC Reems 2600-2795 E. C. Reems Court Elmhurst	Rehabilitation rental 126 units 15 1 BR 75 2 BR 36 3 BR	This project was not included in the Action Plan because construction was completed in the Spring 2000. However, in additional funding was awarded for site work and other expenses..	The project is currently operational and occupied. The remaining site work will be complete by February 2002.
Black Phoenix Housing 2475 and 2515 98 th Ave. 98 th Ave. at Stearns Ave. <i>Elmhurst</i>	New construction homeownership 5 units	Complete by June 30, 2001.	Negotiated with CALTRANS to obtain authorization to convey land for \$1. New completion date is 12/30/02.
Chestnut Court HOPE VI 1114 Chestnut <i>West Oakland</i>	New construction homeownership 16 units	Develop a HUD-approved Homeownership Program.	Still in process of developing homeownership program for low and moderate income residents to become homeowners. Awarded \$1,727,000 in Redevelopment Agency funds.
Chestnut Court HOPE VI 1114 Chestnut <i>West Oakland</i>	New construction rental 23 units	Procure a development partner and develop a tax credit application to be submitted in Spring 2001.	Developer procured. Tax credit application submitted. Awarded \$5,500,000 in Redevelopment Agency funds.
Citizens Housing Scattered Sites Vacant Lot Infill Program <i>Scattered Sites</i>	New homeownership construction 17 to 20 3- and 4-BR units	Negotiate DDA, obtain entitlements, and begin construction of some units.	This project has been cancelled. Soils conditions at ten sites drove costs substantially higher. No offsetting subsidies could be arranged.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Drachma 1420-8th St., 912 Center, 926/28 Center, 738 Chester, 1611-11th St., 1447-12th St., 1427 -15th St., 1027 Campbell, 1033 Campbell <i>West Oakland</i>	Rehabilitation rental 19 units 3 O BR 1 1BR 9 2BR 4 3BR 2 4BR	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted. It was awarded Redevelopment Agency bond funds during the fiscal year.	Submitted tax credit application 6/15/01. Awarded \$1,483,000 in Redevelopment Agency funds, and refinanced private loans.
EBALDC-Homeplace Initiative Prescott Homeownership Program 1311 Campbell Street 1728 14 th Street 820 Peralta Street <i>West Oakland</i>	New construction homeownership 3 3- and 4-BR units	Begin construction by July 2001.	This project has been put on hold due to a lack of staff resources at EBALDC (the developer). A new project manager was recently hired and EBALDC will submit a revised project proposal.
Fruitvale Transit Village 3300 and 3400 E. 12 th St <i>Fruitvale</i>	New construction Mixed-use project with 47 housing units (10 affordable)	This project was accidentally omitted from the original action plan.	Project has secured \$17 million worth of commitments from various funders. Oakland Joint Power Authority Bond (\$28 million) will be closed in August 2001. Projected date of completion is Fall 2003.
Habitat Fruitvale and 82nd Avenue New Housing Development 2662 Fruitvale 1419, 1425, 1431 82 nd Avenue <i>Fruitvale and Elmhurst</i>	New construction homeownership 7 units	Complete construction by June 30, 2001.	Three 4-bedroom units began construction on 4/2/01 (82 nd Ave) and will be completed 10/31/01. Environmental cleanup for 2662 Fruitvale site will be required before construction can begin on four units. Construction will be completed on the four other units 12/30/02.
Habitat Village 300 block of 105 th Ave. <i>Elmhurst</i>	New construction: homeownership 39 units 21 4-BR 17 5-BR 2 6-BR Rehabilitation of 1 single family home.	Complete, sell and occupy remaining 11 units to close out the project by December 30, 2000.	Construction, sale, and occupancy of ten units were completed by 6/30/01. Remaining unit will be completed, sold, and occupied by 12/30/01.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
International Boulevard Family Housing Initiative 1406 Seminary Ave. 6600 International Blvd. <i>Central East Oakland</i>	New construction rental 30 units 7 1-BR 11 2-BR 10 3-BR 2 4-BR Community space	Begin construction by June 30, 2000 and complete construction by July 31, 2001.	Construction started 10/25/00 and will be completed 12/30/01.
International Boulevard Family Housing Initiative – Phase II <i>6006 International Blvd.</i> <i>Central East Oakland</i>	New construction rental 24 units 5 1-BR 6 2-BR 11 3-BR 2 4-BR	Apply for tax credits and other financing. If successful, complete project by June 2001.	Project did not receive a 9% tax credit award. Subsequently applied for 4% tax credits plus other funding. Under the new financing plan, the project is expected to be completed by 12/30/02.
Leola Terrace 90 th and MacArthur <i>Elmhurst</i>	New construction and rehab homeownership 4 units new 8 units rehabilitated	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted.	Redevelopment Agency approved funding for \$594,000 but development agreements are not yet executed.
MacArthur Park 9001 MacArthur Park Boulevard <i>Elmhurst</i>	New construction homeownership 78 3-BR units	Begin construction and complete first phase. Market units.	Began construction. Marketing ongoing. First phase delayed by rains, to be completed 10/01.
Martin Luther King Jr. Plaza 5756 Martin Luther King Jr. Blvd <i>North Oakland</i>	New construction homeownership 13 3-BR units Construction of a neighborhood park	Complete housing and park designs and begin construction by July 2001.	Start of construction is now scheduled for October 2001. Designs were completed, and the permit in process, as of 6/30/01. Awarded \$7900,000 in Redevelopment Agency funds. All financing has been secured. Park development is approximately one year away.
MLK MacArthur BART Senior Homes 3801-3837 Martin Luther King Way. <i>West Oakland</i>	New Construction 30 units	This project was accidentally omitted from the Action Plan.	The site assembly for this project was unsuccessful and it was cancelled.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
North Oakland Vacant Lot Program 3881 Martin Luther King, Jr. way 865 43 rd Street <i>North Oakland</i>	New construction homeownership units 3 3-BR units	Begin construction in June 2000.	Design work is complete, but construction has been delayed by a shortfall in development financing, due to increased construction costs.
Oakland Housing Authority Homeownership Program 1430 8 th Street 816 Center Street <i>West Oakland</i>	New construction homeownership 2 4-BR units (Part of larger Westwood Gardens rehab project)	Begin construction by July 2001.	See "Westwood Gardens."
Oak Park 2626 East 16 th Street <i>San Antonio</i>	Rehabilitation rental 31 units	This project was accidentally omitted from the Action Plan.	Completed emergency repairs. Secured construction financing (\$4,090,000) from Wells Fargo. Submitted TCAC Application. Executed Architects' Contract.
Oaks Hotel 527 15 th Street <i>Chinatown/Central</i>	Rehab of units, kitchens, baths, and service areas. Supportive services provided through the Corporation for Supportive Housing's (CSH) Health, Housing, and Integrated Services Network (HHISN)	Complete rehab by end of 2000.	Rehab completed 12/07/00. All units occupied by 2/1/01. Unfortunately, CSH/HHISN did not come together because hotel residents apparently do not fit into the limits of those that HHISN is funded to serve.
OPLP 31 Unit Rehabilitation 915-17 Chester St., 1025 Center St., 1442-46 10 th St., 1430 10 th St., 963 Center St., 1734 9 th St., and 1501 8 th St. <i>West Oakland</i>	Rehabilitation rental 31 units (scattered sites) 6 0BR 1 1BR 16 2 BR 3 3BR 5 4BR	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted. It was awarded Redevelopment Agency bond funds during the fiscal year.	Construction 45% completed as of 6/30/01. Construction to be completed by 4/3/02.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Palm Court 10 th and Union <i>West Oakland</i>	New construction Homeownership 12 units 8 3BR 4 4BR	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted. It was awarded Redevelopment Agency bond funds during the fiscal year.	Awarded \$286,000 in Redevelopment Agency funds.
Paul Wang Infill Project 1226 94 th Avenue 1063 82 nd Avenue <i>Elmhurst</i>	New construction homeownership 2 units	Negotiate and complete DDA, complete design and marketing.	DDA executed October 2000; designs completed and approved in May. Other predevelopment continues.
San Pablo Gateway 4800-5300 San Pablo Avenue <i>North Oakland</i>	New construction homeownership 17 live/work units 10 3-BR 7 2-BR with in-law	Complete sales and close out project.	All units sold. Project closed out.
Santana Apartments 2220 10 th Avenue <i>East Lake</i>	Rehabilitation rental 30 units	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted.	Rehabilitation expected to begin in September 2001. Awarded \$713,000 in Redevelopment Agency funds. Loan documents have been drafted.
Site Acquisition Program <i>Citywide</i>	Provide low-interest 3-year loans to developers in order to purchase and hold land for affordable housing development.	Develop the loan program, distribute information, and start to close loans.	Program developed, information distributed, and 5 loans closed.
Westwood Gardens HOPE VI 8 th Street between Kirkham and Center Streets <i>West Oakland</i>	New construction homeownership 19 4-BR units	Develop a HUD-approved Homeownership Program	Still in process of developing homeownership program for low and moderate-income residents to become homeowners.
Westwood Gardens HOPE VI 7 th to 8 th Street between Kirkham and Center Streets <i>West Oakland</i>	New construction rental 96 units	Acquire opportunity sites and procure a development partner.	RFQ distributed with deadline in early next fiscal year. In process of acquiring opportunity sites.

Priority (H-b): Assistance to First Time Homebuyers

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
First-Time Homebuyers Mortgage Assistance (MAP) <i>50%-Citywide 50%-Target Areas</i>	Assist first-time homebuyers with deferred loans of up to \$30,000	Make 80 loans.	The MAP did not accomplish the goal of 80 loans during this period due to extremely high acquisition costs and the fact that much of the existing housing stock would require extensive repair before meeting quality standards. As a result, a total of 24 applications were received, approved and funded, for a total dollar amount of \$820,000. In February 2001, in an effort to alleviate the problems encountered the City Council approved several changes in the MAP and staff is now monitoring the results.
Public Safety Officer Down Payment Assistance Program <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept or Fire Services Agency with deferred loans of up to \$10,000 (minimum of \$5,500)	Make 100 loans.	Due to the inability of Oakland's public safety officers to qualify under the maximum income guideline, only one loan in the amount of \$10,000 has been made. This loan was made to teachers in the Oakland Unified School District (OUSD) after the City Council approved the addition of such teachers and police dispatchers in mid-2000. The program is now called the Oakland Public Safety Employees, Police Dispatchers and OUSD Teachers Downpayment Assistance Program (DAP).

Priority (H-c): Housing Rehabilitation and Neighborhood Improvement

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Community Restoration Program <i>Target Areas</i>	Purchase and rehabilitation financing for vacant and blighted single family properties	Rehabilitate 5 to 10 vacant or blighted units.	The Community Restoration Program did not operate during the evaluation period. The revision of this program, including loan terms, is necessary to address current housing construction and rehab costs. During the evaluation period, efforts were directed to the development of an amended Housing Revitalization loan program. Pending City Counsel approval and amendments to the Consolidated Plan, the new program should be operational by mid 2002.
Emergency Repair Program <i>7 Community Development Districts</i>	Emergency repair and rehabilitation financing (minimum loan of \$2,500 and maximum of \$7,500)	Originate 60 loan applications and complete emergency repair of 55 units.	82 applications were originated; 59 loans were approved for a total of 60 units Total funds expended: \$424,293
Home Maintenance and Improvement Program <i>Target Areas</i>	Housing rehabilitation financing (deferred and amortized loans) of up to \$40,000 for rehab of 1-4 unit owner-occupied properties	Originate 150 loan applications and complete rehabilitation of 55 units. (These units may not be the same as for loans originated in this time period.)	The goal of '150 loans originated' was incorrect. It should state '50 loans originated'. 63 applications were processed and approved, totaling 70 units assisted. 56 rehab construction projects were completed
Section 108 Home Maintenance and Repair <i>Citywide</i>	Housing rehabilitation financing of up to \$40,000 (amortized loans) for rehabilitation of 1-4 owner-occupied units.	Originate 60 loan applications and complete rehabilitation of 30 units will be completed	This program did not operate during the evaluation period primarily because funds did not become available until January 2001. The remainder of the period was spent revising and redesigning the program to meet current construction financing trends.
Section 108 Rental Rehabilitation Program <i>Target Areas</i>	Housing rehabilitation financing (amortized loans) of up to \$40,000 for rehabilitation of 1-7 units of renter-occupied properties	Approve 50 loan applications and initiate or complete rehabilitation of 25 units	This program did not operate during the evaluation period. Funds did not become available until January 2001. The remainder of the period was spent revising and redesigning the program to meet current construction financing trends.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Self Help Paint Program <i>Target Areas</i>	Free exterior paint and supplies given to eligible homeowners	Originate 450 applications and repaint 375 single family detached units.	Due to recent Federal Lead Based Paint Hazard Regulations this program had to be significantly revised. The result of conforming the program to the new regulations was a severe decrease in the number of units that could be assisted. The goals were therefore unmet. 134 applications processed and approved. Completed exterior painting and/or lead abatement on 134 units.
Target Area Acquisition & Rehabilitation Program <i>Target Areas</i>	Assist developers in the acquisition and rehabilitation of vacant and blighted residential properties in designated target areas. Maximum loan/grant is \$50,000 per unit.	Assist in the acquisition and rehab of 10 vacant or blighted properties.	Closed site acquisition loan for 3032/3102 Linden Street to develop 4 units of for-sale housing.

Priority (H-d): Rental Assistance for Extremely Low Income Families

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Family Unification Section 8 Rental Assistance	Provision of rental assistance to families and individuals.	The Oakland Housing Authority anticipates no new incremental funding this fiscal year. The Authority will continue to use existing resources to the maximum extent possible.	No new incremental funding was received during the fiscal year.
HOPE VI 1998 Section 8	Rental assistance for residents living at 1998 HOPE VI sites	The Oakland Housing Authority will apply for 82 new Section 8 vouchers for residents living at Chestnut Court and 1114 – 14 th Street whose units will be demolished and rebuilt as part of the 1998 HOPE VI program.	The OHA received an allocation of HOPE VI Section 8 vouchers for Chestnut Court and 14 th Street residents. All 83 households have been relocated but only 30 used Section 8 vouchers.
HOPE VI 1999 Section 8	Rental assistance for residents living at 1999 HOPE VI sites	The Oakland Housing Authority may request 46 new Section 8 vouchers for residents living at Westwood Gardens whose units will be demolished and rebuilt as part of the 1999 HOPE VI program.	The OHA did not apply for additional HOPE VI Section 8 vouchers for Westwood Gardens residents. The OHA will use vouchers already allocated to relocate interested Westwood residents.
Project-Based Rental Assistance	Provision of rental assistance to families and individuals.	The Oakland Housing Authority anticipates no new incremental funding this fiscal year. The Authority will continue to use existing resources to the maximum extent possible.	No new incremental funding was received during the fiscal year.
Project-based Rental Assistance	Rental assistance	Project-based rental assistance for approximately 50 families at the Oaks Hotel and the Adeline Street Lofts.	35 units at the Oaks Hotel were leased. The application for 12-15 units at the Adeline Street Lofts was withdrawn because the owner and the Oakland Housing Authority could not agree upon the terms for placing tenants in the property.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Section 8 Mainstream Program	Rental assistance for disabled individuals and families.	The Oakland Housing Authority <u>may apply</u> for up to 100 new Section 8 vouchers for disabled individuals and families to assist them with obtaining affordable housing and support services.	No new incremental funding was received during the fiscal year. OHA will submit an application next fiscal year for 75 new mainstream vouchers.
Section 8 Rental Assistance Program <i>Citywide</i>	Provision of rental assistance to families and individuals.	The Oakland Housing Authority anticipates receiving 350 new Section 8 vouchers during the fiscal year. The Authority will also continue to use existing resources to the maximum extent possible.	Received 550 new Housing Choice vouchers. Application submitted for 300 additional Housing Choice Vouchers,
Shelter Plus Care Rental Assistance	Provision of rental assistance to families and individuals.	The Oakland Housing Authority anticipates no new incremental funding this fiscal year. The Authority will continue to use existing resources to the maximum extent possible.	A portion of the Shelter-Plus-Care Certificate program funding was shifted from the Alameda County Housing Authority to the Oakland Housing Authority as the number of families housed in Oakland is significantly higher. Approximately \$1 million was reassigned to Oakland.

