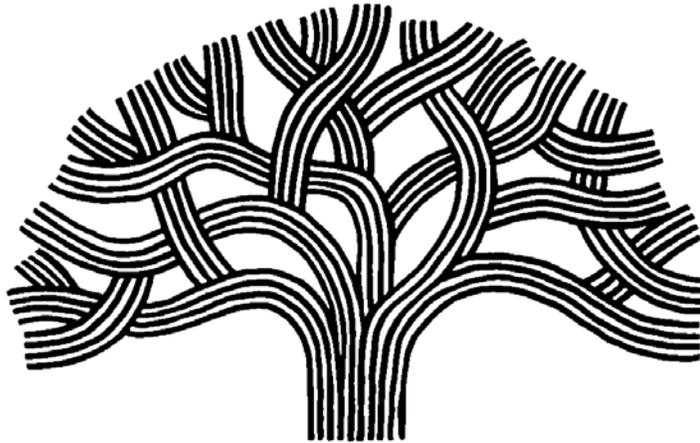


**CONSOLIDATED ANNUAL  
PERFORMANCE  
AND  
EVALUATION REPORT  
(CAPER)**

**July 1, 2007 - June 30, 2008**

---



---

September 29, 2008

City of Oakland

Community and Economic Development Agency



# **TABLE OF CONTENTS**

## **INTRODUCTION**

## **PART I: NARRATIVES ON ANNUAL PERFORMANCE**

Narrative A: Non-Housing Community Development  
Economic Development  
Public Services  
Infrastructure

Narrative B: Fair Housing

Narrative C: Affordable Housing

Narrative D: Continuum of Care for Assistance to the Homeless

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**

Community Development Block Grant (CDBG)

HOME Investment Partnership

Emergency Shelter Grant (ESG)

Housing Opportunities for Persons With Aids (HOPWA)

## **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

# EXECUTIVE SUMMARY

Each year, the City of Oakland receives federal grant funds under the Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) Programs. In May 2005, the City submitted to the U.S. Department of Housing and Urban Development (HUD) the required Five Year Consolidated Plan for Housing and Community Development, outlining needs, priorities, strategies and proposed actions for the period of July 1, 2005 through June 30, 2010. In addition, each year, the City prepares the Annual Action Plan prior to the program year, and the Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the program year.

The CAPER provides information on accomplishments in the City of Oakland in meeting goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, supportive services for the homeless and persons with special needs, and non-housing community development. The CAPER also provides information on the City's progress in meeting five-year goals of the 2005-2010 Consolidated Plan. The following executive summary outlines the program changes and accomplishments for Housing and Homeless, Economic Development and Public Services and Infrastructure program areas for July 1, 2007 through June 30, 2008.

## **Housing and Homelessness**

The Five Year Consolidated Plan established priorities and goals for addressing issues of affordable housing and homelessness. The summary below is organized according to those priority areas.

For the period July 1, 2007 through June 30, 2008, the City's housing programs through CDBG, HOME, Redevelopment and Low/Mod funds achieved the following:

### ***Preservation/Expansion of the Supply of Affordable Housing***

#### **Accomplishments**

- 170 units of new rental housing were completed in the Lion Creek Crossings Phase II and Madison & 14<sup>th</sup> Apartments (including 20 special needs units). An additional 993 affordable rental units have been funded and are currently in predevelopment or under construction (529 family units, 410 senior units and 54 units of special needs units).
- 53 units of new ownership housing were completed. An additional 164 units have been funded and are in predevelopment or under construction.
- 312 units of existing affordable housing have been preserved. An additional 53 units have been funded for preservation and renovation, and are currently in predevelopment or under construction.
- 54 units of public housing have been reconstructed. 134 units of public housing have received funding for demolition and reconstruction and are currently in predevelopment or under construction.

## ***Assistance to First-Time Homebuyers***

### **Accomplishments**

- The Mortgage Assistance Program (MAP) received 76 applications, approved 57 loans and closed 53, totaling \$3,751,556.
- The American Dream Downpayment Initiative (ADDI) program received 27 applications, approved 23 and closed 18 loans in the amount of \$422,650. These loans were combined with loans from the Mortgage Assistance Program.
- The Downpayment Assistance Program (DAP) made 2 loans totaling \$40,000.
- In addition to the two loans that were approved from the Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District (OUSD) Teachers, five OUSD teachers, one non-Oakland teacher and one Teacher's Aide received loans from the Mortgage Assistance Program. The MAP program serves a lower income level and provides a higher loan amount.
- The Homeownership Education Program completed 11 classes with 574 attendees; 513 participants completed the program and received certificates.

## ***Housing Rehabilitation and Neighborhood Improvement***

### **Accomplishments**

- The Home Maintenance and Improvement Program (HMIP) completed rehabilitation of 20 units of owner-occupied housing at \$75,000 per unit for a total of \$1,500,000. An additional 15 units are underway.
- HMIP benefited the homeowners with remediation of dangerous health and safety issues, including lead paint hazards, as well as housing code violations. The homeowners also benefited from home management counseling, lead hazard risk assessments and consultation, protection from predatory contractors and/or lenders and construction project monitoring provided by staff.
- The Lead Safe Hazard Paint Program (LSHPP) completed 41 homes. An additional 17 units are underway.
- The LSHPP benefited clients with exterior improvement of their home, by eliminating health hazards through lead abatement and violations of City codes in their homes.
- The Access Improvement Program (AIP) completed work on 9 units. An additional 12 units are underway.
- Minor Home Repair Program (MHRP) repaired 143 housing units. An additional 63 units are underway.
- The Emergency Home Repair Program (EHRP) completed repairs on 14 units. An additional 4 units are underway.
- The EHRP benefits homeowners by providing financial assistance for single-system repairs. Primary repairs performed are roofs, plumbing and sewer system repairs.

### *Rental Assistance for Persons Displaced by Hurricane Katrina*

- In Fiscal Year 2005-06, the City amended its Consolidated Plan to address the pressing housing needs of persons displaced by Hurricane Katrina who had relocated in Oakland. Many of the displaced families had extremely low or no income, and were unable to secure affordable rental housing in a market in which median rents for a two bedroom apartment are in excess of \$1,000 per month. The City established a Tenant Based Rental Assistance (TBRA) program with an allocation of \$250,000 in HOME funds to address these needs. The Katrina TBRA program was administered through a contract with the Oakland Housing Authority, and in most respects operated in the same manner as the Section 8 Housing Choice Voucher (HVC) program. A total of 5 families were able to secure and maintain suitable housing with the assistance of the Katrina TBRA program. The TBRA program was officially closed out in May 2008 and all 5 of the assisted families have been absorbed into the Authority's HVC program.

### *Homeless Services*

#### Accomplishments

- Construction of a new 125 bed emergency housing facility, Crossroads, with holistic health care and enhanced services in a secure, supportive environment. Crossroads is operated by East Oakland Community Project (EOCP). The new facility increases EOCP's capacity to 125 beds and provides space to expand the range of services to its clients. The building provides private spaces for families and single women and men, and shared areas that include spacious community rooms, lockers, a landscaped inner courtyard with a children's "tot lot," and dining facilities to feed three full meals a day to 125 people. Special areas are set aside for counseling and health care to maximize the atmosphere of healing.
- Through the Year-Round and Winter Emergency Shelter program, more than 5,808 individuals and households received shelter, hotel/motel vouchers, food services, rental assistance and additional supportive services.
- More than 19,646 units of outreach and referral services were provided to over 3,920 homeless and persons with special needs through the City's Homeless Mobile Outreach Program, Housing Opportunities for Persons With AIDS program, Emergency Shelter programs, and Winter Shelter programs.
- Through the City's Transitional/Supportive Housing Programs, 98 families (consisting of 256 adults and children) and 38 youth individuals received temporary housing and/or transitional services, assisting each household to become more stable, as they move toward obtaining permanent housing.
- 76 families and 517 formerly homeless individuals moved into permanent housing. 236 household (families and individuals) were placed into transitional housing during the 2007-08 fiscal year.
- Through the Housing Opportunities for Persons with AIDS program, more than 177 persons living HIV/AIDS and their families (263 people) received housing assistance. The existing inventory of 227 HOPWA living units has been maintained in the Oakland EMA. Construction was completed in the Alameda County portion of the Oakland EMSA

for Crossroads, an emergency shelter with 125 beds. Twenty-five of the 125 shelter beds are HOPWA-dedicated beds. In Contra Costa County, Villa Vasconcellos, a 70-unit apartment community with 3 dedicated HOPWA units with support services was completed during the fiscal year. An additional 234 living units were under construction during the fiscal year. Of the 234 units, twelve to fifteen are HOPWA-dedicated living units throughout the Oakland EMSA.

- Through the Hunger Program, more than 252,000 meals were provided through food distributions, hot meals, and the City's Annual Thanksgiving Dinner for the homeless, low-income, and seniors of Oakland.

A table outlining the accomplishments of the Housing and Homeless Services program area is included at the end of the Executive Summary.

## **Economic Development**

### ***Neighborhood Commercial Revitalization (NCR) Program***

The City of Oakland ended the NCR Program on June 30, 2007 and re-assigned NCR staff to the Redevelopment Division and the Business Development Unit. The functions previously performed by NCR staff including managing façade improvement projects and coordinating community participation in streetscape improvement projects were transferred to the Redevelopment Division. Establishing and maintaining special assessment districts, called Business Improvement and Community Benefit Districts were transferred to the Business Development Unit. Merchant organizing was delegated to an outside organization. FY 2007-08 Community Development Block Grant (CDBG) funds appropriated to the NCR Program were allocated to the City's Façade Improvement Program for façade improvement grants to commercial properties in targeted NCR areas and for contracted design assistance. NCR target areas are located in City's Community Development Districts and many target areas are also located in Oakland Redevelopment Project Areas.

In FY 2007-08 twenty-three (23) façade improvement projects were completed. This represents a total investment of \$1,086,821.61; \$310,127.35 in CDBG funded façade improvement grants and \$776,694.26 in private funds. \$194,225 is encumbered in twelve projects which are under construction. Eight (8) architectural firms are under contract to provide on-call design services to the Façade Improvement Program for a two year period. Of the \$200,000 encumbered in design service contracts, approximately \$75,000 was expended in FY 2007-08. Design assistance was provided to twenty (20) projects.

### ***Business Development Services Unit***

In FY07-08, the Business Development Services Unit was involved in a number of activities to support business creation, retention and expansion by improving the business climate and increasing investment in Oakland to promote the prosperity of businesses, the City, and its residents.

Information on Business Development Services accomplishments in the last year and goals for the coming year is organized by industry sector and business support service/initiative.

## INDUSTRY SECTORS

### *Office*

Staff is working on some major, ongoing recruitment that began in FY07-08 that will likely not be finalized until FY08-09, as well as a number of business support initiatives described later in this section.

- Staff worked with the development/investment community to attract new investment into downtown Oakland, representing \$66 million investment, with the CIM Group's purchase of the downtown Oakland Marriott & Courtyard Hotels).
- Staff is working with three companies considering relocating their headquarters to Oakland.
- Staff is working to help expand Pandora, an existing 120-employee new media company founded and located in Oakland.
- Staff continued the development of the Commercial Property Owners Tool Kit, a booklet of City programs and services to assist commercial owners with their leasing and marketing efforts.

### *Retail*

BDS retail sector staff works to grow retail in Oakland by working with individual retailers and developers as well as analyzing sector trends and marketing Oakland as a place for retail business. In the last year, staff managed a year-plus initiative to determine the best ways to utilize the City's resources to maximize needed retail, including how to grow convenience and comparison goods retail in neighborhood commercial districts, and where and how to site a much-needed comparison goods shopping place. Work included:

- Staff made several presentations to the City Council regarding the development of a Citywide Retail Enhancement Strategy. Significant work was completed for the development of the Upper Broadway Retail Strategy, including Interim Zoning provisions and coordination with Planning and Redevelopment Divisions.
- Staff continued the development of Retail Strategy, focusing on the development of other retail nodes.
- Addressing various questions and making referrals for Ozumo Japanese restaurant in its expansion into Oakland, groundbreaking in May 2008, opening scheduled for October 2008.
- Assisting Camino restaurant to open in May 2008.
- Working with various grocery store operators on prospective sites in East and West Oakland.
- Relocation or expansion of five key arts, food or recreation retailers underway.
- *Providing direct services to retailers large and small seeking information, sites and funding assistance—staff conduct in-takes with an average 100 new retailers per year, and have about 15 quantifiable successes (leases signed, businesses retained, etc.) per year.*
- *Matching retailers with vacant retail space and opportunity sites for new retail development.*
- *Reaching out to and responding to retail developers—the number and sophistication of which has increased in the last year.*

- *Participating in an average of six International Council of Shopping Centers (ICSC) trade shows and local meetings per year—with an annual average of 140 interactions and meetings at these events.*
- *Making presentations on retail in Oakland to a variety of audiences, including the Oakland Merchants Leadership Forum, neighborhood and merchant groups, and staff-hosted Brokers Forums – 25 presentations.*
- *Updating and developing marketing materials.*
- *Coordinating with other City staff on retailer issues.*

### *Industrial Business Development*

BDS industrial sector staff is working on business startup, expansion and recruitment support of industrial businesses citywide. In addition to day-to-day contact with a range of businesses, from 3,000sf specialty food businesses to 200,000sf production bakeries, staff conducts a number of sector projects such as developing a sector strategy, marketing material and a Brownfields loan program. Some of the specific industrial business retention and attraction success to date for the FY 07-08 year include:

- Location and purchase of a 12,000sf production space by a specialty soy food product company which retails and sells at local farmers markets and other outlets.
- Attraction of Revolution Foods, a fast growing healthy food company located in 3,000sf in another neighboring city, with expansion into 20,000sf of production and office space in the Oakland Airport area.
- Assistance to a carpet retailer and contractor in its development of a 20,000sf new building, following a fire at its previous location.
- Assistance for the 30,000sf expansion of a large printing company, listed as the fastest growing printer in the East Bay, and coordination with crime prevention, customer parking and support of a \$75,000sf tenant improvement grant.
- Staff continued to work with the Oakland Commerce Corporation, city's contractor for business retention services. In 07-08, OCC assisted 452 businesses and 6,745 employees.
- Completion of a year-long, \$200,000 Industrial District Strategy project, funded with a \$100,000 grant from the U.S. Department of Commerce, Economic Development Administration to assess infrastructure in three industrial areas of the City. The study will produce a technical analysis and recommendations for new specific infrastructure improvements, analysis of commercial truck and vehicle circulation.
- Development of marketing profiles, two industrial newsletters, a business directory and associated website for West Oakland, and a Oakland Food Trail to celebrate and market niche production opportunities in Oakland.
- Staff presented Oakland's industrial land policy and business support efforts at the National American Planning Conference.