Priority (H-f): Housing for Seniors and Other Persons with Special Needs

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Access Improvement Program <i>50%-Community Development Districts</i> <i>50%-Target Areas</i>	Matching funds' grants for accessibility modifications to 1-4 unit property where owners have disabilities or disabled tenants.	Grant applications for 12 units will be originated. Rehabilitation work will be completed on 10 units	31 applications received and processed. 18 applications approved, totaling 21 units. Construction completed on 10 units.
Allen Temple Arms III 10121 International Boulevard <i>Elmhurst</i>	New construction rental 49 1-BR 1 2-BR	Complete construction in Summer 2001; fully in service by end of year.	Construction 90% complete on June 30. The property manager has a substantial applicant waiting list.
Allen Temple Arms IV 7607 International Boulevard <i>Elmhurst</i>	New construction rental 24 1-BR units	This project was accidentally omitted from the original action plan.	Construction more than 95% complete by period end. Eligible residents had been certified to occupy a majority of the units. Certification for the remainder is underway from the ample list.
Armistice Powell Terrace 9507 Edes Avenue <i>Elmhurst</i>	New construction rental 28 units	Apply for funds, execute DDA, and obtain approvals by July 2001. Obtain rezoning of site to allow development as proposed.	No funds were awarded. DDA on hold. Rezoning strategy defined but not yet pursued.
Bancroft Senior Homes 2320 55 th Ave <i>Central East Oakland</i>	New construction rental 61 1-BR units	Complete construction by December 30, 2000.	Construction to be completed by 10/30/01. Rains delayed beginning and early stages of construction.
CURA – North 531 24 th Street <i>West Oakland</i>	Rehabilitation rental 18 units	This project was accidentally omitted from the original action plan. It was awarded Redevelopment Bond funds during the Fiscal Year.	Construction completed on 4/17/01. Received state certification for service delivery on 6/21/01. Construction slow because the majority of the construction was conducted with donated labor and materials. Occupancy will begin 7/01.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Downs United Methodist Church Senior Housing 1027 62 nd Street <i>North Oakland</i>	New construction rental 20 units 19 1-BR 1 2-BR 1,815 square feet of community space Supportive and community services	Complete construction in Fall 2001.	Developer applied for tax credits and HUD 202 funding. Construction documents were begun.
Evergreen Annex Senior Housing 1218 2 nd Avenue <i>San Antonio-Fruitvale</i>	New Construction Rental 40 1BR units Community Space	This project was accidentally omitted from the original action plan.	Certificate of Occupancy received on 9/29/00 and HUD signed off on 100% Inspection in March 2001. The project is awaiting a final cost certification.
ECHO Home Equity Conversion Program <i>Citywide</i>	Counseling and advocacy regarding all home equity plans to senior homeowners in the City of Oakland	Conduct 125 information and referral sessions, 40 counseling sessions, 1 survey, and 12 group presentations; and provide additional information.	Provided information and referrals to 116 families/individuals, conducted 45 counseling sessions, and conducted 12 group presentations.
Foothill Boulevard and 68th Ave. <i>6850 Foothill Blvd.</i> <i>Central East Oakland</i>	New construction rental housing for persons with disabilities 19 units 9 1-BR 10 2-BR	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted. It was awarded Redevelopment Agency bond funds during the fiscal year.	The Redevelopment Agency conditionally approved a loan of \$1,066,000 in March 2001 for the project. The site acquisition loan was closed in November 2000. The project is on hold status, pending notification from HUD about the project's application for 811 funding.
Housing Opportunities for Persons With AIDS <i>Alameda County & Contra Costa County</i>	New construction housing and services for individuals and families of individuals living with HIV/AIDS SROs 28 1 & 2 BR Community Residences	Assist approximately 1,154 persons and/or families Start Construction December 2000	Assisted approximately 500 individuals and families. Completed rehabilitation of 3 sites (12 bedroom units).

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
North Oakland Senior Housing 3255 San Pablo Avenue <i>West Oakland</i>	New construction rental 65 units	This project was accidentally omitted from the original action plan. It was awarded Redevelopment Bond funds during the Fiscal Year.	Develop applied for tax credits and HUD 202.
Shiloh Senior Rental Housing 3250 School Street <i>Fruitvale</i>	New construction rental rental senior housing 40 units	This project was not included in the Action Plan as it was not initiated until after the Plan was adopted. It was awarded Redevelopment Agency bond funds during the fiscal year.	Submitted HUD 202 Application.

Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<i>Renters</i>	
0 – 30% of MFI	35
31 – 50% of MFI	4
51 – 80% of MFI	0
TOTAL	39
<i>Owners</i>	
0 – 30% of MFI	35
31 – 50% of MFI	32
51 – 80% of MFI	21
TOTAL	88
<i>Homeless*</i>	
Single Individuals	294
Families	137
TOTAL	431
<u>Non-Homeless Special Needs</u>	0
TOTAL Households	558
TOTAL Housing	558
Total 215 Housing**	157

Racial/Ethnic Breakdown	Households
Hispanic	0
Non-Hispanic	
White	34
Black	220
Native American	1
Asian/Pacific	38
Other	242
Total Racial/Ethnic	566

Totals for race/ethnicity may not match household totals due to multi-racial households being counted more than once.

Assisted households must meet all 3 of the following conditions:

1. Construction/rehabilitation work was completed and the unit was occupied; or
A first-time homebuyer moved into a housing unit; or
Rental assistance was provided for an existing housing unit.
2. The assistance must have resulted in a unit meeting Housing Quality Standards.
Minor repairs (exterior paint, etc.) are not included.
Emergency shelter is not included.
3. **Only activities that were assisted with Federal Funds (HOME, CDBG, HOPWA, etc.) are included. Housing assisted with non-Federal funds, such as Oakland Redevelopment Agency funding, are not included pursuant to HUD instructions.**

* Homeless persons assisted with emergency shelter are not included in the totals.

** See following pages for definitions of “Section 215” Housing.

Income, Rent and Sales Price Limits for Housing Meeting Section 215 Guidelines as Affordable Housing

Owner-occupied housing must be occupied by households with incomes less than eighty percent of median income, with values less than shown on the following schedule.

Renter-occupied housing must be occupied by households with incomes less than sixty percent of median income, with rents less than shown on the following schedule.

Income Limits

(For Units First Occupied from July 1, 2000 – February 28, 2001)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$14,200	\$16,250	\$18,250	\$20,300	\$21,900	\$23,550	\$25,150	\$26,750
31-50%	\$23,650	\$27,050	\$30,400	\$33,800	\$36,500	\$39,200	\$41,900	\$44,600
51-80%	\$35,150	\$40,150	\$45,200	\$50,200	\$54,200	\$58,250	\$62,250	\$66,250

(For Units First Occupied from March 1, 2001 - June 30, 2001)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$15,050	\$17,200	\$19,350	\$21,500	\$23,200	\$24,900	\$26,650	\$28,350
31-50%	\$25,050	\$28,650	\$32,200	\$35,800	\$38,650	\$41,550	\$44,400	\$47,250
51-80%	\$37,700	\$43,050	\$48,450	\$53,850	\$58,150	\$62,450	\$66,750	\$71,050

Maximum Rents (\$), including tenant-paid utilities (at time of initial occupancy):

<u>Unit Size</u>	<u>7/1/00</u>	<u>3/1/2001</u>
SRO	455	571
O BR	607	761
1 BR	734	853
2 BR	921	1,025
3 BR	1,108	1,176
4 BR	1,216	1,292
5 BR	1,324	1,407

Maximum Sale Price/Appraised Value

Units occupied or rehabilitated from July 1, 2000 – December 31, 2000:

\$219,849

Units occupied or rehabilitated from January 1, 2001 – June 30, 2001:

\$239,250

MAPS:

**Housing Development Projects
First-Time Homebuyer Loans
CDBG-Funded Rehabilitation Activities
Emergency Shelter Grant and HOPWA Activities**

Narrative D: Continuum of Care

Consistent with the objective to prevent homelessness, address emergency and transitional housing needs of individuals and families, and increase the percentage of individuals and families transitioning to permanent housing, the city of Oakland participated in the Alameda County Continuum of Care Partnership 2000 SuperNOFA application process.

From this consolidated application, the United States Department of Housing & Urban Development (HUD) awarded \$11.77 million to programs serving homeless people in Alameda County. These grants will create over fifty new housing units or opportunities countywide. In addition, these grants will sustain 18 current programs and 5 new programs, create or sustain permanent and transitional housing and provide additional support services to more than 3,000 homeless families and individuals throughout Alameda County.

Out of the \$11.77 million awarded under the SuperNOFA, approximately \$4.85 million will benefit 9 Oakland-based agencies¹ or agencies serving people in Oakland.

Through these awards the following was made possible: rental subsidies, case management, youth housing and services, permanent supportive housing for medically fragile adults with HIV/AIDS, transitional housing for families and women, employment support and training, drug/alcohol abuse assistance, and welfare-to-work training.

This City received over \$2.74 million in multi-year renewal funding through the 2000 SuperNOFA process. Said funding supports the City's Matilda Cleveland Transitional Housing Project; a transitional housing program for families with children; the City's Homeless Families Support Network; a continuum of services intended to assist homeless persons off the street and into shelter and/or other temporary housing, transitional housing and ultimately, permanent housing; and the City's Families In Transition/Transitional Housing Program.

The City's transitional housing program administered at the Matilda Cleveland Transitional Housing Project, provided housing and supportive services to approximately 17 families with children, for a total of 50 individuals served through this program. Of the 17 families, 3 secured permanent housing and another family moved in with relatives or friends.

The City's Families In Transition/Transitional Housing Program, provided transitional housing and support services to 13 families with children, for a total of 57 individuals served through this program. Of the 13 families served, one family secured permanent housing and another moved in with family or friends.

¹ Homeless Families Support Network, Peter Babcock House, Homeless One-Stop Welfare-to-Work Employment System, Rosa Parks House, International Boulevard Family Housing Initiative-Phase II, Lutheran Social Services of Northern California Transitional Housing for Women, Oakland Homeless Families Program/Families In Transition, City of Oakland's Families In Transition/ Scattered Sites, Matilda Cleveland Transitional Housing Program, and the Alameda County Homeless Youth Collaborative

Through the Homeless Families Support Network (Supportive Housing Program) support services, shelter, temporary housing and transitional housing was secured for 343 families, for a total of 994 individuals. Prior to receiving said services 27% of the clients lived on the streets, 25% in shelters, 3% in transitional housing, 3% in substance abuse and psychiatric facilities and hospitals, 33% with relatives/friends, 8% in rental housing and 2% other. 79 moved into permanent housing and 18 into other forms of transitional housing within 2000/01.

Priority (H-e): Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
ECHO Project Share <i>Citywide</i>	Match low income homeowners with low income renters to provide income to homeowners and increase the availability of affordable rent opportunities	Conduct 235 counseling and information sessions, make 320 referrals to shared housing and 60 placements, and perform various forms of outreach	Conducted 210 counseling and information sessions, made 1,327 referrals, made 30 placements, and conducted 214 outreach contacts.
ECHO Rental Assistance Program <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Prescreen 820 clients, support counseling to 160 families/individuals, 240 information and referrals, 90 deposit or past due guarantees, 90 Follow ups collections as needed and various forms of outreach.	Conducted 1,168 prescreens, provided counseling to 611 families/individuals, provided information and referrals to 708 families/individuals, made 90 deposits, and conducted 324 follow-up contacts.
Emergency Shelter Grant Program <i>Citywide</i>	1) Shelter and other forms of temporary housing and support services to be provided to the City's homeless population 2) Homelessness Prevention (rental assistance, legal assistance, & eviction prevention) 3) Technical Assistance	Assist at least 7,493 persons. Provide Technical Assistance to Emergency Services Network, a clearinghouse to homeless service providers.	Assisted over 5,902 persons. This number is lower than the established goal because the cost of motel/hotel vouchers has risen dramatically and the number of hotels/motels willing to establish MOUs with homeless service agencies has decreased. Furthermore, two of the funded providers did not perform their contract scopes at all and corrective actions have been taken for both. Provided funds for technical assistance to Emergency Services Network. Provided 320 hotel/motel bednights, 208,043 shelter bednights, and rental assistance to 401 persons and families. Provided an additional 12,958 bednights at Oakland Army Base temporary Shelter.

ACTIVITY NAME LOCATION CEDA Area	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Matilda Cleveland Transitional Housing Program 8314 MacArthur Boulevard <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing 14-15 units	Assist 15 families.	Assisted 17 families
Sentinel Fair Housing <i>Citywide</i>	Landlord-tenant mediation services to prevent evictions	Assist in preventing evictions. (The funding for this organization will also pay for Fair Housing services.)	Addressed 486 landlord-tenant cases, and provided information and referrals to 2,686 families/individuals.
Supportive Housing Program (SHP) 1) 559 - 16th Street 2) 520 - 16 th Street 3) 1900 Fruitvale, Suite 3E <i>Citywide</i>	Provide a continuum of services, shelter and transitional housing through a network of agencies to homeless families	Assist 150-170 families.	Assisted 343 families.
Transitional Housing Program (THP) 1)173 Hunter Avenue 2)1936-84 th Avenue 3)5239A-5241 Bancroft Avenue 4)2400 Church Street/ 6850 Halliday Avenue 5)3501 Adeline Street 6)3824 West Street <i>Citywide</i>	Provide temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing. 9 multi-bedroom units	Assist 11-19 families.	Assisted 13 families.
Winter Relief Program <i>City Wide</i>	Provide emergency food and temporary shelter during winter months.	Assist 1,757 persons.	Assisted 832 individuals and families.

Narrative E: Other Actions

The 2000-2001 Consolidated Plan Action Plan identified a number of other actions that the City and other entities would undertake to further the goals and objectives of the Consolidated Plan. This section lists those actions and provides information on actual accomplishments. All accomplishments appear in *italicized* text.

1. Actions to address obstacles to meeting under-served needs

During the development of the Consolidated Plan for 2000-2005, the City received a number of comments on the extent to which non-English speaking residents are under-served by the City's housing programs.

In response, the City expanded its outreach to non-English speaking residents, published announcements of public meetings in Spanish and Cantonese as well as English, and has begun to publish program information in Spanish.

The Consolidated Plan also notes the difficulty in meeting the housing needs of extremely low income families, for whom affordable housing often cannot be obtained without rental assistance such as Section 8 and public housing.

The Oakland Housing Authority has aggressively pursued new Section 8 funding when it is available. The new State of California Multifamily Housing Program (MHP) includes specific targeting to extremely low income households, and developers of affordable housing projects in Oakland are encouraged to make use of this program. The City has actively supported proposals for a Federal Housing Trust Fund that would specifically target rental housing for families with incomes less than 30 percent of median income.

2. Actions to foster and maintain affordable housing

The City pursued a wide variety of activities to foster and maintain affordable housing. These are detailed in Narrative C.

No existing assisted housing project “opted-out” from their subsidy contracts during the program year. Two existing projects, Oak Center and MOHR I housing, were acquired and rehabilitated by a regional nonprofit developer, while retaining the affordability subsidies. This work was completed without the need for financial assistance from the City.

3. Actions to address public policy barriers to affordable housing

The following actions were proposed to address some of the public policy barriers to affordable housing that were identified in the Five-Year Strategy:

- Work will continue on development of specific rezoning actions consistent with the recently revised Comprehensive Land Use and Transportation Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs.

City of Oakland staff has worked since the implementation of the General Plan to complete the proposed rezoning actions, but were not able to complete the actions within the given three-year window. The City Council approved a two-year extension and the City will continue to work with the consultant team (Dyett and Bhatia) to implement the work program that will complete the new citywide zoning code within the next two years.

- The City will continue to work to develop a broader community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work with the Nonprofit Housing Association of Northern California (NPH) and East Bay Housing Organizations (EBHO), as well as developing its own education and outreach activities.

Staff has continued to work closely with EBHO's educational campaigns. With financial assistance from the City, NPH completed a video production highlighting the accomplishments and benefits of in-fill affordable housing in central city areas. The video will be used as part of a campaign to build community consensus for affordable housing.

- The City will work to streamline its processes for the issuance of zoning and building permits.

The City of Oakland Permit Center has taken a number of steps this year to streamline the process of issuing zoning and building permits. In order to improve customer service, the Permit Center established new counter supervisor positions and a planner position to the Zoning counter. An engineer was assigned to the over-the-counter plan check and the City contracted with various engineering firms to assist with the backlog of plan checks. The Permit Center published informational brochures, updated forms, established pre-application meetings on request, and assigned predictable plan check timelines in order to clarify the permitting process.

In addition, a number of technological improvements were made to the Permit Center to further facilitate the process. First, a needs assessment for technology enhancements was conducted and a number of vendors provided technology demonstrations. First, the Permit Center web page was established, GIS was installed at the Engineering counter and the Permit Center updated and distributed the Zoning and General Plan GIS layer. The Permit Center conducted a records inventory and established an electronic records

database. A Records Manager was hired and a records retrieval protocol was established.

Lastly, to expand the capacity of the Permit Center, a Strategic Plan was developed and staff members visited the permit centers of a variety of other jurisdictions. A Permit Center Manager was hired and weekly counter supervisor coordination meetings were established. The Permit Center instituted monthly integrated team meetings and weekly counter staff meetings, and established the use of meeting agendas for improved efficiency. Permit Center staff received a number of staff trainings, including cross training exercises.

4. Institutional Structure

For the 2000-2001 program year, the City proposed to pursue the following actions to address gaps in the institutional delivery of services:

Increasing Available Resources

- Make continued attempts to expand the amount of resources available. In particular, the City will actively support efforts to secure State funding for affordable housing. Although a permanent source of funds for affordable housing at the State level is needed, housing bonds will probably have to provide much-needed interim financing until a permanent source of funds can be designated.

Due to the California energy crisis, the State budget did not include substantial amounts for housing. The City will support legislation to place a bond measure on the November 2002 State ballot.

The City was successful in securing a commitment from Freddie Mac and various lenders to substantially expand the supply of mortgage capital available in the City.

- Develop a \$43 million bond issue for affordable housing.

The bond measure was actually issued during the 1999-2000 program year. Over \$18 million has been allocated to affordable housing projects, and a new site acquisition (land banking) program has been established with \$10 million in funding.

- Encourage and support the attempts of local nonprofit developers and service organizations to secure funds for service delivery and organizational operations from governmental and non-governmental sources.

Information not available.

- Work with housing advocates to establish a county-wide permanent housing trust fund.

City staff and the Mayor's office worked to initiate a campaign to develop a bond measure to fund a county wide housing trust fund, but were unable to generate sufficient political interest. The City continues to work with advocates and staff to develop mechanisms to establish trust fund. The City has appointed a Homeless Task force that is working with County officials, advocates, corporate interests and others to establish mechanisms to expand resources for housing for the lowest income families and is exploring the idea of a trust fund.

Coordinating Resources

- Improve coordination required to match accessible housing units for the disabled with those in need of such units through better referral mechanisms.

The City of Oakland funds the Center for Independent Living to provide housing search counseling to individuals with disabilities to increase their ability to find appropriate/accessible housing. Under the contract with the City of Oakland, CIL (1) arranges for essential transportation services for those who have no other access to transportation for housing searches and (2) performs outreach, technical assistance and awareness activities that increase the community's knowledge of CIL's housing services. CIL is attempting to increase collaborations with existing agencies to avoid duplication of services by participating on task forces, making contact with other service providers and holding strategic planning meetings with collaborators. The City is in the process of contracting with another organization to develop a system to identify and track accessible units developed or available in City funded projects. In addition, this contractor will provide mechanisms to identify and inform prospective disability related organizations and individuals of the availability of the housing units for the disabled.

- Improve processes within the Community and Economic Development Agency to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency.

Internal relationships that affect issues surrounding housing improvements continue to improve. The Planning Division and the Housing & Community Development Division (HCD) are working closely on several policy issues including inclusionary zoning and the housing element. The Planning Division has adopted a policy that provides priority processing for affordable housing developments. Planning is expanding the information they provide regarding housing developments of all sizes that are under development. The Building Division is working closely with HCD to implement the targeted neighborhood housing program and the receivership program (which addresses blighted properties). Coordinated efforts are underway to address blight on certain commercial corridors, contributing to overall neighborhood revitalization. The Redevelopment, Economic Development, Building, Planning and Housing and Community Development Divisions have worked closely to improve conditions along MLK, Jr. Way and MacArthur Blvd.

- Continue to coordinate housing program with Alameda County and the Oakland Housing Authority to the extent possible.

Close coordination continues with the County, particularly around housing issues involving the City and County housing departments. The Mortgage Credit Certificate Program was expanded by allocating bonding authority received by the City to be administered by the County. The City has continued funding the County's Minor Home Repair Program and continues to work closely with the Joint Powers Authority that addresses lead-based paint hazard abatement issues.

Relationships with the OHA continue to improve, with joint funding of HOPE VI projects and close cooperation to secure sites from CALTRANS. Efforts to utilize project-based Section 8 assistance to complement a new City rehabilitation program and to implement

a Section 8 homeownership program are nearing completion. New forays by the OHA in addressing blighting conditions and seeking ways to upgrade the environment for residents have required close cooperation between the City, County and OHA.

- Mayor Brown and the City Manager have expanded efforts to coordinate effectively with all cities in the County to increase the supply of affordable housing. Work during the coming year is to develop specific actions to be taken by these cities to increase the supply of affordable housing throughout the City.

The City was an active supporter of State legislation that would have imposed financial penalties on cities that failed to adopt housing elements in compliance with State law, in order to accommodate their fair share allocations of affordable housing. The legislation was postponed until the next legislative session.

Capacity and Character of Nonprofit Organizations

- Develop mechanisms to increase the capacity of nonprofit affordable housing developers and actively encourage nonprofit developers to take advantage of local program such as the Local Initiatives Support Coalition (LISC) training program for non-profit developers.

The City has worked closely with LISC and other groups to develop a new program that would expand nonprofit capacity by providing training, technical assistance and operating support. The City continues to refer nonprofits to LISC and other providers of technical assistance, including assistance made available under HUD's third-party technical assistance program for HOME.

- Provide training and technical assistance to homeless service providers in shelter and transitional housing.

During the 2000-01 Fiscal Year, the City did not provide formal training for homeless service providers. However, technical assistance was made available and provided to several homeless service providers upon request. Assistance included, but was not limited to, a proposal writing workshop, the City's Living Wage Ordinance workshop, assistance with the City's contract reimbursement process, budget development assistance, and assistance in applying for other funds.

- Use HOME funding to support non-profit capacity building

The City is currently providing operating support to four nonprofits that qualify as Community Housing Development Organizations under the HOME program.

- Encourage developers to increase the representation of low- and moderate-income persons in their decision making processes and to thereby become eligible for receipt of HOME funds targeted to CHDO organizations.

One local nonprofit completed a process of amending its bylaws to expand its board of directors to include at least 1/3 representation for low and moderate income persons or residents of low income neighborhoods.

Participation of For-Profit Organizations

- Explore programs to encourage corporate participation in the provision of affordable housing, particularly employer participation in first-time homebuyer programs.

Efforts to work with secondary market providers and employers to develop corporate participation have not proven successful.

- Develop programs that expand private sector investment in the general provision of affordable housing. The Oakland Homeownership Assistance Alliance is a collaborative effort of public agencies, lenders, nonprofit organizations and other key players in the housing development community, whose objective is to revitalize Oakland neighborhoods by increasing homeownership opportunities for low- and moderate-income households. This will be accomplished by providing new, creative financing tools, one-stop homebuyer assistance centers, debt management counseling, and an aggressive marketing and outreach campaign.

Since the establishment of the Oakland Homeownership Assistance Alliance, additional counseling agencies and one lender have joined the initiative as partners.

As described in greater detail in Section 8 (Coordination), the Oakland Lease Purchase Program and the CaHLIF (California Housing Loan Insurance Fund) 97% Home Loan Program were two City-sponsored homeownership tools created through the alliance.

In addition, the City established a pledge pool equal to 2% of the total mortgage-funding program to support the CaHLIF 97% Home Loan Program. Eighteen home mortgage loans were made from March 2000 through May 2001 that total \$2,901,324. The average loan amount was \$161,685. An annual report is being prepared that will summarize accomplishments to date.

- Attempt to overcome housing discrimination by encouraging financial institution participation in mortgage lending to low- and moderate-income individuals and in low- and moderate-income communities, largely through City and FannieMae efforts to promote existing lending programs and create new programs.

The City continues its efforts through the Alliance to increase the amount of available capital to provide mortgage lending services to low- and moderate-income individuals and by exploring all available markets to promote existing lending programs and to create new programs that improve and expand homeownership opportunities.

- Develop community reinvestment programs. The City will explore programs to encourage private, for-profit lending and investment practices that meet the needs of all Oakland

households and neighborhoods and discourage discrimination in lending and in the provision of insurance. One such program is the City's Linked Banking Services Ordinance, which requires the City to deposit its funds only with banks that are meeting a "fair share" of the City's community credit needs.

The City is preparing to explore additional programs through the Community Reinvestment Commission, once commissioners are appointed. The City's proposed anti-predatory lending legislation, once approved, will require that banks and other private financial institutions seeking City business under the Linked Banking Service Program; seeking to participate in any development project financed by City or Agency loans or grants; or seeking to participate in mortgage programs sponsored by the City must certify that they do not engage in predatory lending practices. The anti-predatory lending legislation will ensure that institutions that engage in predatory lending practices will not receive credit toward the Fair Share Goals for predatory loans.

- In order to overcome housing discrimination by landlords, the City will continue during the coming year to fund fair housing counseling and education agencies which counsel individuals and train tenants and landlords regarding their rights and responsibilities under the law.

Please see Narrative B (Fair Housing), which outlines in detail the City's annual accomplishments and activities related to overcoming housing discrimination and other barriers to fair housing.

5. Public Housing Improvements

i. Physical Improvements to Public Housing

Utilizing the Capital Fund (formerly known as the Comprehensive Grant Program) the Oakland Housing Authority will continue its efforts to address the many physical and social problems that exist in public housing sites through a strategy that includes comprehensive modernization of some of the Authority's oldest developments, immediate repairs, and renovations to address the most pressing needs at individual housing developments. Among the most significant of the renovation activities that will occur within the next fiscal year is the completion of the comprehensive modernization of Peralta Villa (390 units). Additionally, several smaller sites including 2508 77th Avenue (22 units), and 2139 Seminary Avenue (12 units) will undergo dramatic rehabilitation. Additionally, structural and facade improvements will take place at 3217 West Street and 3025 M. L. King Jr. Way. Planning for the West District Office, located in Peralta Villa, to be demolished and rebuilt will occur and will include not only office space for administration but community space for meetings and programs offered by the Authority. The Housing Authority's Capital Fund Annual Plan for FY 2000-01 is currently being finalized.

Specific actions being funded through the Capital Fund in the upcoming fiscal year include: upgrading some existing public housing units to provide accessibility for the disabled, installation of energy conservation measures at all public housing units including low-flow toilets and lighting, and abatement of lead-based paint hazards.

The comprehensive modernization of Peralta Villa has been completed and the site is fully occupied. Due to a unanticipated reduction in the Capital Fund, the Oakland Housing Authority has decided not to comprehensively modernize the site at 2508 77th Avenue but is working collaboratively with residents of the site to address social and neighborhood concerns. The Authority has selected a contractor for the site at 2139 Seminary with construction to begin early next fiscal year. Discussions concerning the relocation of the West District Office are still being conducted. It is anticipated that a decision regarding temporary relocation will be made by September 2001.

ii. Management Improvements for Public Housing

Specific plans for improving the management and operation of public housing are set forth in the Oakland Housing Authority's Capital Fund Annual Plan which is in the process of being finalized. Several of the improvements stated in the plan include more effectively utilizing the skills and experience of senior Housing Management staff who will be reassigned to larger, more challenging, family housing developments. The Oakland Housing Authority will also focus on compliance with the Quality Housing and Work Responsibility Act (QHWRA) through the development of a software tracking program. Lead hazard testing and hazardous materials handling will also be addressed in order to improve the performance of maintenance functions.

Management improvement activities identified in the Oakland Housing Authority's Capital Fund Annual Plan have been successfully undertaken. The position of Senior Housing Specialist has been established within Oakland Housing Authority's Housing

Management Department. This position is responsible for all OHA Senior housing developments. Other Housing Management staff has been re-assigned to larger family developments. This management improvement will promote consistency in property management of OHA senior housing developments, and enhance management efficiencies in OHA family developments.

The Authority received designation of the sites from the U.S. Department of Housing and Urban Development as “elderly-only sites.” Non-elderly disabled applicants will be referred to other public housing sites or offered Section 8 assistance.