### *Green*

BDS green sector staff works with businesses which incorporate recycled feedstock into production and which produce green products and services.

- Staff working to attract four green industries: Pacific Bio Gas, Bevara Design, Cybertran, Tesla Cars.

- Staff working to expand Goalson and eCullet.
- Underway with the development of an Oakland Green Business Attraction Strategy.
- New initiative with Port of Oakland, Blue Sky Biofuels, and OMSS re: biodiesel use by Port trucks and on dock equipment.
- As the City's main representative, monitor and advise *Celilo, Inc.* on creation of the second edition of the East Bay Eco-Metro Guide, the marketing and education coupon book featuring local, organic, and sustainable products and services; the first edition exceeded all sales expectations, and represents a successful nexus of sustainability and business development that is truly exciting; a related goal in year two is to expand outreach to schools and non-profit organizations who can use Eco Metro as a major fundraiser.
- Helped fund and launch GreenMyCuisine.com green restaurant program with City of Berkeley, Sustainable Business Alliance, and county Green Business program.
- Assisted with development and evaluation of Ancillary Maritime Services RFP for City's 15 acre requirement for the redevelopment of the former Oakland Army Base property.
- Participated in the Green Business Industry Cluster of the Oakland Partnership.
- Representing the City on the Port's Comprehensive Truck Management Plan committee, which is developing a set of programs to mitigate existing and future impacts of trucking activity on the Army Base and in West Oakland; also giving input via the Truck Incentives Work Group on the Port and AQMD's upcoming application for Goods Movement environmental mitigation bond money, which will include funds for cleaner truck retrofitting and replacements that could flow through Bay Area Kenworth, which Redevelopment and Economic Development staff are seeking to retain in some form in the East Gateway of the Army Base.
- Beginning work with regional Green Corridor economic development initiative, teaming with staff from the cities of Richmond, Berkeley, and Emeryville, with the goal of making this crescent of the East Bay "the Silicon Valley of Green Technology"; also continuing work with the Green Tech cluster of the Oakland Partnership, including plans for a Green Tech summit in late 2008, additional meetings of the Green Finance Network, and other initiatives.
- Staff promoted the reputation of Oakland as a green city and sought attraction of new construction material suppliers through a promotion booth at the Pacific Coast Building Material trade show in San Francisco.
- Oakland will host the statewide Recycling Manufacturing Development Zone (RMDZ) training event on October 25-26, 2008.

## *BUSINESS SUPPORT SERVICES/INITIATIVES*

### *Enterprise Zone tax credit*

Oakland's Enterprise Zone has been in existence for 15 years. In 2007, the Program was transferred to the Business Development Services Unit, continued development of its online vouchering system, submitted its application for a new 15 year designation (September 2008 – September 2023).

- Oakland was approved for a new Enterprise Zone Program designation for 2008 – 2023.
- 558 Oakland businesses participate in the EZ Program.

- 3,626 hiring tax credit vouchers were issued from July 1, 2007 – June 30, 2008. Each hiring tax credit voucher represents an Oakland job.

### *Loans and Grants*

A top priority of the City of Oakland is to encourage infill development by reutilizing Brownfields, which are underutilized sites where reuse is complicated by the real or perceived threat of environmental contamination. Staff manages a Brownfields loan and grant portfolio of \$1.5 million, including a recent supplemental award of \$385,000 from the U.S. EPA. Staff issued one new loan for revitalization of property into new development. Through staff's effort, the City was awarded a Strategic Partnership with the State of California Treasurer's Office for the Cal ReUse Remediation loan and grant program, which could provide up to \$10 million to clean up contaminated properties for the purpose of housing development.

Through the California Integrated Waste Management Board Oakland has been designated a Recycling Market Development Zone (RMDZ), which provides project coordination, loan and grant packaging, site selection and permit processing assistance, and employment referral and training coordination. Since its inception in 1993, the RMDZ has packaged more than \$5.3 million in approved loans and grants for local recycling businesses. These loans have generated over \$10.5 million in investment in recycling and reuse. Low interest loans are available for equipment purchases, working capital, or real estate purchases.

### *Business Improvement Districts (BIDs)*

The Oakland Business Improvement District (BID) Program (also known as Community Benefit Districts or CBDs) has proven to be a successful mechanism to support economic revitalization in the City of Oakland. The program will generate approximately \$3.3 million in special assessments annually, based on 9 CBDs. BID revenues pay for enhanced cleaning, security, streetscape improvements, marketing and economic development activities in affected commercial/residential districts throughout the City. As Oakland increases mixed use development along commercial corridors, residential property owners will also benefit from the enhanced services of a BID. Oakland's nine BIDs represent approximately 1,900 business and property owners located in Rockridge, Montclair, Lakeshore/Lake Park, Temescal/Telegraph, Lake Merritt/Uptown, Downtown Oakland, Laurel, Koreatown/Northgate, Fruitvale. In the next year, one BID will explore the possibility of converting from business owner-based to property-owner based, and the initiation of one new BID feasibility study. In the last year, staff coordinated:

- Initiation of a Best Practices survey of leading BID programs in several comparable cities nationwide to gather information for the successful evolution of Oakland's BID Assistance Program.
- Establishment of two new CBDs: Downtown Oakland CBD and the Lake Merritt/Uptown CBD.
- Staff also worked with the Oakland Merchant Leadership Forum to develop the BID Managers Forum.
- Staff worked closely with Business Services Partners: Inner City Advisors (ICA), Local Initiatives Support Corporation (LISC), Oakland Business Development Corporation

(OBDC), East Bay Small Business Development Center (EBSBDC), and member agencies of the Oakland Business Services Initiative.

### *Scotlan Convention Center*

Staff serves as the City's project manager for the management agreement between the City and CIM Group to operate and maintain the Scotlan Convention Center, Oakland's only operating convention and conference center. Benefits of an effective facility is the attraction of large office tenants and new office development that need this type of space for their own business purposes; to increase hotel usage and the possibility of new hotel development; and to provide a space to showcase Oakland cultural and business activities. CIM is finalizing the architectural plans for a \$30 million upgrade of the Marriott Hotel to upgrade it to a Class "A" facility. The City has received a cost analysis for upgrading the Convention Center facility to a similar standard. A variety of options and costs must be looked at before funding sources can be identified and rehabilitation of the Center moved forward.

### *Oakland World Trade Program*

In February 2008, the City's consultants, C.H. Johnson Consulting, Inc., and Northern Real Estate, completed an *Independent Analysis of Oakland's Capacity to Support a World Trade Center District*. Key recommendations included:

- Assist the Bay Area World Trade Center in its program expansion and efforts to locate a physical World Trade Center headquarters in Oakland
- Develop a staffed International Program to drive international investment attraction efforts and partnerships, particularly with the BAWTC.

In the last year,

- Staff represented the City's interests in expanding its international trade program and support of a physical BAWTC in the Mayor's Office and the Oakland Chamber's collaborative ***Oakland Partnership***. This resulted in specific recommendations from the Oakland Partnership supporting the establishment of a physical World Trade Center in Oakland.
- Began development of a strategic plan to add more hotel rooms; improve the quality of the City's existing convention/conference space; expand the City's convention and conference space.