Housing Management’s monthly activity reports have been revised with the help of OHA’s MIS Department. These revised reports will track specific Public Housing program performance measures in compliance with the Quality Housing and Work responsibility Act (QHWRA). The Authority developed the ‘Case Management and Service Assessment’ software tracking program to ensure resident compliance with the Quality Housing and Work Responsibility Act. The software has been fully tested and is in the process of implementation.

Hazardous material testing and abatement efforts have been implemented. This is an ongoing project and various sites throughout all of OHA’s public housing stock must be considered.

HOPE VI Activities

Lockwood Gardens:

Phase I of Lockwood Gardens (72 units) was reoccupied. Modernization of Phase II (158 units) began during the fiscal year with completion anticipated at the beginning of 2002.

Chestnut Court and 1114 – 14t Street:

All residents have been relocated and the buildings on the sites have been demolished. A Disposition and Development Agreement has been executed with Bridge Housing Corporation and EM Johnson Interest. The U.S. Department of Housing and Urban Development approved the Authority’s Disposition Application. A tax credit application was submitted on June 15, 2001. If tax credits are awarded this round, construction will start in early February 2002 and will be complete by August 2003.

Westwood Garden:

The Oakland Housing Authority submitted a Relocation Plan to the U.S. Department of Housing and Urban Development. The site will be vacated and demolished next fiscal year. The Authority is in the process of procuring a Developer.

Coliseum Gardens:

In 2000, the Oakland Housing Authority received a \$34.5 million HOPE VI grant to be used for the comprehensive redevelopment of Coliseum Gardens. A 178-unit development in East Oakland. Once all of the residents have been relocated, the site will be completely demolished and a mixed-income, mixed-use community will be established. The plan includes the replacement of a portion of the public housing units in housing developments throughout the City of Oakland. Homeownership opportunities will be made available to eligible low-income residents.

The Oakland Housing Authority is in the process of obtaining approval of a Revitalization Plan for the Coliseum Gardens HOPE VI project from HUD. A Relocation Plan will be finalized next fiscal year.

Public Housing Drug Elimination Program (PHDEP)

The 1999 PHDEP grant was completed and the final closeout report is in the process of being submitted. The 2000 PHDEP is currently underway which continues community policing and provides a variety of social services.

Economic Development and Supportive Services Grant (EDSS)

The EDSS grant provides senior/disabled public housing residents with vital support services through linkages with several community-based organizations and government agencies. The EDSS grant is scheduled to be completed early next fiscal year.

Resident Uplift and Economic Development (RUED) Grant

The RUED grant is scheduled to be completed early next fiscal year. Staff is in the process of completing final closeout reports for HUD. Additional information will be available once the grant is officially closed-out.

6. Public Housing Resident Initiatives

i. Resident Participation in Management

The Oakland Housing Authority is pursuing several courses of action for increasing resident participation in the management of public housing. First, the Authority is seeking to strengthen the existing Resident Councils located at large family and selected small public housing developments. Second, the Authority will continue to solicit resident input into the Authority's annual Comprehensive Grant Program (CGP) plan. Third, the Authority is expanding programs that will provide public housing residents with job training and employment opportunities through a variety of initiatives and funding sources.

Tenant Opportunities Program (TOP) / Technical Assistance Grant (TAG)

Authority staff continues to work in partnership with four Resident Councils that received \$100,000 each in TOP/TAG grants. OHA is providing technical assistance on financial management, fund raising, newsletter preparation, community organizing, leadership skill development and other activities aimed at economic empowerment and capacity building. The Authority and Resident Councils are working to achieve the common goal of creating a better living environment in the public housing communities.

ii. Resident Opportunities for Home Ownership

The Oakland Housing Authority continues to work on the development of a Homeownership Program in consultation with community groups, Fannie Mae, local lenders and the Resident Advisory Board that will enable eligible families to utilize their Section 8 assistance towards their monthly mortgage and housing costs.

The Oakland Housing Authority is also continuing to explore opportunities for homeownership for residents of the Authority and will continue to collaborate with the City of Oakland, non-profit agencies and others to encourage residents to become homeowners. Additionally, residents are referred to the City's First-time Homebuyer Program or similar homeownership counseling. The Authority continues to encourage residents to participate in Individual Development Account (IDA) Program which match family savings on a 2:1 basis.

7. Lead Based Paint Hazard Reduction

i. General Actions to Address Lead-Based Paint Hazards

A number of actions have been initiated to address the problem of lead-based paint hazards in Oakland. The City of Oakland is a member of the Alameda County Joint Powers Authority who had established specific quantitative objectives. The following summarizes those goals and actual accomplishments:

ACTION	GOAL	ACTUAL
Distribution of Lead Safe Painting Prep Kits to homeowners who receive paint through our Self-Help Paint Program	1,650	1,235
Distribution of Lead Test Kits to all homeowners who participate in our rehabilitation loan programs	2,640	2,470
Participation by Rehabilitation Advisory staff in “refresher” certification classes	12	--
Distribution of additional lead hazard literature to homeowners where children aged 6 or younger spend a significant amount of time in the home and encourage rehab loan applicants to have children tested for “elevated blood” conditions	1,000	--
Provide risk assessment referrals to the County program where hazards appear significant	198	38
Coordination of Homeowner Lead Awareness Events	19	3
Coordination of lead-safe painting instruction and home renovation classes	15	--
Provide information and referral services to information line callers	660	780
Provide information and referral services to Website visitors	792	--

ii. Integration of Lead-Based Paint Hazard Abatement in City Programs

During the year, Residential Lending expanded its focus on lead-based paint hazards to meet full compliance with HUD's "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance":

1. All program loan applicants where children under the age of 6 reside or visit for more than 40 hours per year are strongly encouraged to have the children tested for "elevated blood" condition. In addition, we prepare a referral with their information to Alameda County Lead Poisoning and Prevention Program (ACLPPP) for a lead hazard risk assessment on the property.
2. We have updated *The Paint Program-A Fact Sheet* disclosure to detail the hazards and safe work practices dictated by new lead-based paint hazard regulations.
3. We continue to compile, record and analyze data on the at-risk populations Citywide to address needs and enhance the targeted neighborhoods initiative.
4. All program loan application packets include extensive disclosures of lead-based paint hazards and all Homeowners are given the current "Protect Your Family From Lead in Your Home" guide booklet and must sign an acknowledgment of receipt of the booklet.
5. The Mortgage Loan Supervisor is the designated representative to the Joint Powers Authority and continues to work closely with the ACLPPP to develop cooperative activities to abate lead-based paint hazards.
6. ACLPPP has employed the services of a community outreach consultant to assist the City in providing homeowner education about lead hazards as well as marketing services for the Lead-Safe Housing Paint Program
7. All of the staff in the Residential Lending and Rehabilitation Services Unit have attended both HUD- sponsored training and California State Department of Health-sponsored training on the new regulations, current techniques and methodology for handling lead-based paint hazards.
8. General and specialty contractors who provide services to program homeowners recently attended a Contractors' Forum which included staff and ACLPPP training on the new lead hazard regulations and the City's expectations for compliance.
9. We continue to review and revise Housing Rehabilitation programs to address the needs of the community
10. We continue to seek funding to meet the increased rehabilitation costs motivated by the new lead-based paint hazard abatement responsibilities. We are currently administering a

matching funds contract with ACLPPP to abate lead hazards during the rehabilitation of certain housing units, where children under the age of 6 reside or frequently visit.

11. In conjunction with the revision of operational procedures, we have reviewed and revised the Rehabilitation Standards and Specifications for the remediation and abatement of lead-based paint hazards based on changes in the regulations.

8. Coordination Efforts

The 2000-2001 Action Plan described a variety of actions to be pursued to facilitate greater coordination among:

- Public agencies providing housing resources
- Assisted housing providers
- Private and governmental health, mental health, and social service agencies.

These actions are listed below, with accomplishments shown in *italics*.

- The City and the Oakland Housing Authority will work to coordinate project-based rental assistance provided by the Housing Authority with housing development projects sponsored by the City. The City has reviewed and commended on the guidelines used by the Housing Authority in allocating such funds, and the Housing Authority has included consistency with the Consolidated Plan among its criteria.

No new units were contracted under project-based assistance over the past year.

New project-based assistance regulations were published on January 16, 2001. This guidance has significantly revised how project-based assistance is to be administered. We are currently waiting for the publication of additional guidance from HUD before we release another project-based offering. Consistency with the Consolidated Plan will remain a priority and objective of the project-based unit selection criteria.

- The City will continue to attend and participate in meetings of East Bay Housing Organizations, an umbrella organization comprised of nonprofit housing developers, housing advocacy organizations, fair housing providers, and service organizations. These meetings are also attended by representatives of the Oakland Housing Authority and other local governmental housing and social service agencies.

The City is a regular participant in these meetings, providing updates on current activities and occasionally making presentations on issues of interest to the EBHO membership.

- The City will continue to work closely with the Emergency Services Network (ESN) of Alameda County, an umbrella organization comprised of organizations providing housing and supportive services to the homeless, including Alameda County Mental Health Services. The City will assist ESN in developing a new method of data collection that will more accurately profile the Oakland Homeless population.

In close collaboration with ESN, the City continues its participation in the County-wide Continuum of Care Planning Committee and the Management Information Systems (MIS) subcommittee. A “universal” data collection/intake form has been developed, piloted, and adopted among several service providers within the City of Oakland and Alameda County. The use of this universal intake form will assist in the design of the countywide

MIS to be implemented to link service providers throughout the County to more effectively serve the homeless community. The plan is to enable client data to be shared among participating agencies, allowing for accurate representation of our homeless community and effective and efficient services.

- The Oakland Housing Authority and the City will continue to work with nonprofit and for-profit housing providers and an array of government and nonprofit service providers as part of the implementation of the Shelter Plus Care and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH) programs.

There have been no changes to the administration of the SAFAH program over the past year.

Approximately \$1 million of Shelter Plus Care funding has recently been reallocated from Alameda County Housing Authority to the Oakland Housing Authority. This redistribution of funding resulted from the disparate number of units contracted within each respective agency's jurisdiction. The Oakland Housing Authority has demonstrated significantly greater success with the Shelter Plus Care program. We have recently obtained verbal commitments for two additional site-based units with Oakland Community Housing, Inc., and seven new units with Resources for Community Development for Shelter Plus Care.

The Oakland Housing Authority submitted an application for an additional 75 Mainstream Program Vouchers (Housing Opportunities for Persons with Disabilities).

- The Oakland Housing Authority will continue to collaborate with the Alameda County Department of Social Services/Children and Family Services to implement the Family Unification Program.

The Oakland Housing Authority has just completed another joint application with the Alameda County Department of Social Services/Children and Family Services for additional Family Unification Program vouchers. This current application is for a total of 100 vouchers, 50 of which will be used to expand the existing program to address the unmet housing needs of families involved in the child welfare system. The remaining 50 will be used to address the unmet housing needs of former foster youth aged 18-21. The Authority has agreed to convert certain families who were issued an original FUP certificate from the FY95-96 FUP award to the regular Section 8 program. The selected families each must have successfully unified and maintained stability in their tenancy for 3 years. The identified families will be converted to a Housing Choice voucher and the allocated FUP slot will be offered to the next available FUP eligible family.

- The City's Community and Economic Development Agency will continue to work closely with the Alameda County Department of Housing and Community Development (ACHCD), Contra Costa County Community Development Department (CCCCDD), housing providers, and service providers to further the implementation of the multi-year AIDS Housing Plans for both counties. The City, along with these agencies and the Contra Costa County

Department of Health Services and Ryan White Consortium, will administer the Housing Opportunities for People With AIDS (HOPWA) program through the Oakland Eligible Metropolitan Statistical Area (EMSA).

The City is a grantee of the HUD HOPWA grant. The City has entered into its eighth grant agreement (Year 2000) with HUD for this program. The types of services, housing developments, and assistance provided by ACHCD and CCCCDD are driven by the strategically developed AIDS Housing Plans for each county. To date, AIDS housing units have increased by approximately 137 bedroom units within the Oakland EMSA. Several housing developments are underway. Each county has taken the appropriate actions to allocate HOPWA funds and other funds that compliment in order to maintain the current level of housing and services, mainstream and affordable housing, and technical assistance to HIV/AIDS housing and services, as well as to create set-aside units for persons with HIV/AIDS and their families,

- Alameda County HCD, the City of Berkeley, and the City of Oakland will ensure the implementation of the Alameda County-wide Continuum of Care Plan developed and adopted in 1997. The mission of this plan is to coordinate homeless planning efforts throughout Alameda County to better develop a comprehensive and coordinated homeless service delivery system. A “continuum of care” plan defines services from prevention of homelessness, through a person’s first contact with the “system” of emergency assistance and shelter, transitional housing and services, and permanent housing and jobs. A structure is established for inter-jurisdictional and community cooperation, detailing specific goals for achieving improvement in county-wide service delivery. A county-wide working group including representatives from the City of Oakland, ten other cities, the County, homeless providers, consumers, and advocates is overseeing the execution and administration of activities defined in the Plan.

The City continues its participation in the implementation of the Alameda County-Wide Continuum of Care Plan (COCP). The City serves in various capacities in the COCP and its sub-committees. Susan Shelton, City of Oakland CEDA staff serves as chair of the Continuum of Care Council.

- The Community and Economic Development Agency will continue to maintain directories of assisted housing developments, emergency and transitional housing facilities, housing finance programs, and nonprofit housing development and homeless assistance organizations.

The City currently maintains a growing list of over 70 Oakland-based homeless service, shelter, transitional housing, drug rehabilitation, and non-profit housing development agencies.

- The Eden Information and Referral Service will maintain a comprehensive listing of housing and services available to homeless people throughout Alameda County.

Eden I&R continues to maintain this listing.

- As a member of the Alameda County Joint Powers Authority (JPA), the City of Oakland works with other governmental agencies and health agencies to address the problem of lead-based paint hazards.

Upon the recommendation of the City of Oakland's staff representative to the JPA, a jurisdictional collaborative including the cities of Oakland, Fremont, Livermore, Pleasanton, San Leandro, Hayward, and Union City, as well as the Alameda County Housing and Community Development Agency was established in December 2000. The collaborative's activities have included submitting a comprehensive Transition Implementation Plan to summarize the needs of all members for more lead-certified contractors, working with ACLPPP to develop lead certification examination preparation classes for contractors and outreach to recruit more contractors for the rehabilitation programs.

The Residential Lending and Rehabilitation Services Unit hosted a Contractor's Forum that included presentations by staff from Workforce Development and Code Enforcement. The focus was to improve communication and knowledge of available resources to the contractors and improving customer service delivery to Oakland's homeowners as well as the contractor community.

- The Oakland Housing Authority will continue to collaborate with the Alameda County Social Services Agency (ACSSA) to assist public housing residents and Section 8 participants who are recipients of TANF enroll in Cal WORKS activities. The focus is on TANF recipients who have been identified by ACSSA as unwilling or unable to comply with State and County requirements to attend a Cal WORKS orientation, engage in work activities and secure gainful employment.