### *Small Business Development*

- ***Business Access Center***: One of the primary recommendations of the Mayor's Small Business Task Force was to develop a Business Access Center (BAC). In the last year, staff began the feasibility study of this recommendation. If developed as envisioned, the BAC will provide one-stop assistance for businesses of all sizes seeking to access City business services and non-City business technical and financial assistance. Web and in-person concepts are in development. Currently staff is identifying a potential sponsor for software and hardware needs, has written an informational report, is identifying potential operators for site operations, and has begun to obtain bids for site build-out.
- ***Created in Oakland***: Staff assisted in the development of this initiative to help move existing small businesses beyond startup to achieve \$1 million in annual sales. The program is up and running with up to ten clients.

- *Small Business events:* Staff participated in and led efforts to produce a number business educations events during year, including Councilmember Larry Reid’s annual Small Business Symposium, going into its ninth year; Franchise Showcase; Councilmember Jane Brunner’s Women in Business conference, and a number of community presentations.

### *Oakland Partnership*

Staff worked closely in the development of the Taking Stock of Oakland’s Economy, the analysis of Oakland’s economic trends, review of major industries and future opportunities. Staff participated in the following:

- Staff participated in the following Industry Clusters: International Trade & Logistics, Health Care, Digital Arts & Media and Green Industry.
- Staff participated in the development of the Oakland Partnership Strategy - Business Climate Enablers and is continuing to work on meeting those goals
- Staff participated in the two Oakland Partnership Conferences convened by the Mayor’s Office.
- Staff also provides support to the Mayor’s Office Community Taskforces on Land Use, Economic Development, Small Business, Green Industry and the Arts Taskforce.

### *Citywide Wireless*

Staff is coordinating efforts to determine how a citywide wireless infrastructure might help Oakland businesses and residents and how it might be successfully implemented. Such a system has the potential to increase digital inclusion and advance speed and access to the global marketplace. A consultant has been hired and has interviewed various stakeholders (business, nonprofit, public) and discussed how Oakland can learn from the mistakes other municipal entities have made to create an economically sustainable wireless network that will also provide internet connectivity to underserved areas.

### *Commercial Lending*

For the current reporting period, July 2007 – June 2008, City staff and community partners have worked to improve existing services. During this review period, the Commercial Lending staff accomplished the following by utilizing City funded commercial loan programs:

- Collected approximately \$ 2,804,500 in delinquent and defaulted loans
- Negotiated proposals for the restructurings of one loan
- Underwrote 20 new loans to 18 loan clients
- Created opportunities for 66new jobs in the Oakland economy
- Provided four clients with technical assistance in the development of business/marketing plans
- Created and established a tracking system for all payments on HUD Notes;
- Implemented and designed a new Commercial Lending Loan Servicing System to become more efficient with servicing the commercial loan portfolio;
- Initiated and executed three (3) professional service agreement to assist Oakland small business owners and entrepreneurs to have access to City services designed to assist in their establishment, growth, stability and viability.

## **Public Services and Infrastructure (Neighborhood Improvements)**

### ***Public Services***

- Funding for public service activities were carried out through 29 sub recipient agreements with 21 private nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, six (6) City-administered programs were funded. The programs administered by the non-profits and the city are:
  - **Anti-Crime** – Two (2) programs received funding for the provision of legal assistance, crisis counseling and support services to \*\*\*157 individuals.
  - **Homeless** – Two (2) programs received funding for outreach, referrals and community fairs for homeless services to 392 individuals.
  - **Hunger Relief** - Two (2) programs received funding for the provision of food purchase and distribution services to 487,989 individuals.
  - **Microenterprise and Business Assistance** – Two (2) programs received funding for business development, training and façade improvement planning to 14,641 individuals.
  - **Senior Services** – Five (5) programs received funding for the provision of information & referral, needs assessment, support services, in-home support, companion services, legal services, recreation and physical activities, outreach & education, medical care, hot meals and social services to 2,584 individuals.
  - **Miscellaneous Public Services** – Three (3) programs received funding for the provision of computer training, tax preparation and education family support and assistance to \*\*\*1,546 individuals.
  - **Substance Abuse Intervention and Prevention** – One (1) program received funding for the provision of residential and day treatment services, support services and referral services to 40 individuals.
  - **Youth Services** – Twelve (12) programs received funding for the provision of work experience and career preparation, case management, tutoring and instruction, academic assistance, cultural and life enrichment, health care and education, housing search assistance counseling and support services, leadership development, mentor support, life skills training and safety monitoring services to 3,130 individuals.

### ***Infrastructure (Neighborhood Improvements)***

- There were nine (9) projects awarded funds from the FY 07-08 grant allocated for capital improvements to public service facilities, three are complete, five are under construction and one is in predevelopment.

## Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010) Goal	Actual to Date (2005-2008 only)	Current Year (FY 2007-2008) Goal	Actual
<b>Expansion of the Supply of Affordable Rental Housing</b>				
Rental Housing New Construction: Units Built	805 Units Built or Underway	220	163	150
Rental Housing New Construction: Units Underway				529
<b>Preservation of the Supply of Affordable Rental Housing</b>				
Rental Housing Preservation: Units Built	400 Units Built or Underway	329	126	312
Rental Housing Preservation: Units Underway				53
Public Housing Reconstruction: Units Built		99	41	54
Public Housing Reconstruction: Units Underway				134
<b>Expansion of the Supply of Affordable Ownership Housing</b>				
Ownership Housing Construction: Units Built	105 Units Built or Underway	81	55	53
Ownership Housing Construction: Units Underway				164
<b>Expansion of Ownership Opportunities for First-Time Homebuyers</b>				
Mortgage and Down Payment Assistance	565 Households	144	55	55
Housing Counseling	Prepare Residents	3,696	400	513
Mortgage Credit Certificates	100 Households	8		2
<b>Improvement of Existing Housing Stock</b>				
Owner-Occupied Housing Rehabilitation: Units Completed	1,440 Housing Units	765	210	218
Owner-Occupied Housing Rehabilitation: Units Underway				99

## Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2007-2008)	
	Goal	Actual to Date (2005-2008 only)	Goal	Actual
<b>Provision of Rental Assistance for Extremely Low and Low Income Families</b>				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	15		5
<b>Provision of Supportive Housing for Seniors and Persons with Special Needs</b>				
Senior Housing Development: Units Built	400 Units Built or Underway	216	82	0
Senior Housing Development: Units Underway				410
Special Needs Housing Development: Units Built		20		20
Special Needs Housing Development: Units Underway				54
Access Improvement: Units Completed	40 Housing Units	32	8	9
Access Improvement: Units Underway				12
<b>Removal of Impediments to Fair Housing</b>				
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	1,973	230	667
Referral, Information, and Counseling to Residents	2500 Households	17,810	2,144	7,218
Discrimination Education and Investigation	100 Households	1,846	196	778

## Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2007-2008)	
	Goal	Actual to Date (2005-2008 only)	Goal	Actual
<b>Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness</b>				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	<b>3,597</b>	1,000	<b>2,179</b>
Health Care for Homeless	500 People	<b>323</b>	100	<b>156</b>
Other Outreach Services	1,225 People	<b>9,847</b>	245	<b>3,091</b>
Information and Referral Services	4,000 People	<b>7,238</b>	787	<b>800</b>
Emergency Shelters and Services				
Existing Year-Round <b>Emergency</b> Shelter System	9,000 People	<b>8,488</b>	1,800	<b>1,188</b>
Winter Shelter	6,000 People	<b>2,961</b>	1,200	<b>1,162</b>
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	<b>720</b>	441	<b>144</b>
Transitional Housing				
Existing Transitional Housing Facilities	750 Families	<b>425</b>	151	<b>138</b>
Transitional Housing Jobs Campus at Oakland Army Base		0		0
Supportive Services Program		<b>0</b>	150-170	<b>0</b>
Homeless Prevention				
Rental Assistance	1,000 Individuals/Families	<b>255</b>	216	<b>59</b>
Eviction Prevention	1,000 Individuals/Families	<b>197</b>	216	<b>1</b>
Legal Assistance	1,200 Cases	<b>7,257</b>	240	<b>2,361</b>
Housing Counseling	1,700 Cases	<b>2,906</b>	355	<b>1,567</b>
Tenant Education Program	550 Cases	<b>863</b>	115	<b>73</b>
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 People	<b>35</b>	11	<b>9</b>
Services and Referral	3,000 People	<b>1,213</b>	600	<b>490</b>
Permanent Housing	300 Units	<b>311</b>	100	<b>117</b>

# 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 most recent Five Year Consolidated Plan on May 13, 2005. The Consolidated Plan included a needs assessment, housing and market analysis, a strategic plan and an Action Plan for the first year. Annual Action Plans have been published for each subsequent program year.

This Consolidated Annual Performance and Evaluation Report (CAPER), provides information on accomplishments in the City of Oakland, for the program year July 1, 2007 through June 30, 2008, 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, 2007 through June 30, 2008 to address the City's stated housing and community development goals and objectives. The information corresponds to the housing and community development priorities established in the Consolidated Plan published May 13, 2005.

More specific information regarding investments and expenditures during the year, as well as specific accomplishments for individual activities, is submitted by the City to HUD through HUD's Integrated Disbursement and Information System (IDIS). Some IDIS reports for the HOME, ESG and HOPWA programs are contained in this CAPER document. IDIS reports for the CDBG program are available upon request.

**PART I:**

**NARRATIVE REGARDING ANNUAL PERFORMANCE**

## Narrative A: Non-Housing 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.

### 1. Funds Made Available During Program Year

#### Federal Resources for Non-Housing Community Development Activities

<b>PROGRAM</b>
a. <u>Community Development Block Grant</u>  The City received \$8,649,893 in Community Development Block Grant funding, plus program income of \$2,571,236. The total funding received from both sources is \$11,221,129.
b. <u>Community Services Block Grant</u>  <i>The City received \$668,602 in CSBG funds to support anti-poverty programs and services.</i>
c. <u>Head Start</u>  <i>The City's Department of Human Services received \$14,731,569 to provide child care and tutorial programs.</i>
d. <u>Department of Agriculture/Child Care Food Program</u>  <i>The USDA provided \$375,000 to fund lunch programs for children in the Head Start program.</i>

#### State Resources for Non-Housing Community Development Activities

<b>PROGRAM</b>
a. Workforce Investment Act (WIA)  <i>This Federal grant provides employment and training services to meet the needs of unemployed job seekers, underemployed workers and employers. ***No information available for the 2007-08 fiscal year.</i>

## Local Resources for Non-Housing Community Development Activities

### **PROGRAM**

#### a. General Fund

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.

The employment component of the City's Contracting and Employment Services placed Oakland residents on City construction contracts.

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.

#### b. Redevelopment and Private Investment

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.

## **2. Economic Development**

Local economic development involves the allocation of limited resources - land, labor, capital and entrepreneurship in a way that has a positive effect on the level of business activity, employment, income distribution patterns, and fiscal solvency. It aims to enhance competitiveness and thus encourage sustainable growth that is inclusive. The purpose of local economic development is to build up the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which public, business and non-governmental sector partners work collectively to create better conditions for economic growth and employment generation.

### Activities

#### **(A) Business Development Program**

The mission of Business Development Services (BDS) is to expand and maintain a robust and diverse economy in Oakland generating quality jobs and increasing tax revenue through maximizing business opportunities. Our citywide programming assists in the retention of jobs and creation of new jobs from entry level to skilled technical and professional positions in the retail, office, industrial and green sectors. Industries and jobs that are sustainable and add to the overall quality of life for all Oakland residents are prioritized through programs that connect businesses to technical and financial assistance. Business Development staff accomplishes these goals by serving as the point of entry for prospective and existing businesses seeking locations, capital, workforce, training and technical assistance, incentives, energy efficiency, permit streamlining and other problem-solving.

#### **(B) Neighborhood Commercial Revitalization**

The NCR Program was discontinued on June 30, 2007 and NCR staff reassigned to the Redevelopment Division and Business Development Unit. The functions performed by NCR, including managing façade improvement projects and streetscape improvements were transferred to Redevelopment. Establishing and reestablishing Business Improvement and Community Benefit Districts were transferred to Business Development. Merchant organizing was outsourced to a non-profit organization.

#### **(C) Commercial Lending**

The City of Oakland and Oakland Redevelopment Agency established and maintains its Commercial Lending Unit (CLU) for the purpose of providing small business technical assistance and lending services to Oakland's business community. The Commercial Lending Unit maintains multiple professional services contracts with qualified service providers capable of delivering services targeted towards: technical support, strategic planning, training, employee recruitment and commercial lending. The commercial lending revolving loan funds previously established by the City and the Agency continue to be available to Oakland's business community.

The Commercial Lending (CL) Unit oversees, either directly or through contracted services, a loan portfolio of seven loan programs and a variety of small business technical assistance programs. The administration of each loan program is guided by federal regulations, crafted to ensure targeted audiences receive program benefits. The combined management of these loan funds has presented a challenge to the Commercial Lending staff as they have worked to maintain program performance at levels prescribed by City Council and HUD guidelines. Throughout the EEC grant period, staff has endeavored to make occasional program structure modifications, to deliver a program that was responsive to the community's need and functioned within federal standards for job creation and default rates.

### Economic Development Activities and Accomplishments

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<b>Business Development-All sectors:</b>	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	Assist 100 businesses to remain in Oakland; retain or attract 1,000 jobs; attract 13 new businesses to Oakland.	Assisted 207 businesses to remain in Oakland, retained 6,320 jobs in Oakland, attracted 16 new businesses and created 137 jobs.
<b>Industrial</b>	Provide information, location advise and research, for new industrial firms seeking space in Oakland, work to retain and increase the local job base within existing firms, and retain industrial businesses in Oakland.	Attract new industrial companies, and retain firms to keep jobs within Oakland, approve 3 new Brownfields loans. And two new grants for environmental site assessment of Brownfield sites.	Attracted 12 firms interested in moving to Oakland with total of 215 employment opportunities. Secured new \$1 million Strategic Partnership funds from the state treasurer, adding to the \$550,000 loan fund for a total of \$1.55 million for the Brownfield Loan Program.
<b>Retail</b>	Provides information and referrals to startup, existing and new-to-Oakland retailers, restaurateurs, and arts and entertainment businesses citywide	Increase City's sales tax base Increase shopping options for Oaklanders and visitors to Oakland Increase commercial district vitality	Initiated the development of a Citywide Retail Enhancement Strategy to improve retail activity and access to consumer goods and services in Oakland's downtown and neighborhood commercial districts. Implemented an online shopper survey, community meetings and prepared a detailed analysis of Oakland's retail potential.
<b>Office and Commercial</b>	Financing, location assistance, and coordination with other city departments for clients seeking office and general commercial space , including research & development, biotech and other educational and scientific research, and technology companies.	Attract and assist the location with of Oakland firms representing the commercial sector, including telecommunication, biotechnology, research & development firms.	Facilitated established owners/investors in their acquisition of four major downtown office properties. The investment value represents \$172.6 million new rehabilitation or construction investment over the next three years.