The Oakland Housing Authority will complete the contract with ACSSA early next fiscal year. Public housing residents and Section 8 participants who are recipients of TANF received targeted outreach to enroll in Cal WORKS activities.

- The Oakland Housing Authority will actively support and coordinate with the City of Oakland's efforts to identify and preserve HUD Project-Based Section 8 sites as risk of opting out of the program

In collaboration, the Oakland Housing Authority continues to coordinate project-based rental assistance with housing development projects sponsored by the City. One site, the Oaks Hotel, has been completely rehabilitated with 35 project-based rental units leased up in the Fall of 2000.

The Adeline Street Lofts application was withdrawn. Tenanting requests were not in line with program requirements.

- Last year, the City initiated a 5-Year Oakland Homeownership Alliance with Freddie Mac, Bank of America, the Low Income Housing Fund, the Local Initiative Support Corporation,

and the Homebuyer Assistance Center. The goal of the Alliance is to increase the number of homeowners by 10,000 over the next 5 years.

The Alliance estimates that Oakland has added approximately 1,8000 new homeowners since the Alliance started. Wells Fargo Home Mortgage became a member of the Alliance. An Annual Report is being prepared that will report on all activities and accomplishments such as the Lease Purchase Program, the Credit Works Program, and other activities.

Members of the Alliance reached out to industry professionals to develop the City of Oakland's national Homeownership Week even that may lead to new homeownership among Oakland residents. Activities included a symposium attended by more than 100 industry representatives that provided information on downpayment assistance programs followed by a bus tour of homeownership developments and opportunities. A team of representatives from the lending community and housing services providers also hosted a homeownership workshop that included information booths and homebuyer training to more than 800 residents. The training was provided in English, Spanish, Vietnamese, and Chinese.

- The City works with a number of organizations to expand the supply of financing for all types of housing. The City is a member of the Community Reinvestment Corporation that works with lenders, housing advocates and others to create additional sources of capital for affordable housing. The City, with several surrounding municipalities, has formed a Joint Powers Authority to issue bonds to finance a lease purchase program that will be available in as many as 20 cities in the greater Bay Area.

The City of Oakland received \$90 million in bond proceeds this year to provide first mortgages through its Lease Purchase Program. The funds will provide approximately 400 mortgages at an average loan amount of \$225,000. The maximum loan amount is \$275,000. The program is available in all of the cities of Contra Costa County, Fremont, Oakland, Pleasanton, Hayward, Richmond, Livermore, and East Palo Alto and is administered by the East Bay Delta Housing and Finance Agency. The funds must be utilized and all loans closed by March 2002. From December 2000, 1,103 participants have attended educational workshops in Oakland, 131 have applied, 26 have been approved for loans below \$150,000 and 17 have been approved for loans above \$150,000. It is expected that loan closings will begin in the Fall and Winter of 2001.

10. Anti-Poverty Strategies

The City was involved in a wide array of activities to reduce the number of persons living in poverty. Many of these were undertaken in conjunction with Federally-funded housing and community development activities; others were undertaken as separate initiatives.

a. Local Hiring Requirements on City-funded Projects

The City of Oakland has two local hiring requirements on City-funded construction projects: the Local Employment Program and the 15% Apprenticeship Program.

The Local Employment Program

On February 25, 1993, the City of Oakland established a revised Local Employment Program (LEP) for the City of Oakland and Redevelopment Agency construction projects. The LEP established as an employment goal that 50% of the total project workforce hours on a craft-by-craft basis be performed by Oakland residents and 50% of all new hires be performed by Oakland residents on a craft-by-craft basis. The first new hire must be an Oakland resident along with every other new hire thereafter. To implement the goals for the LEP, the City created the Local Construction Employment Referral Program (LCERP).

The LCERP partners with thirty-five Community Based Organizations (CBOs) that refer a continuous pool of construction workers to the City. These workers are referred to unions and apprenticeship programs on a daily basis and their names maintained in a data bank. With a three-day notice, workers may be referred in response to a request by an employer.

Because the CBOs serve a variety of clients, employers have access to qualified individuals of all races, languages, skill levels and physical abilities. LCERP works closely with trade unions and all employers seeking such assistance. The relationship between the CBOs and LCERP enables the City to offer a trained, assessed and counseled workforce.

According to the databank maintained by LCERP, there are 3,192 participants in the program available for work on City projects as of June 30, 2001. Since the program's inception in July 1993, 1,972 workers have been placed on Construction projects.

15% Apprenticeship Program

In February 2000, the City of Oakland's Apprenticeship Workforce Development Partnership System (OAWDPS) was created to increase Oakland resident's participation as apprentices on City-funded construction projects. The 15% Apprenticeship Program requires contractors to work with apprentices that are Oakland residents for 15% of the hours worked on City of Oakland projects on a craft-by-craft basis. For any non-City of Oakland or Oakland Redevelopment Agency project, 7.5% of the hours must be

performed by residents. In May 2000, incentives and punitive guidelines were added to this policy.

The Port of Oakland's Employment Resources Development Department (ERDP) operates a similar program.

b. Living Wage Ordinance

Entities that receive more than \$100,000 in financial assistance from the City or Agency are required to pay employees wages in compliance with the City's Living Wage Ordinance. The current wage rates are \$9.13/hour if health benefits are included, and \$10.54/hour if health benefits are not provided.

c. Provision of Supportive Services in Assisted Housing for the Homeless

Many City-sponsored housing projects, particularly in Single Room Occupancy housing and in housing targeted to the homeless, include a planned service component that aims, in part, at assisting very low income persons to develop the necessary employment and job search skills required to allow such persons to enter or return to paid employment and an ability to live independently.

Many innovative activities within the City's homeless service program contracts target assisting homeless persons in need of job assistance and employment search skills. At least six agencies funded under the City's homeless services/shelter or transitional housing programs provide various forms of job development and job search assistance.

d. Laney College Carpentry Program

The City will continue its partnership with the Peralta Community College District's Laney College Carpentry class. However, the City is currently negotiating with the Oakland Rotary Club as they have expressed an interest in becoming a partner with the City and Laney College in this student training endeavor. We expect to complete a new partnership agreement between the City, Peralta Community College District and the Oakland Rotary Club by the end of 2000. The new partnership will require the Rotary Club and the City to place an as-yet undetermined amount of funds into a revolving project fund to be used to fund the next construction project.

The City of Oakland did not pass a resolution to approve the Laney College Carpentry Program until December 2000, and the actual contract was not executed until June 2001. As a result, the project has not officially begun yet. It is anticipated that the program will begin when classes start at Laney College at the end of August 2001.

e. Business Opportunities for Public Housing Residents

The Oakland Housing Authority will continue to expand opportunities for public housing residents to establish small businesses. The resident-owned and operated businesses will have preferential status as allowed by Federal procurement procedures and Section 3 of the Housing Act of 1968, as amended.

*The Oakland Housing Authority utilized XX Section 3 residents during the fiscal year. (***)Specific information was not available at the time the draft CAPER was published).*

f. Job Training and Employment Programs in Public Housing

The Oakland Housing Authority will continue to expand programs that provide public housing residents with job training and employment opportunities. The Resident Internship Program will continue to provide several residents with worksite opportunities and experience in a variety of clerical and paraprofessional functions. In addition, as part of the Capital Fund Program, the Authority sets public housing resident hiring goals for companies that have contracts in excess of \$100,000 with the Authority and will continue to monitor contract compliance with these goals.

During the fiscal year 2000-2001, the Authority employed 4 resident interns in various departments, providing them with workplace experience.

g. Welfare-to-Work Grant Funding:

The Oakland Housing Authority applied for Welfare-to-Work funding from HUD but was not selected to receive additional Section 8 funding.

h. Section 8 Family Self-Sufficiency Program

To date, 260 residents have executed contracts under the Family Self-Sufficiency Program with 163 currently enrolled. There are 110 active escrow accounts. Currently 111 participants are employed, 61 are in school or other training programs, 38 have completed school or training, and 76 are no longer receiving public assistance. Thirty-two (32) participants have graduated the program; 16 of the graduates are now independent of Section 8 assistance and 6 are first-time homebuyers.

i. Youthbuild

The City supported an application by the Youth Employment Partnership program for Youthbuild funds.

j. Technical Assistance and Counseling for New and Existing Small Businesses

The Community and Economic Development Agency's One Stop Capital Shop (OSCS) and its partners will continue to provide technical assistance and consulting services to aspiring entrepreneurs and existing business owners. In an effort to help alleviate poverty and economic decline in Oakland's Community Development districts. These services will be provided by the One Stop Capital Shop and its partner organizations such as the U.S. Small Business Administration (SBA), the Oakland Business Development Corporation (OBDC), East Bay Small Business Development Center (EBSBDC), and the Service Corps of Retired Executives (SCORE). In addition, over 175 business assistance and loan providers are included in a Resource Partner Network. To assist clients who have difficulty preparing a business plan, a "Start-up Business Kit" was developed that has a sample business plan and instructions on how to prepare the business plan, financing information, and Oakland business licensing and permit requirements.

In FY 2000-2001, OSCS interviewed and screened 1,520 entrepreneurs or prospective entrepreneurs, mostly from the City's CD districts, for referral to appropriate technical assistance providers.

Clients can conduct research in SBA's Business Information Center which is a fully equipped multi-media center housing the latest in resource materials, high tech-computers and Internet access. In the evenings, the SBA hosts a "Business Coaches" mentoring and counseling program.

The OSCS staff will continue to work with other City staff and with job training agencies to match employment opportunities created through the provision of financial assistance with low-moderate individuals seeking employment. Business Skills Development Training Program

k. Business Skills Development Training Program

This program trains entrepreneur in business orientated software programs, especially business accounting software, it teaches them everything from marketing to financial planning and concludes with the either the development of a feasibility study (for Tier – One designed for start-ups) or a complete Business Plan (for Tier – Two designed for established businesses). Currently, this is the only entrepreneur-training program in the East Bay.

Approximately 80 prospective or existing entrepreneurs took advantage of this program in FY 2000-2001. Counseling referrals are also made to SCORE for start-up businesses and EBSBDC for existing organizations.

This program is critical to the success of the unit because many of the entrepreneurs that desire City funded direct lending do not demonstrate the

previous management experience to operate new businesses. Even established business owners lack many of the necessary skills to effectively create growth strategies for their businesses in this very competitive environment for small businesses. This program is designed to support such businesses and strengthen and stabilize Oakland's base of small businesses.

One Stop Capital Shop (OSCS) Workshops and Seminars

The OSCS has carefully designed workshops and seminars to meet the needs of the participants by offering them an array of information and/or technical assistance which is needed for them to develop the skills that will make them successful business owners.

In FY 2000-2001, the OSCS has sponsored nearly 250 business development workshops in its Entrepreneur Training Center. Workshops range in topics from marketing to financial planning, credit repair to how to get financing, and from doing business through government procurement opportunities to international trade. Those individuals living in poverty conditions can attend these workshops at little to no cost and as often as they wish to inform themselves about how small business opportunities may assist them.

In these ways the City's efforts, through its One Stop Capital Shop, will provide assistance to those living in poverty leading to better economic conditions.

1. Workforce Development Program

The Oakland Workforce Investment Board (WIB), staffed by the City's Workforce Development Unit, has established as its highest priority support for programs that enable the underemployed and the unemployed to achieve self-sufficiency. The self-sufficiency index developed and approved by the Oakland WIB clearly identifies wages required to live and work in Oakland depending on one's family configuration. Basing its services on a real "living wage," the Oakland WIB has budgeted more than \$10,000,000 in program funds targeted for more than 5,000 welfare recipients, at-risk youth, dislocated workers, and other unemployed and underemployed adults. The Oakland WIB is also expanding customized services with and for local employers to enable them to upgrade the job specific skills of incumbent workers who are underemployed according to the self-sufficiency index. Positions vacated by workers who advance (and thus increase their earning power) are to be filled by unemployed job seekers.

m. Life Enrichment Agency

The City of has been the Community Action Agency (CAA) for Oakland since 1971. This Agency has been charged with developing carrying out an anti-poverty strategy for the City. The Department on Aging, Health & Human Services (AHHS), Community Action Agency administered the following programs, service and policy areas.

Community Action Agency

- *For 2001, CAA received \$743,000 in funding, an increase over the previous year.*
- *CAA sponsored forums in low income communities in Oakland to address questions and identify alternatives in the face of California's energy crisis and exploding utility bills.*
- *CAA continues to operate the Welfare to Work program served 394 clients and placed over 45% in jobs.*
- *Supported a Welfare Reform Coordinating Committee to provide feedback and problem solving around TANF. Continue to work with County on recommendations for the reauthorization of TANF.*
- *In 2001, CAA has partnered with the City to provide funding for an innovative program called Project Choice, designed to integrate ex-offenders into the community and to reduce crime. CAA partners include Oakland Police Department, California Department of Corrections, Safe Passages and Workforce Investment Board.*
- *CAA is also partnering with the above agencies and others to submit a federal grant application for \$3 million to support ex-offenders who are released to Oakland with employment, mental health, substance abuse and case management services.*
- *CAA is also working to develop a strategy to address the lack of substance abuse services in Oakland. Addiction and poverty are closely linked.*

Children and Youth

- *Early Head Start and Head Start applied for expansion funds for the coming year, but have not yet learned the results of their applications. If fully funded as applied for, total capacity would expand significantly.*
- *Nationally over the past two years, Head Start has shifted its focus from social competence to school readiness. In addition, Head Start has been charged to place more emphasis on family literacy, in order to help ensure the future success of children by helping their parents now. As noted in the Consolidated Plan, Oakland Head Start has been collaborating with the Oakland Public Library for many years (antedating the current federal mandate) for just this purpose. This effort has been refunded and expanded in scope. In addition, Head Start has instituted, in cooperation with Mayor Jerry Brown, the LeapFrog program in all its classrooms. Among other features, this program automatically documents each child's progress in phonemic awareness, which fits well with the national Head Start emphasis on child outcomes.*
- *Besides these efforts, Head Start is a successful applicant for two Even Start family literacy grants (funded by the U.S. Department of Education through the State of California Department of Education), in partnership with the Oakland Unified School District and several community groups. These two projects, each funded at \$271,300, will serve two Oakland neighborhoods with high concentrations of recent immigrants: the Lower San Antonio neighborhood (just east of Lake Merritt to about 16th Avenue) and the Fruitvale neighborhood. At this writing, a third grant for a portion of the Elmhurst neighborhood is also under consideration by the State of California. If funded, it will serve an area formerly almost entirely African American, but now nearly 50% Hispanic, with some Cambodian immigrants as well.*

- There are also two other Even Start grantees in Oakland serving other neighborhoods and special populations.*
- *Oakland Fund for Children and Youth has grown to nearly \$7 million as revenues have increased. The fund awarded over 40 contracts for programs resulting in services to approximately 11,400 children and over 2 million hours of service. The Program serves youth throughout the City with a focus on low income neighborhoods.*

Senior Citizens

- *In 2001, Oakland continued a trend of increasing diversity. The senior population also reflected this tendency, especially as more Hispanic and Asian families aged in place in the City. Although the census breakdown by race and age is incomplete, it seems likely that Oakland will have the most diverse communities of senior citizens in the state.*
- *The City has addressed that trend with the Equal Access to Services ordinance, requiring that a proportion of new hires be bilingual. The Department of Aging, Health and Human Services is also proactively responding to the changing demographics in Oakland producing print materials in several languages and conducting outreach in other languages whenever possible.*
- *Oakland Paratransit for the Elderly and Disabled (OPED) was fortunate to have its funding source reauthorized by the voters through the passage of Measure B and provides services to 1,700 individuals and 57,000 rides.*
- *The City also serves as a transportation liaison for senior and disabled persons, advising them of the alternatives available in the community, educating them about accessing services, and advocating on their behalf at the local and state levels.*
- *The ASSETS Senior Employment Opportunities has been very successful serving 204 clients and received a national award by placing 47% of program participants, exceeding the national goal of 25%.*
- *The network of five senior centers has been expanded to include a contract to provide services in the downtown Chinatown area with a local service provider who will begin during late 2001. In addition to the regular services, information and referral services have been added and/or enhanced at each site. The centers serve approximately 6,000 seniors citywide.*
- *The Mayor's Commission on Aging allocates the \$2 parking fine funds to address unmet senior needs in the City each year. In 2000, the Commission made grants of \$260,000 to community based organizations providing a variety of services to seniors including meals, home repair, legal assistance for recent immigrants, elder abuse assistance, and adult day care.*
- *Multipurpose Senior Services Program – MSSP and Linkages are both case management programs, the later includes services to non-seniors who are disabled, with the goal of insuring low income Oakland residents can remain independent for as long as possible. These programs currently serve more than 600 senior and disabled Oakland residents.*
- *The Senior Companion program allows seniors to provide companionship and support to their frail elderly peers. The Foster Grandparent Program has proven to benefit both seniors and the children they mentor. In 1999-2000 seniors volunteered*

more than 100,000 hours to others through these programs in hospitals, schools, and libraries.