<b>ACTIVITY NAME LOCATION CEDA AREA</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<p><b>Neighborhood Commercial Revitalization</b></p> <p>Specific NCR Target Areas</p>	<p>The NCR Program was discontinued on June 30, 2007 and NCR staff reassigned to the Redevelopment Division and Business Development Unit. The functions performed by NCR, including managing façade improvement projects and streetscape improvements were transferred to Redevelopment. Establishing and reestablishing Business Improvement and Community Benefit Districts were transferred to Business Development. Merchant organizing was outsourced to a non-profit organization.</p>	<p>Complete of 40 façade improvement projects, the provision of technical assistance to 3 merchant organizations, design and implementation of 2 streetscape plans and 4 streetscape projects, facilitation of 1 catalyst development projects and assistance to establish 3 Business Improvement Districts.</p>	<p>In FY 2007/08 twenty-three (23) façade improvement projects were completed. This represents a total investment of \$1,086,821.61; \$310,127.35 in CDBG funded façade improvement grants and \$776,694.26 in private funds. \$194,225 is encumbered in twelve projects which are under construction. Eight (8) architectural firms are under contract to provide on-call design services to the Façade Improvement Program for a two year period. Of the \$200,000 encumbered in design service contracts, approximately \$75,000 was expended in FY 2007/08. Design assistance was provided to 20 projects.</p>



<b>ACTIVITY NAME LOCATION CEDA AREA</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>ONE YEAR GOALS</b>	<b>ACTUAL ACCOMPLISHMENTS</b>
<p><b>Commercial Lending Services (CLS)</b></p> <p>targeting is Citywide</p>	<p>CLS provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The CLS also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs.</p>	<p>Intake assessment and technical assistance to approximately 1,600 clients; workshop classes to over 200 individuals; fund approximately \$800,000 of loans; increase employment opportunities and newly create approximately 66 jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation, Ultimate Staffing Services, Williams and Associates, and National Development Council.</p>	<p>The Commercial Lending office continues to offer the Oakland Small Business community core services through contract services with area non-profits. The Commercial Lending office has been successful in collecting on defaulted loans totaling \$2 M. Commercial Lending Unit continues with its scope of services with the Oakland Business Development Corporation authorizing that organization to underwrite commercial loans up to \$249,500.</p>

### **3. Public Services and Infrastructure(Neighborhood Improvements)**

#### **(A) Public Services**

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland allocated FY 07-08 funding for public service activities to be carried out through 29 subrecipient agreements with 21 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2005 to June 30, 2010. The number of programs by category are as follows:

Anti-Crime	2
Homeless	2
Hunger Relief	2
Microenterprise and Business Assistance	2
Miscellaneous Public Services	3
Senior Services	5
Substance Abuse and Prevention	1
Youth Services	12

#### **(B) Infrastructure (Neighborhood Improvements)**

There was nine (9) project that received funds from the FY 07-08 grant allocated for capital improvements to public service facilities.

**CDBG Infrastructure (Neighborhood Improvements) and Public Services (summary)**

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u><b>Anti-Crime</b></u> <ul style="list-style-type: none"> <li>▪ <b>Bay Area Legal Aid</b> <i>Contract Cancelled</i></li> <li>▪ <b>City of Oakland/City Administrator's Office, Neighborhood Services Division</b> ***No data available</li> <li>▪ <b>Family Violence Law Center</b></li> </ul>	Domestic violence prevention Legal assistance Crisis counseling Community outreach and education Community organizing and building Social and health services referral Leadership development	1,303 individuals	***157 Individuals
<u><b>Homeless</b></u> <ul style="list-style-type: none"> <li>▪ <b>City of Oakland/Dept. of Human Services, Community Housing Services</b></li> <li>▪ <b>Homeless Action Center</b></li> </ul>	Outreach Resources fair Referrals Disability benefits advocacy	844 individuals	392 individuals
<u><b>Hunger Relief</b></u> <ul style="list-style-type: none"> <li>▪ <b>Alameda County Community Food Bank</b></li> <li>▪ <b>City of Oakland/Dept. of Human Services, Community Housing Services</b></li> </ul>	Food purchase & distribution	691,080 individuals	487,989 individual
<u><b>Microenterprise and Business Assistance</b></u> <ul style="list-style-type: none"> <li>▪ <b>A NewAmerica Corporation</b></li> <li>▪ <b>Oakland Citizens' Committee for Urban Renewal</b></li> </ul>	Business development training, counseling and technical assistance Resource access Financial planning education Façade improvement referral Community revitalization coordination	70,160 individuals	14,641 individuals
<u><b>Miscellaneous Public Services</b></u> <ul style="list-style-type: none"> <li>• <b>Central American Refugee Committee (CRECE)</b> <i>Contract Cancelled</i></li> <li>▪ <b>City of Oakland/Dept. of Human Services EITC</b> *** No Data Available</li> <li>▪ <b>Ethiopian Community &amp; Cultural Center</b></li> <li>▪ <b>Oakland Citizens' Committee for Urban Renewal</b></li> </ul>	Family resource services Food Distribution Youth activities Tax preparation and tax credit outreach and education Translation and support services Information and referral Career and life skills training Technology training and internet access	6,852 individuals	***1,546 individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Seniors</u> <ul style="list-style-type: none"> <li>▪ Alzheimer's Services of the East Bay</li> <li>▪ Bay Area Community Services</li> <li>▪ City of Oakland/Dept. of Human Services-OSCAR</li> <li>▪ Legal Assistance for Seniors</li> <li>▪ Life Long Medical Care</li> </ul>	In-home support Companion services Legal services Day care Medical care Social services Hot meals Support services and referrals Training and education Case management Community education Counseling and advocacy	3,825 individuals	2,584 individuals
<u>Public Facilities and Infrastructure</u> <ul style="list-style-type: none"> <li>▪ Building Opportunities for Self Sufficiency</li> <li>▪ City of Oakland/ Office of Parks &amp; Recreation</li> <li>▪ Covenant House California-Oakland <i>Contract Cancelled</i></li> <li>▪ East Oakland Boxing Association</li> <li>▪ La Clinica de la Raza</li> <li>▪ Lao Family Community Development, Inc. <i>Contract Cancelled</i></li> <li>▪ Native American Health Center, Inc.</li> <li>▪ Prescott-Joseph Center for Community Enhancement, Inc.</li> <li>▪ Spanish Speaking Citizens' Foundation</li> <li>▪ The Unity Council</li> </ul>	Transitional housing renovation Rehabilitation of recreational facilities Renovation of community service center for homeless youth Community garden renovation Expansion of neighborhood health center Acquisition of multi-use center for multi-language working families Development of Native American health center Rehabilitation of multi-purpose family resource center Pre-development study for Latino service facility Renovation of community plaza and playground	11 Facilities	8 Facilities completed or under construction
<u>Substance Abuse</u> <ul style="list-style-type: none"> <li>▪ Health Babies Project</li> </ul>	Residential and day treatment Support services and referrals Drug testing Case management	40 Individuals	40 Individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p><b>Youth</b></p> <ul style="list-style-type: none"> <li>▪ <b>Allen Temple Health &amp; Social Services Ministries</b> <i>Contract Cancelled</i></li> <li>▪ <b>ARC Associates</b> <i>Contract Cancelled</i></li> <li>▪ <b>Boys and Girls Clubs/ Educational Enhancement</b></li> <li>▪ <b>Boys and Girls Clubs/ SMART Moves</b></li> <li>▪ <b>Centro Legal de la Raza</b></li> <li>▪ <b>City of Oakland/Dept. of Human Services-A Safe Walk</b></li> <li>▪ <b>EastSide Arts Alliance</b></li> <li>▪ <b>Girls, Inc. of Ala Cty</b></li> <li>▪ <b>Global Education Partnership</b></li> <li>▪ <b>La Clinica de la Raza</b></li> <li>▪ <b>Lao Family Community Development, Inc.</b> <i>Contract Cancelled</i></li> <li>▪ <b>Lincoln Child Center</b></li> <li>▪ <b>Precision Drill Ministries</b></li> <li>▪ <b>Prescott-Joseph Center for Community Enhancement, Inc.</b> <i>Contract Cancelled</i></li> <li>▪ <b>Project Re-Connect</b></li> <li>▪ <b>The First Place Fund for Youth</b></li> </ul>	<p>Work experience and career preparation Case management Tutoring and instruction Academic assistance Cultural and life enrichment Technology training Health care and education Counseling and support services Leadership and personal development Mentor and peer support Life skills training Cultural diversity education Safety monitoring Childcare Parental participation Sports and fitness College entrance preparation After-school and summer programs Housing search assistance Case management Resource access and referral Job training, search and placement Crime and violence prevention</p>	<p>4,069 Individuals</p>	<p>3,130 individuals</p>