Narrative F: Leveraging, Commitments, Match and Support for Other Applications

1. Leveraging

The City was extremely successful in leveraging other funds in conjunction with Federal grant funds. Other funds made available include:

- The Oakland Redevelopment Agency made available approximately \$2.6 million in funds from the Low and Moderate Income Housing Fund, generated from tax increments from redevelopment activities and repayments from prior loans. This is net of the amount used for administration and for debt service on bonds issued for housing development.
- Private bank lending provided over \$3,100,000 for first-time homebuyers in connection with the City's first time homebuyer program.
- Low Income Housing Tax Credits were awarded to the following projects:
 - Oakland Point received \$3,939,830 in Federal Credits, which are expected to generate approximately \$3,270,000 in syndication proceeds.
 - MOHR I Housing received \$13,472,220 in Federal Credits, which are expected to generate approximately \$11,144,000 in syndication proceeds.
- Other financing awards for housing development include assistance for the following projects:
 - ♦ AACWA received \$100,000 in construction funding from John Harris and Associates.
 - ♦ Adeline Lofts received \$190,000 in AHP funds from Cal Fed, a construction loan of \$5,250,000, and \$5,058,731 in tax credit syndication proceeds.
 - ♦ The HOPE VI Chestnut Court/Linden Court affordable homeownership project received \$800,000 in CHFA financing.
 - ♦ Downs Senior Housing received \$100,000 in predevelopment funding from LISC.
 - ♦ Drachma received a \$1,600,000 loan from Wells Fargo Bank.
 - ♦ The Emergency Shelter Grant program received \$362,000 from HUD.
 - ♦ Fruitvale Transit Village received \$3,080,000 from the Federal Transit Administration, \$700,000 from the Federal Emergency Management Agency

(FEMA), \$750,000 from the National Cooperative Bank, \$1,000,000 from Citibank, and over \$800,000 in private foundation funds.

- ◆ The Henry Robinson Multi-Service Center received \$250,000 from Alameda County Social Services.
- ◆ The City's HOPWA program was awarded \$1,702,000 from HUD.
- ◆ International Boulevard-Phase II received \$92,000 in AHP funding from the Federal Home Loan Bank, \$1,262,165 in Multi-Family Housing Program funding from the State of California, a \$414,000 CDLAC approval for CHFA tax-exempt bonds, and a \$3,150,000 tax exempt construction loan from CHFA.
- ◆ MLK Plaza Homes received a construction loan from LISC for \$400,000 and a construction loan commitment of \$1,530,000 from Bank of America.
- ◆ North Oakland Senior Housing received a predevelopment loan of \$17,500.
- ◆ The Oakland Army Base Temporary Winter Shelter received \$43,244 from the State of California EHAP-612 program, \$113,000 from Alameda County Social Services, and \$56,000 from the City of Berkeley.
- ◆ Oak Park Apartments received a \$4,090,000 loan from Wells Fargo Bank.
- ◆ Palm Court received \$105,000 in funding from AHP-Word Savings and \$1,666,867 from Bank of America.
- ◆ The City's Winter Relief program received \$225,000 from HUD.
- The Oakland Housing Authority received the following awards:
 - ◆ \$34,486,116 in funding from HUD for the rehabilitation of the HOPE VI Coliseum Gardens project.
 - ◆ \$757,811 in Public Housing Drug Elimination Program funds from HUD, to continue community policing efforts at targeted public housing sites.
 - ◆ \$9,808,622 in Capital Funds from HUD to be used for physical and management improvements to the public housing stock in Oakland.
 - ◆ \$800,000 in funds from the California Housing Finance Agency to help finance the construction, acquisition and rehabilitation of single family homeownership housing associated with HOPE VI.

- ♦ \$4,360,400 in new Section 8 vouchers (funding a total of 550 vouchers).

2. Commitments and expenditures

Specific information on commitments and expenditures of federal grant funds is contained in HUD's Integrated Disbursement and Information System (IDIS). The information in IDIS reflects the date on which activities were "funded" and funds were drawn down. Actual commitment and expenditure dates are often earlier than the dates recorded by IDIS.

The table on the following page is a list of funding approved by the City Council and the Redevelopment Agency (ORA) during the program year, including both Federal and non-Federal funds.

Some of these funding commitments are contingent on the projects securing additional funding from non-City sources, including bank loans and tax credits, and therefore firm commitments have not yet been signed.

3. Matching funds

Matching funds for the HOME program were provided by the Oakland Redevelopment Agency through its contributions to the Mortgage Assistance Program (which also is funded with HOME funds). Information on HOME matching funds is contained in the program-specific narrative for the HOME program.

Matching funds for the Emergency Shelter Grant (ESG) program are discussed in the program-specific narrative for the ESG program.

FY2000-2001 Allocations of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA (1)	ORA (2)
Housing Rehabilitation Loan Programs	Owner Rehab	7/1/2000	\$2,900,000	\$0	\$0	\$0
Vacant Housing/Housing Development Programs	Mixed	7/1/2000	\$265,000	\$0	\$0	\$0
Paint Programs	Owner Rehab	7/1/2000	\$475,000	\$0	\$0	\$0
Minor Home Repair	Owner Rehab	7/1/2000	\$250,000	\$0	\$0	\$0
Emergency Home Repair	Owner Rehab	7/1/2000	\$400,000	\$0	\$0	\$0
Access Improvement Grants	Owner Rehab	7/1/2000	\$155,000	\$0	\$0	\$0
Residential Loan Servicing	Housing Service	7/1/2000	\$180,000	\$0	\$0	\$0
Fair Housing	Housing Service	7/1/2000	\$259,909	\$0	\$0	\$0
Shared Housing	Housing Service	7/1/2000	\$40,000	\$0	\$0	\$0
Reverse Annuity Mortgage Program	Housing Service	7/1/2000	\$21,818	\$0	\$0	\$0
Rental Assistance Program	Housing Service	7/1/2000	\$47,273	\$0	\$0	\$0
Homeless Winter Relief Program	Homeless	7/1/2000	\$225,000	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	7/1/2000		\$1,250,000	\$1,350,000	\$0
Homeowner Rehab Loans	Owner Rehab	7/1/2000		\$300,000	\$0	\$0
Acorn I, Parcel 3	Rental	7/25/2000		(\$304,500)	\$304,500	\$0
Allen Temple Arms III	Senior	3/13/2001		\$0	\$0	\$98,000
E.C. Reems Gardens	Rental	3/13/2001		\$514,000	\$0	\$0
Chestnut Court/Linden Court	Rental	3/13/2001		\$0	\$0	\$5,500,000
Drachma	Rental	3/13/2001		\$0	\$0	\$1,483,000
Foothill Blvd/68th Ave	Special Needs	3/13/2001		\$0	\$0	\$1,066,000
MLK MacArthur BART Senior Homes	Senior	3/13/2001		\$0	\$0	\$3,256,000
OPLP	Rental	3/13/2001		\$0	\$0	\$200,000
Santana Apts	Rental	3/13/2001		\$0	\$0	\$713,000
Shiloh Senior Homes	Senior	3/13/2001		\$0	\$0	\$1,556,000
AACWA	Ownership	3/13/2001		\$0	\$0	\$491,000
Chestnut Court Homeownership	Ownership	3/13/2001		\$0	\$0	\$1,727,000
Fruitvale Avenue Homes	Ownership	3/13/2001		\$0	\$0	\$112,000
Leola Terrace II	Ownership	3/13/2001		\$0	\$0	\$594,000
MLK Plaza Homes	Ownership	3/13/2001		\$0	\$0	\$790,000
Palm Court	Ownership	3/27/2001		\$0	\$0	\$286,000
First Time Homebuyer Program (reallocation of funds)	Homebuyer	5/8/2001		(\$1,410,213)	\$0	\$0
Homeowner Rehab Loans (reallocation of funds)	Owner Rehab	5/8/5001		\$1,410,213	\$0	\$0

(1) Redevelopment Agency Low/Moderate Income Housing Fund

(2) Redevelopment Agency Affordable Housing Bond Funds

4. Support for other applications

Any entity, public, private or nonprofit, that seeks federal funds for housing activities, must secure a Certificate of Consistency from the City, indicating that the proposed activities are consistent with the Consolidated Plan. This requires that the proposed activity address an identified need, that it is in a geographic area targeted for investment, and that it is generally consistent with the City's overall strategy. If the City does not provide a certification, it must indicate the reasons for not doing so.

The City issued Certificates of Consistency for all activities for which a certificate was requested. The following is a list of those applications:

Federal Program	Project/Activity	Sponsor
Fair Housing Initiatives Program	Fair Housing Initiatives Program/ Private Enforcement Initiative	Bay Area Legal Aid
Fair Housing Initiatives Program	Fair Housing Education and Outreach	National Association of Real Estate Brokers
HOPWA	Walker House	Ark of Refuge, Inc.
HOPWA	Hale Lau'ima Family House	Building Opportunities for Self-Sufficiency
HOPWA	Rosa Parks House	Building Opportunities for Self-Sufficiency
HOPWA	East Oakland Community Project- Emergency Shelter Program	East Oakland Community Project
Housing Counseling	Shared Housing	Eden Council for Hope and Opportunity
Housing Counseling	Rental Assistance Program	Eden Council for Hope and Opportunity
Housing Counseling	Home Equity Conversion Program	Eden Council for Hope and Opportunity
Housing Counseling	Housing Counseling Services	Consumer Credit Counseling Services
Public Housing	Five-Year and Annual Plan	Oakland Housing Authority
Section 202 for the Elderly	Downs Senior Housing	Oakland Community Housing, Inc.
Section 811 Supportive Housing	Eastmont Court	Resources for Community Development
Shelter Plus Care	Alameda County Shelter Plus Care	Alameda County Housing and Community Development Dept.
Supportive Housing Program	Concord House	Resources for Community Development
Supportive Housing Program	Families in Transition – Homeless Families Program	Alameda County Public Health Department
Supportive Housing Program	Homeless Families Support Network	City of Oakland CEDA
Supportive Housing Program	Homeless One-Stop Welfare-to-Work Employment Support System	Jobs for Homeless Consortium
Supportive Housing Program	North County Women's Center	Berkeley Emergency Food and Housing Project
Supportive Housing Program	Transitions Project	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Unity NOW! Youth Training for Empowerment	Building Opportunities for Self-Sufficiency

Federal Program	Project/Activity	Sponsor
Supportive Housing Program	Alameda Point Collaborative	Alameda County Housing and Community Development Dept.
Supportive Housing Program	FESCO/Tri City Transitional Housing	Alameda County Housing and Community Development Dept.
Supportive Housing Program	Transitional Housing Program for Women	Lutheran Social Services of Northern California
Supportive Housing Program	West Oakland Army Base	Jobs for Homeless Consortium
Supportive Housing Program	Health and Housing and Integrated Services of Alameda County	Corporation for Supportive Housing
Supportive Housing Program	Housing Stabilization Team	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Berkeley Interfaith Youth Initiative Satellite Site Drop-In Program	Jubilee Restoration
Supportive Housing Program	Alameda County Homeless Youth Collaborative	Fred Finch Youth Center
Supportive Housing Program	Harrison House Family Services Program	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Regent House	Resources for Community Development
Supportive Housing Program	Unity Village	Alameda County Housing and Community Development Dept.
Supportive Housing Program	Ashby House	Resources for Community Development
Supportive Housing Program	One-Stop Homeless Employment Center	Jobs for Homeless Consortium
Supportive Housing Program	Reciprocal Integrated Services for Empowerment	Alameda County Housing and Community Development Dept.
Supportive Housing Program	Self-Sufficiency project	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Mariposa Apartments	Resources for Community Development
Supportive Housing Program	Alameda County Homeless Management Information System	Alameda County Housing and Community Development Dept.
Supportive Housing Program	Agua Caliente Project	City of Fremont
Supportive Housing Program	Russell Street Residence	Berkeley Emergency Food and Housing Project
Supportive Housing Program	Steps Project	City of Fremont
Youthbuild	The Youth Employment Partnership	Oakland Youthbuild

Narrative G: Citizen Participation and Public Comments

The CAPER was prepared by staff in the City's Community and Economic Development Agency (CEDA), which is the lead agency for administration of the HUD formula grants. In preparing the report, the City consulted with other departments within the City, other public agencies, private and nonprofit housing and social service providers, and private and public funding agencies.

The draft report was published on September 11, 2001. A notice of publication and summary of the report was printed in the Oakland Tribune, a newspaper of general circulation serving Oakland. Copies of the draft report were available at no charge at the offices of the Community and Economic Development Agency, 250 Frank Ogawa Plaza, 3rd and 5th Floors, between the hours of 8:30 a.m. and 5:00 p.m. Copies of the public notice were also mailed to a number of housing, social service and community development organizations. The public comment period ran from September 11, 2001 through September 25, 2001.

A public hearing to review performance and consider current and future housing and community development needs will be held before the City Council in late fall, 2001. Notices of the hearing will be distributed in the same manner as described above. The public hearing is one of two required public hearings conducted by the City as part of the process of preparing the next Consolidated Plan (the second hearing is conducted during the public comment period on the draft Action Plan, usually in mid-April of each year).

Information Available in IDIS Reports

This is the fourth year that the City has used HUD's Integrated Disbursement and Information System (IDIS), a computerized database maintained by HUD to track commitments and expenditures of federal funds and accomplishments in meeting the goals of the Consolidated Plan. Most of the performance reports are now incorporated into IDIS.

IDIS continues to be subject to a number of technical difficulties, has not reached its full potential, and is scheduled to be replaced.

Project information continued to be entered during the comment period and was made available with the final report. Much of the project information is summarized in table format in the report.

Public Comments

No public comments were received.

Narrative H: Self-Evaluation

The City was successful in addressing the majority of the goals and objectives addressed in the Annual Action Plan. The City continues to work to improve the delivery of the restructured Citizen Participation and Evaluation process and the Targeted Housing Program.

All CDBG funds were used to carry out activities that benefit low and moderate income persons. Funds were used to fulfill identified housing, economic development, public service and neighborhood improvement needs. Some of the categories that were assisted include fair housing, child care, senior services, substance abuse, employment and job training, feeding programs and others. These are consistent with the services, target population and needs as identified by the seven community development districts. These activities and strategies have made a positive impact on the identified needs and provided services that might have gone unmet. As in the past, needs continue to exceed the resources available. Major goals are on target.

Assessment of Housing Activities and Accomplishments

Progress in meeting annual and five-year goals

The table on the following pages demonstrates the five-year and one-year goals established in the City Of Oakland 2001-2005 Consolidated Plan for housing and homeless activities, and the progress toward these goals that was achieved in FY 2000-2001.

The City has had mixed results in achieving its goals over the past year. Extreme competition and a rapid escalation in sales prices have combined to make the First Time Homebuyer Program less useful in assisting homebuyers. Sales prices have increased to a level that require far more subsidy than the \$30,000 per unit that had previously been allowed. In addition, the requirement that properties meet Section 8 Housing Quality Standards either ruled out a number of properties or made participants' purchase offers less attractive to sellers. The City has responded to this problem by switching the funding source from HOME to Redevelopment Agency funds, which allows buyers to purchase homes that may need some repairs and improvements. The maximum loan amount has been increased to \$50,000 as well.

Progress in meeting the goals for rehabilitation of both owner-occupied and rental housing has been hampered by slower than anticipated progress in developing new programs utilizing HUD Section 108 loan funds. Because these funds must be repaid to HUD with interest, the City must structure the assistance to property owners as amortizing loans with regular payments, rather than the deferred loans that have typically been used. The City is still exploring ways to structure the program without causing rents or debt service to increase beyond the ability of low and moderate income households to make those payments. The City anticipates having these programs in place during the FY 2001-02 program year.

The number of units assisted under the Paint Programs has fallen sharply due to the high costs associated with complying with new HUD rules regarding abatement of lead-based paint hazards.

In the area of housing development, the number of units completed fell somewhat short of projections. However, the number of units underway exceeds projections, and the City is well on the way to exceeding its 5-year goals.

For extremely low income households, the principal program for providing housing assistance is the Section 8 rental assistance program. The Oakland Housing Authority has already met over 50 percent of its five-year goal to obtain 1,000 new certificates/vouchers. The Housing Authority continues to explore mechanisms to increase the ability of certificate/voucher holders to find homes and apartments that will accept Section 8 assistance.

Barriers to meeting goals and objectives

The City has overcome several barriers in the past year. In particular, a number of new staff positions have been authorized to meet the increased demand for housing programs and services. Staff has received additional training in the use of the IDIS program for tracking accomplishments and processing drawdowns of HUD funds. Despite the issuance of nearly \$40 million in housing development bonds in the 1999-2000 program year, lack of adequate funds continues to be a significant barrier given the magnitude of needs and the high cost of providing housing in this market.

Status of Grant Commitments and Disbursements

The City has met all required deadlines for commitment and drawdown of its grant funds. The City is required to disburse grant funds in a timely matter after drawing them down from HUD. As a rule, the City advances funds to developers and subrecipients and then draws down HUD funds as reimbursement. As a result, all disbursements of Federal funds are timely.

**Oakland Consolidated Plan 2001-2005
Housing and Homelessness Accomplishments**

	5-Year Goal	FY 2000-01 Goal	FY 2000-01 Actual
Priority A: Preservation/Expansion of Supply of Affordable Housing			
Housing Development: Units Built	400	5	0
Housing Development: Units Underway		228	369
Scattered Site Single Family Housing Development: Units Built	100-200	40	27
Scattered Site Single Family Housing Development: Units Underway		135	177
Single Family Housing Acquisition/Rehabilitation: Units Built	30-60	1	
Single Family Housing Acquisition/Rehabilitation: Units Underway		10	
Preservation of Existing Affordable Units	All units		
Priority B: Assistance to First-Time Homebuyers			
Mortgage and Downpayment Assistance	600 assisted	180	25
Housing Counseling	Prepare residents	0	0
Mortgage Credit Certificates	Contingent on Fed. Appropriation	0	0
Priority C: Housing Rehabilitation and Neighborhood Improvement			
Owner-Occupied Housing Rehabilitation: Units Completed	600	85	56
Owner-Occupied Housing Rehabilitation: Units Underway		110	70
Rental Housing Rehabilitation: Units Completed	350	25	0
Rental Housing Rehabilitation: Units Underway		50	0
Paint Programs for Owner-Occupied Housing: Units Completed	3,000	375	134
Paint Programs for Owner-Occupied Housing: Units Underway		50	0
Minor and Emergency Home Repairs: Units Completed	1,200	55	0
Minor and Emergency Home Repairs: Units Underway		60	60
Priority D: Rental Assistance to Extremely Low Income Families			
Tenant Based Rental Assistance	1,000 new vouchers	578	633
Project Based Rental Assistance		50	35

	5-Year Goal	FY 2000-01 Goal	FY 2000-01 Actual
Priority E: Prevention and Reduction of Homelessness			
Outreach and Information Referral			
Homeless Mobile Outreach Program	10,000 people	2,000 people	
Health Care for Homeless	15,000 people	3,000 people	
Other Outreach Services	15,000 people	3,000 people	
Information and Referral Services	15,000 people	3,000 people	
Emergency Shelters and Services			
Existing Year-Round Emergency Shelter System	10,500 people	2,100 people	
Winter Shelter	7,105 people	1,421 people	832 people
Emergency Shelter Hotel/Motel Voucher Program	2,000 people	393 people	
Transitional Housing			
Existing Transitional Housing Facilities	440 families	88 families	30 families
Transitional Housing Jobs Campus at Oakland Army Base	Jobs campus for 50	11-19	
Supportive Services Program	900 units supp hsg	150-170	
Homeless Prevention			
Rental Assistance	430 indiv/families	86 ind/fam	
Eviction Prevention	350 indiv/families	70 ind/fam	
Legal Assistance	3,505 cases	789 cases	486 cases
Housing Counseling	3,300 cases	668 cases	
Tenant Education Program	275 cases	58 cases	
Linked HIV/AIDS			
Service-Rich Housing for PLWAA and Families	55 people	11 people	
Services and Referral	1,500 people	300 people	
Permanent Housing	38 units of housing	10 units	
Priority F: Housing For Seniors and Persons with Disabilities			
Housing Development: Units Built	150	61	18
Housing Development: Units Underway		244	383
Access Improvement: Units Completed	60	10	10
Access Improvement: Units Underway		12	21
Priority G: Fair Housing			
Referral, Information, and Counseling to Residents w/Disabilities	Services/Counseling	Facilitate Access	934
Referral, Information, and Counseling to Residents	Services/Counseling	Facilitate Access	1095
Referral, Information, and Counseling to Families w/Children	Services/Counseling	Facilitate Access	32

Program Specific Narrative

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

A. Assessment of the Relationship of the Use of CDBG Funds to the Priorities, Needs, Goals, and Specific Objectives Identified in the Consolidated Plan

The City received an allocation of \$10,274,000 in CDBG funding. The percentage allocations were changed in FY 2000/2001 and, Housing Services received 38% of the CDBG grant allocation, Infrastructure/Neighborhood Improvements and Public Services Programs received 22%, Economic Development Programs received 25% and 15% was allocated for administration of the grant program. All the CDBG funds have been used to address the City's identified priorities under each of the program areas as stated in the approved Consolidated Plan and are reported in each program section. All activities benefited low-and moderate-income persons.

B. Nature of and Reasons for any Changes in Program Objectives and Indications of How the City would Change it's Programs as a Result of its Experiences

The City did not make any changes in program objectives during the program year and funding allocations did not change from those submitted in the Annual Action Plan during this report period.

During the 2000/01 program year, however, staff implemented restructured citizen participation process for the Community Development Block Grant (CDBG) program and the Consolidated Plan to incorporate a monitoring and evaluation component approved by City Council last fiscal year. The changes allowed the incorporation of a full evaluation process and greater participation by the City administration and the City Council on funding recommendations and allocations. The following steps were implemented:

1. An annual community needs assessment was prior to the annual distribution of the Request for Proposal (RFP) process.
2. Evaluation of 100% of projects and programs funded with CDBG funds was completed prior to the annual RFP.
3. The community needs assessment and evaluation of prior year projects performance was the objective basis upon which the City Manager recommended to the City Council the percentage allocation for housing, economic development and neighborhood improvement/public service activities.

After the percentage allocations are approved by City Council, the RFP was issued. City Council also approved the recommendations to have the CD District boundaries coterminous with the seven Councilmatic boundaries in that each City Council representative will convene elections for the new CDBG District Boards. City Council appointed a Citizen Advisory Committee comprised of representatives of the CDBG eligible communities. The District Board reviewed the proposals received as a result of the RFP and advised the Citizen Advisory Committee of their preferences. The Citizen Advisory Committee recommended to the City Manager those proposals that should be funded. The City Manager made final recommendations to the City Council. The City Council received the prior year evaluation and monitoring reports on all HUD-funded activities prior to their approval of the Annual Action Plan.

The City contracted the services of a consulting firm to evaluate all the programs and activities funded during the fiscal year. The Consultant also looked at the City's RFP process, contracting

process as well as the evaluation of an integrated monitoring and evaluation system. As a result, it is anticipated that the development of the CDBG portion of the Annual Action Plan document was be both a more efficient process for citizens, staff and policy-makers.

C. Assessment of Efforts in Carrying Out the Planned Actions Described in the Action Plan

Funded programs and services have been consistent with actions described in the action plan and annual action plans.

The City pursued all resources that were in the HUD-approved Consolidated Plan. The City did not willfully hinder implementation of the Consolidated Plan by action or inaction.

D. Evaluation of the Extent to Which CDBG Funds Were Used for Activities Benefiting Low and Moderate Income Persons

Funds were used exclusively for activities that met the criteria of the three national objectives. All CDBG funds were used to carry out activities benefiting low and moderate income persons. The funds have provided:

- housing
- economic development activities including technical assistance
- assistance with childcare
- services to prevent citizens from becoming homeless
- food, social, legal, senior and youth services
- domestic violence intervention
- education and job training that provides an opportunity for upward mobility

E. Displacement as a Result of Acquisition, Rehabilitation or Demolition of Occupied Real Property.

No displacements occurred as a result of CDBG-assisted activities during this reporting period.

F. Economic Development Activities and Low/Mod Job Creation; Limited Clientele Activities; Float Loans, Program Income, Loan Repayments and Lump Sum Drawdowns; Rehabilitation Activities; Neighborhood Revitalization Strategies.

Economic development and low/mod job creation

All jobs were made available to low- or moderate-income persons and were taken by low- or moderate-income persons.

Limited clientele activities

All activities undertaken during the program year that served limited clientele fell within the categories of presumed low and moderate income benefit (for example, persons with disabilities).

Float loans, program income and loan repayments

The Home Maintenance and Improvement Program (HMIP) is a revolving loan program that provides deferred and amortized loans to low and moderate income homeowners to correct deficiencies and make accessibility improvements. The Oakland Business Development, a non-profit benefit corporation, provides technical assistance and loan packaging to small businesses that also result in job creation. This activity also involves a revolving loan fund.

The Carlos Sledge-Hillary Development float loan was repaid during the fiscal year. Additional information on float loans and program income is included in the Financial Summary Report.

Rehabilitation Activities

See Narrative “C”: Affordable Housing Accomplishments – Section C1 to C19, for all Residential Housing Rehabilitation Activities performed.

G. Actions to Ensure Compliance with Program and Comprehensive Planning Requirements

General Monitoring Procedures

The City actively monitored all subrecipients and projects to ensure compliance with program, fiscal and planning requirements. Monitoring included review of monthly invoices and client reports, annual on-site monitoring of financial records and client files, the district coordinator conducted site visits on 100% of the projects and on-site program monitoring was done for most projects. A public hearing is held each year on the CDBG, HOME, HOPWA and ESG Programs performance. This provides an opportunity for the public to comment on funded services and programs.

Construction Requirements

The Contract Compliance Unit, under the City Manager's Office, reviewed the following seven construction contracts for compliance with L/SLBE (Local/Small Local Business Enterprise) goals:

*International Boulevard Housing Initiative
OPLD 31-Unit Rehab Project
Palm Villas
Cultural Arts Gallery Tenant Improvements
Housewives Market Demolition
Cultural Arts Gallery Tenant Improvements
Downs Memorial United Methodist Church Senior Housing project*

Environmental Requirements

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

Projects included in the Consolidated Plan for July 1, 2000 through June 30, 2001 Development were reviewed to determine the projects that required detailed analysis under HUD's Environmental Review Procedures prior to release of HUD funds. The coded review determinations are on the attachment. Projects coded "58.34" or "58.35" require no further environmental review before expending HUD funds. Projects coded "REVIEW" require a detailed review under HUD's Environmental Review Procedures prior to release of HUD funds.

If a project requires a detailed review under HUD's Environmental Review Procedures prior to release of HUD funds, detailed project information must be provided to CEDA for preparation of an Environmental Review Determination.