## **Narrative B: Fair Housing**

### Summary of the Analysis of Impediments to Fair Housing

The City of Oakland's Community and Economic Development Agency completed an Analysis of Impediments to Fair Housing (AI) in June 2005. The following narrative is a summary of the 2005 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 who 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 by data related to complaints.

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 neighborhood 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 who will occupy that housing. It should be noted that such opposition is found in minority and non-minority neighborhoods alike.

Discrimination in lending is also a problem, as revealed by 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 persons with disabilities.

The City is committed to the promotion of fair housing choice, and in an effort to affirmatively further fair housing will undertake a number of steps to eliminate barriers to fair housing, as outlined in the conclusion of this report and in the City's Annual Consolidated Plan for Housing and Community Development.

## Actions Taken to Overcome Impediments to Fair Housing

The narratives and table on the following pages summarize actions taken in the 2007-2008 program year to overcome impediments to fair housing. The table identifies impediments described in the AI and specific actions taken to remove those impediments.

## Actions to Affirmatively Further Fair Housing

1. The City and Redevelopment Agency require that all projects that receive public assistance, whether funded with federal or non-federal funds, comply with the City's Affirmative Fair Marketing guidelines. A copy of these guidelines is included in each year's Consolidated Plan Action Plan.
2. Efforts to increase private lending activity in minority areas through community reinvestment efforts.

*The City continues to be an active participant in efforts to ensure that lenders comply with their obligations under the Community Reinvestment Act. The City has a linked-banking ordinance that limits the City's banking business to lending institutions that are meeting community credit needs.*

3. Efforts to improve housing conditions and housing opportunities within areas of minority concentration through the use of targeted investment of federal resources.

*The City's lending programs for rehabilitation of owner-occupied housing are targeted to the seven Community Development Districts, which have the highest concentrations of minority households.*

*To provide greater housing opportunities for minorities, the City gives higher ranking to applications to develop new housing in areas with low concentrations of poverty, which are also areas with lower concentrations of minorities.*

The following table outlines fair housing activities performed in the City of Oakland from July 1, 2007 through June 30, 2008. It also shows the one year goals and actual accomplishments for each activity.

### Fair Housing Activities

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>Center for Independent Living</b>  <i>Citywide</i>	Provide housing services and housing-rights counseling to persons with physical and mental disabilities.	Persons with disabilities and incomes at 30-50% AMI.	CDBG: \$100,000	Provide housing search counseling for 230 individuals and discrimination counseling for 36 individuals.  Facilitate access to housing for low-income persons with disabilities.	Provided housing search and counseling to 667 individuals and discrimination counseling to 667 individuals. Assisted with placement of 67 households in temporary or permanent housing. Resolved 58 landlord/tenant issues
<b>Centro Legal de la Raza</b>  <i>Citywide</i>	Provide free legal services and counseling for housing related problems.	Residents with incomes < 80% AMI, but primarily < 30% AMI.	CDBG: \$68,000	Inadvertently omitted from 07-08 Action Plan	Counseled 179 tenants. Provided 126 clients with brief legal services. Provided 32 individuals with legal representation.
<b>East Bay Community Law Center</b>  <i>Citywide</i>	Provide free legal services and counseling for housing related problems.	Residents with incomes < 80% AMI, but primarily < 30% AMI.	CDBG: \$68,000	Provide legal representation for 72 individuals and counseling for 644 individuals. Provide training and TA to Centro Legal de La Raza.	Counseled 1,119 at tenant workshops. Counseled 1,127 individuals through the Low Income Eviction Project. Provided 66 individuals with legal representation. See Centro Legal above.

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>Eden Information and Referral</b>  <i>Citywide</i>	Increase access to housing information for Oakland residents; and manage a housing database with emergency, transitional, subsidized, and permanent housing information.	Individuals and families with incomes < 80%.	CDBG: \$80,000	Expand the current housing database by adding 450 new Oakland housing units. Increase the number of residents accessing the Community Housing And Information Network (CHAIN) phone line by 250.	Expanded housing database by 3,677 and provided information and referral to 5,920 low income residents
<b>TBD</b>  <i>Citywide</i>	Provide systematic fair housing audits.	Low- and moderate-income families with children.	CDBG: \$30,000	Provide systematic fair housing audit and workshops reaching 1,250 people.	Project Cancelled
<b>The Unity Council</b>  <i>Citywide</i>	Provide fair housing counseling.	Low- and moderate-income families with children.	CDBG: \$50,000	Goal is combined with fair housing audit above.	131 clients received foreclosure counseling.
<b>Sentinel Fair Housing</b>  <i>Citywide</i>	Investigate, mediate and refer in cases of housing discrimination,	Individuals and families with incomes < 80%,	CDBG: \$150,000	Test 10 discrimination cases, conduct 12 workshops, distribute 1,200 information and referrals, investigate 48 fair housing cases, and counsel 160 clients.  (A portion of the funding for this organization is supporting eviction prevention activities.)	Provided fair housing information and referrals to 301 people. Investigated 111 fair housing cases. Held 33 community engagements.

## **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.

### *1. Funds Made Available*

The following is a listing of new Federal grant funds that were made available to the City in FY 2007-08, 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 Narrative F: Leveraging, Commitments, Match and Support for Other Applications. Narrative 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 formula grant funds is contained in the IDIS system.

Listings of specific commitments made with HOME, 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.

#### Community Development Block Grant (CDBG)

The City allocated \$5,309,331 in CDBG grant funds and program income for housing activities, including housing rehabilitation programs, homeless programs, fair housing activities and housing services such as housing counseling.

#### Rental Rehabilitation Program

There were no funds received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. Repayments received in prior years were allocated primarily to provide additional funding for the Neighborhood Housing Revitalization Program (NHRP) and other rehabilitation programs to provide loans and grants for rehabilitation of owner-occupied homes. The

NHRP provides financial assistance to owners of vacant and blighted residential properties of one to four units that are in need of extensive rehabilitation to correct code violations and to eliminate safety and health hazards.