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
Access Improvement Program (AIP) Grants	111	\$155,000	58.35
Alameda Contra Costa Lions Central Committee for the Blind/Senior Independent Living Program	69, 149, 150	\$30,226	58.34
Alameda County Community Food Bank/Shared Maintenance Scholarships	15, 152, 65, 153	\$142,962	58.34
Alameda County Health Care Foundation/Model Neighborhood Program	2, 98	\$135,000	58.34
Bay Area Black Consortium for Quality Health Care, Inc./ The Birthing Project	132	\$32,280	58.34
Bay Area Community Services/Meals on Wheels for Seniors	128, 129, 130	\$76,853	58.34
Black Women's Resource Center	133	\$5,000	58.34
Boys and Girls Clubs of Oakland/SMART Moves	131	\$30,000	58.34
Business Development Costs	49	\$262,539	58.35
Camp Fire Boys & Girls/Kids with Dreams Project	87	\$56,000	58.34
Casa Vincentia/Exit-After Care Partnership Program	16	\$42,638	58.34
Center for Independent Living/Disabled Housing Search & Counseling Services	91	\$8,037	58.34
CHDO Organizational Operating Expenses	79	\$221,750	58.34
Code Enforcement Program	51	\$280,000	58.34
CDBG Program Administration/Monitoring	81	\$1,692,650	58.34
Community Development Corporation of Oakland/Project Management and Predevelopment Capital	74	\$50,234	58.34
East Bay Community Law Center/Housing Advocacy (Housing)	268	\$19,000	58.34
East Bay Community Law Center/Housing Advocacy	126, 267	\$19,188	58.34
East Oakland Community Project (EOCP)	269	\$120,000	58.34
Elder Abuse Prevention/Senior Fraud Fighter Program	67	\$40,440	58.34
Elmhurst Food Pantry/Emergency Food Brown Bag Program	7	\$70,391	58.34
Emergency Shelter Grant	38	\$362,000	58.34
Family Violence Law Center/Domestic Violence Prevention Project	21, 154	\$50,686	58.34
Fair Housing/Assistance to the Disabled (Center - Independent Living)	143	\$78,181	58.34
Fair Housing/Discrimination Against Families (Housing Rights, Inc)	58	\$47,273	58.34
Fair Housing/Landlord Tenant Issues (Sentinel Fair Housing)	28	\$115,455	58.34
Friends of Golden Gate Library/Computer Laboratory	41	\$61,285	58.34
HOME Program Administration/Monitoring	80	\$443,500	58.34
HOPWA (Alameda County)	34	\$1,259,480	REVIEW
HOPWA (City of Oakland – Administration)	54	\$17,020	58.34
HOPWA (Contra Costa County)	53	\$425,500	REVIEW
Housing Development	31	\$2,219,750	REVIEW
Housing Counseling	27	\$180,000	58.34
Healthy Babies Project, Inc./Healthy Families Program	134, 135	\$61,672	58.34
Homeless Winter Relief (CDBG)	30	\$225,000	58.34
Jobs for Homeless Consortium/Homeless Employment Through Literacy & Preparation	136, 137	\$60,440	58.34
La Clinica de la Raza-Fruitvale Health Project, Inc./ Hawthorne Elementary School-Based Clinic	125	\$12,000	58.34
La Clinica de la Raza-Fruitvale Health Project, Inc./ Comprehensive Health Care for Adolescents	110	\$51,450	58.34
Legal Assistance for Seniors/Legal Services for Seniors	6, 156, 157,	\$113,204	58.34
Life Enrichment Agency-Aging, Health & Human Services/ Senior Companion Program	155,158 159, 160, 161	\$39,110	58.34

Life Enrichment Agency-Aging, Health & Human Services/Sr. Citizen Info & Referral Program			
Life Enrichment Agency-Parks & Recreation/Street Tree Program	107, 109, 151	\$31,439	58.35
Life Enrichment Agency-Parks & Recreation/Allendale Recreation Center Supplies and Equipment	105	\$500	58.34
Life Enrichment Agency-Parks & Recreation/Allendale Recreation Center Basketball Court Renovation	72	\$13,000	58.35
Life Enrichment Agency-Parks & Recreation/Earn Your Bike Program	138	\$7,500	58.34
Life Enrichment Agency-Library Services/Enhancement of Golden Gate Branch Library Services	139	\$40,187	58.34
Life Enrichment Agency-Parks & Recreation/Golden Gate Recreation Center Improvements	106	\$9,042	58.35
Life Enrichment Agency-Parks & Recreation/Willow Park Basketball Court Renovation	103	\$15,600	58.35
Life Enrichment Agency-Parks & Recreation/Willow Park Tot-lot Renovation	104	\$15,000	58.35
Lifelong Medical Care-Over 60 Health Center/East Oakland Clinic	68	\$71,002	58.34
Love Life Foundation/Community Media Production & Training	100	\$20,000	58.34
Mayor's Hunger & Homeless Relief Program/Emergency Brown Bag Program	43, 82, 92	\$80,168	58.34
Minor Home Repair	25	\$250,000	58.35
Mortgage Assistance Program	32	\$1,250,000	58.34
National Development Council	36	\$25,000	58.34
National Latina Health Organization/Wheelchair Lift	102	\$12,612	58.34
Neighborhood Commercial Revitalization	33	\$707,250	58.34
Neighborhood Commercial Revitalization Program Delivery	45	\$1,485,281	58.34
North Oakland Parish Programs/Family Support & Community Resource Center	73	\$69,107	58.34
Oakland Business Development Corporation (OBDC) Program Delivery Costs	35	\$315,000	58.34
Oakland Potluck	168	\$40,440	58.34
Oakland Small Business Growth Center	50	\$115,000	58.35
OCCUR	62	\$100,000	58.34
Office of Fire Services/A Safe Passage Program	140, 141, 142	\$63,515	58.34
Professional Careers Association, Inc./Life Skills Academy	40	\$ 77,115	58.34
Project Re-Connect	47, 164, 165	\$91,933	58.35
Project SEED/Supplemental Math Instruction Program	10	\$35,164	58.34
Rehabilitation Loan Programs (HMIP)	44	\$3,300,000	58.35
Rehabilitation Loan Programs (HOME)	270	\$300,000	58.35
Rental Assistance Program (ECHO)	61	\$49,773	58.34
Residential Rent Arbitration	271	\$92,000	58.34
Reverse Annuity Mortgage Program (ECHO)	60	\$21,818	58.34
San Antonio Community Development Corporation/Child Care Vendor Voucher Program	19	\$120,350	58.34
San Antonio Community Development Corporation/Small Business NCR Program	75	\$68,300	58.34
Self-Help Paint and Free Paint	24	\$475,000	58.35
Seneca Center-Center for Living Skills/Truancy Prevention & Intervention Services	86	\$42,631	58.34
Shared Housing (ECHO)	29	\$37,500	58.34
St. Mary's Center/Senior Homeless Program	101	\$40,440	58.34
30th Street	96, 166, 167	\$70,140	58.34
Vacant Housing/Housing Development Programs	23	\$265,000	58.34

H. Financial Summary Report

The following pages contain the required Financial Summary Report. This information was not generated by IDIS and has been prepared manually.

Financial Summary			U.S. Department of Housing and Urban Development			
Grantee Performance Report			Office of Community Planning and Development			
Community Development Block Program						
July 1, 2000 to June 30, 2001			OMB Approval NO. 2506-0006 (Exp. 3/31/93)			
1	Unexpended CDBG funds at end of previous period-6/30/00:				\$ 7,229,398.00	
2	Entitlement Grant from HUD-7082 (Grant Agreement):				10,274,000.00	
3	Surplus Urban Renewal Funds				-	
4	Section 108 Guaranteed Loan Funds (Principal Amount)				-	
5	Program Income					
	Revolving Loan Fund			\$ 4,168,072.00		
	Other			115.00		
	Total Program Income (Sum of columns a and b)				4,168,187.00	
6	Prior Period Adjustments (If negative, enclose in brackets)				-	
7	Total CDBG funds available for this report period				21,671,585.00	
8	Total Expenditures reported on activity summary				13,675,648.00	
9	Planning & Administration			\$ 2,407,054.00		
10	Low/Mod Benefit Calculation			11,268,594.00		
11	CDBG funds used for Section 108 Principal & Interest				-	
12	Total Expenditures				13,675,648.00	
13	Unexpended balance				\$ 7,995,937.00	
14	Total low/mod credit for multi-unit housing expenditures				\$ -	
15	Total from all other activities qualifying as low/mod expenditures				9,522,745.00	
16	Total (Line 14 + Line 15)				\$ 9,522,745.00	
17	Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)				0.85	
	Program Years (PY) covered in certification PY99 PY00 PY01					
18	Cumulative net expenditures subject to program benefit calculation				\$33,310,670.00	
19	Cumulative expenditures benefiting low/mod persons				\$29,058,201.00	
20	Percent benefit to low/mod persons (line 19 divided by line 18)				0.87	
	Line 18 Calculation:	FY 99	\$11,067,617.00	Line 19 Calculation:	FY 99	\$10,640,180.00
		FY 00	10,974,459.00		FY 00	8,895,276.00
		FY 01	11,268,594.00		FY 01	9,522,745.00
		Total	\$33,310,670.00		Total	\$29,058,201.00
This form may be reproduced on local office copiers			form HUD-4949.3 (11/24/92) ref Handbook 6510.2			
Previous editions are obsolete						
Retain this record for 3 years.						

Financial Summary				U.S. Department of Housing and Urban Development	
Grantee Performance Report				Office of Community Planning and Development	
Community Development Block Program					
				OMB Approval NO. 2506-0006 (Exp. 3/31/93)	
21	Total PS expenditures from column h, form HUD 4949.2a				\$ 1,378,204.00
22	Total PS unliquidated obligations from column r, form HUD 4949.2a				-
23	Sum of line 21 and line 22				\$ 1,378,204.00
24	Total PS unliquidated reported at the end of the previous reporting period				\$ -
25	Net obligations for public services (line 23 minus line 24)				\$ 1,378,204.00
26	Amount of program income received in the preceding program year				\$ 2,129,518.00
27	Entitlement grant amount (from line 2)				10,274,000.00
28	Sum of lines 26 and 27				\$12,403,518.00
29	Percent funds obligated for Public Service Activities (line 25 divided by line 28)				0.11
30	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5)				\$14,442,187.00
31	Amount expended for Planning & Administration (from line 9 above)				\$ 2,407,054.00
32	Percent funds expended (line 31 divided by line 30)				0.17
<u>Program Income Narrative</u>					
1 Revolving Funds					
	Economic Development			(D2499.9100)	\$ 1,674,046.00
2 Float Funded Activities					
				(D2499.9401)	-
				(D2499.9800)	-
				(D2499.9600)	-
3 Other Loan Repayments					
	Housing Rehabilitation Loans			(D2499.9500)	2,494,026.00
				(D2499.9501)	
				(D2499.9200)	
4 Income Received From Sale Of Property N/A					
	Other income				115.00
5 Interest Income					
	Money Market Account			(D2499.9900)	-
				(D2499.9700)	-
This form may be reproduced on local office copiers				form HUD-4949.3 (11/24/92)	
Previous editions are obsolete				ref Handbook 6510.2	
Retain this record for 3 years.				PAGE 2 OF 5	

Financial Summary				U.S. Department of Housing and Urban Development	
Grantee Performance Report				Office of Community Planning and Development	
Community Development Block Program					
				OMB Approval NO. 2506-0006 (Exp. 3/31/93)	
1 Outstanding Float-Funded Activities					
				\$ -	
				\$ -	
				\$ -	
		TOTAL		\$ -	
2 Loans and Other Receivables					
a.		<u>Outstanding Loans</u>			
		i Housing Rehabilitation Loans			
		Loans Outstanding		1403	
		Principal Balance		\$27,932,258.00	
		ii CDBG Loans		0	
		Principal Balance		\$ -	
		iii. Economic Development Loans			
		Loans Outstanding		67	
		Principal Balance		\$ 2,840,141.00	
b.		<u>Deferred Forgivable Loans</u>			
		Housing Rehabilitation Loans			
		Loans Outstanding		0	
		Principal Balance		\$ -	
3 Loans Written Off During This Period				\$ -	
4 Parcels Acquired Or Improved With CDBG Funds That Are Available For Sale As Of End Of Reporting Period.				N/A	
5 Lump Sum Drawdown Agreement				N/A	
This form may be reproduced on local office copiers				form HUD-4949.3 (11/24/92)	
Previous editions are obsolete				ref Handbook 6510.2	
Retain this record for 3 years.					
				Page 3 of 5	

Financial Summary			U.S. Department of Housing and Urban Development
Grantee Performance Report			Office of Community Planning and Development
Community Development Block Program			
			OMB Approval NO. 2506-0006 (Exp. 3/31/93)
	GPR Handbook Appendix 3: Item E Calculation of Balance Of Unprogrammed Funds		
		Amount of funds available during reporting period (from line 7 of HUD-4949.3)	\$21,671,585.00
		ADD: Income expected but not yet realized	-
		LESS: Total budgeted amount on HUD-4949.2/2a	16,710,933.00
		UNPROGRAMMED BALANCE:	\$ 4,960,652.00
D. RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN ON GPR			
Complete the following worksheet and submit with the attachment:			
		UNEXPENDED BALANCE SHOWN ON GPR (Line 13 of HUD 4949.3)	\$ 7,995,937.00
		ADD:	
		LOC balance(s) as of GPR date:	\$ 4,638,366.00
		Cash on hand:	
		Grantee Program Account	4,597,394.00
		Subrecipients Program Account	-
		Revolving Fund Cash Balances	-
		Section 108 Accounts (in contract)	-
		SUBTRACT:	
		Grantee CDBG Program Liabilities (include any reimbursements due to the Grantee from program funds)	-
		Subrecipient CDBG Program Liabilities (same instructions as above)	-
		TOTAL RECONCILING BALANCE:	9,235,760.00
		UNRECONCILED DIFFERENCE:	\$ (1,239,823.00)
When grantees or subrecipients operate their programs on a reimbursement basis, any amounts due to the grantees or subrecipients should be included in the Program Liabilities.			
This form may be reproduced on local office copiers			form HUD-4949.3 (11/24/92) ref Handbook 6510.2
Previous editions are obsolete			
Retain this record for 3 years.			Page 4 of 5

Financial Summary				U.S. Department of Housing and Urban Development	
Grantee Performance Report				Office of Community Planning and Development	
Community Development Block Program					
				OMB Approval NO. 2506-0006 (Exp. 3/31/93)	
Name of Grantee		Grant Number		Program Year	
City of Oakland		B00-MC-06-0013		From 7/01/00 to 6/30/01	
All grantees must submit this form, whether or not they have CDBG funded rehabilitation programs.				Single-Unit Activities (1Unit) Multi-Unit Activities (2+ Units)	
1 Check box only if grantee has no CDBG rehabilitation activities				Non <input type="checkbox"/> r <input type="checkbox"/>	
2 Staffing: Number of Staff-Years (FTE staff-years to tenths)				- -	
3 Current Program Year Expenditures: Activity delivery costs from CDBG funds					
a. Staff costs: Amount expended in 2 above				- -	
b. Other direct costs (not included in 4)				- -	
4 Current Program Year Expenditures: For all projects (a+b+c below)				- -	
a. CDBG funds expended				- -	
b. Other public (Federal, State, local) funds exp'd				- -	
c. Private funds expended				- -	
5 Project/Units Rehabilitated/Committed					
a. Number of projects committed (multi-unit only)				- -	
				Projects	
b. Number of units committed				- -	
				Units Units	
6 Obligations: Amount obligated for projects/units committed in 5a and 5b				- -	
a. CDBG funds obligated				- -	
b. Other public (Fed., State, local) funds obligated				- -	
c. Private funds obligated				- -	
7 Projects/Units Rehabilitated/Completed					
a. Number of projects completed (multi-unit only)				- -	
				Projects	
b. Number of units completed				- -	
				Units Units	
8 Cumulative Expenditures:				- -	
a. CDBG funds expended				- -	
b. Other public (Federal, State, local) funds expended				- -	
c. Private funds expended				- -	
This form may be reproduced on local office copiers				form HUD-4949.3 (11/24/92) ref Handbook 6510.2	
Previous editions are obsolete					
Retain this record for 3 years.				Page 5 of 5	