### HOME/ADDI

The City received a total HOME grant of \$4,411,242. An additional \$67,495 was awarded to the City for the American Dream Downpayment Initiative. Funds were allocated to the following uses:

Housing Development	\$3,970,118
Homeownership Assistance	\$67,495
<u>Program Administration/Monitoring</u>	<u>\$441,124</u>
<b>TOTAL</b>	<b>\$4,411,242</b>

The City also received program income in the amount of \$177,329 in the form of recapture of loans and a share of appreciation from homes originally assisted with HOME funds. On a budgetary basis, this was allocated to the Home Maintenance and Improvement Program to provide loans to lower income homeowners to rehabilitate their homes. Because Federal regulations require that program income be expended prior to drawdown of grant funds, on a cash flow basis the program income is applied to the first eligible HOME expenditures that are incurred by the City. Because of a need to meet HOME commitment deadlines, \$3,149,262 that had previously been allocated to homeowner rehab loans was reallocated to housing development projects.

### Emergency Shelter Grant (ESG)

The City received \$370,953 in Emergency Shelter Grant Funds, of which \$18,292 was allocated to cover the City's program administration costs and \$352,661 allocated for emergency shelter and homeless services.

### Supportive Housing Program

The City received four Supportive Housing Program grants for the 2007-08 report year, supporting the following City programs: Matilda Cleveland Transitional Housing Program (\$259,432); Families In Transition/Scattered Sites Program (\$245,146), the Homeless Families Support Network (\$1,825,154), and the Oakland Homeless Youth Housing Collaborative (\$696,434).

In addition, a total of \$9.2 million was awarded through the HUD SuperNOFA process to other homeless assistance programs either located in Oakland or with substantial direct benefit.

## Housing Opportunities for Persons With AIDS (HOPWA)

The City received an award of \$1,896,000 under the HOPWA program. The City is the lead agency for the metropolitan area, and distributed funds to Alameda County and Contra Costa County based on the relative proportion of AIDS cases, as follows:

Alameda County	\$1,387,693
(includes share of Grantee Administration –	\$18,960)
Contra Costa County	\$470,387
Grantee Administration (City)	<u>\$37,920</u>
<b>TOTAL</b>	<b>\$1,896,000</b>

### *2. 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.

Summary information contained in the table included at the end of Section C includes persons assisted with HOME, CDBG, ESG, HOPWA and other federal funds, for projects and activities completed during the program year.

### *3. 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.

### *4. 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. The City has used HOME and Redevelopment Agency funds, in conjunction with funding from the Section 811 program, for new construction of such housing. Funding for new construction and rental assistance is also provided under the HOPWA program.

The City provides rehabilitation assistance for homeowners who are living in housing that is dilapidated or substandard. 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. In extreme cases, the City may order a property be closed and the tenants relocated. Under the City's Code Enforcement Relocation Ordinance, the City provides relocation assistance to these tenants and then places a lien against the substandard property for the cost of the relocation.

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 have rents equal to 30 percent of the monthly income of households at or below 35% of median income, in order to provide affordability to a broader range of low income persons, particularly those currently experiencing high cost burdens.

The City also uses project-based and tenant-based rental assistance to assist extremely low income households, including those with special supportive services needs. The City has worked closely with the Oakland Housing Authority (OHA) to expand the use of project-based Section 8. Due to its participation in the Moving to Opportunity program, the OHA is no longer prohibited to use Section 8 in census tracts with a poverty rate greater than 20 percent (The majority of Oakland's census tracts fit this description). In FY 2007-08, the City's Notice of Funding Availability (NOFA) was again used to solicit applications for project-based section 8. OHA will continue to use the competitive process to distribute project-based assistance and will seek to link the award of the project based assistance to the City's NOFA process.

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.

In 2006-07, the City Council adopted the Permanent Access to Housing (PATH) plan, which will bring together affordable housing developers and service providers to create and operate permanent supportive housing for homeless persons. Work has begun to establish a "pipeline" of projects that can be funded each year in order to expand the inventory of housing to serve homeless people who are among those with "worst-case needs."

##### *5. Detailed Status of Housing Activities*

The tables on the following pages provide detailed information on all housing activities undertaken by the City, regardless of whether they were financed with federal funds. Information on actions to prevent and reduce homelessness is contained separately in Narrative D.

## Affordable Housing Planned Actions, FY 2007-2008

### Expansion of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<p><b>720 E. 11th Street</b> 720 E. 11th Street</p> <p><i>Chinatown/Eastlake/San Antonio</i></p>	<p>New construction of 55 rental units:</p> <ul style="list-style-type: none"> <li>• 46 units for families,</li> <li>• 8 special needs units targeted to persons with HIV/AIDS and persons with mental disabilities,</li> <li>• 1 manager's unit.</li> </ul>	<p>24 units for households at or below 35% AMI (including 3 HOPWA units and 5 MHSA units); 6 units for households at or below 50% AMI; 24 units for households at or below 60% AMI.</p> <p>9 of the units will be live/work units.</p>	<p>HOME: \$1,390,167</p> <p>Redevelopment Agency: \$4,859,833</p> <p><i>Total City/Agency Funds:</i> <i>\$6,250,000</i></p>	<p>New project</p>	<p>Performed predevelopment activities including securing City and Agency funds, working with community organizations, performing preliminary design plans, working on NEPA and CEQA requirements, and working to secure additional project financing.</p> <p>*See also: "Provision of Supportive Housing for Seniors and Other Persons with Special Needs."</p>

**Expansion of the Supply of Affordable Rental Housing (cont'd)**

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>Fairmount Apartments</b> 401 Fairmount Avenue  <i>Western Oakland</i>	Acquisition and rehabilitation of existing apartment building into 31 rental units: <ul style="list-style-type: none"> <li>• 19 units for families,</li> <li>• 5 units for supportive housing of formerly homeless adults,</li> <li>• 6 units for households with special needs,</li> <li>• 1 manager's unit</li> </ul>	For households at 35% or less of AMI  11 special needs units will be assisted with Project Based Section 8 Vouchers.	Redevelopment Agency: \$3,400,000	New Project	Site acquisition/purchase completed and rehab work underway.  *See also: "Prevention and Reduction of Homelessness" and "Provision of Supportive Housing for Seniors and Other Persons with Special Needs"
<b>Fox Courts</b> 18 <sup>th</sup> , 19 <sup>th</sup> , Telegraph and San Pablo Avenues  <i>Western Oakland</i>	New Construction of 80 rental units: 18 studios 9 1-BR units 13 2-BR units 35 3-BR units 5 4-BR units  4,000 square feet of commercial/retail and museum space, and 72 parking spaces  Supportive services for 6 households that include a member with HIV/AIDS	The range covers from extremely low income (30%AMI) through moderate income (60%AMI) households.	Redevelopment Agency Uptown Project Area Funds: \$2,464,000  Redevelopment Agency land donation \$3,836,112  Redevelopment Agency Low/Mod Fund: \$4,950,000  <i>Total Redevelopment Agency Funds: \$11,250,112</i>	Loan closing expected in Summer 2007. Construction expected to begin in Fall 2007.	2 <sup>nd</sup> Agency Loan close August 2007. Construction start in September 2007. As of June 2008, construction was 35% complete.

**Expansion of the Supply of Affordable Rental Housing (cont'd)**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Community Development District</b> <b>Housing Development Program</b>  <i>Citywide</i>	New funding for construction, rehabilitation and preservation of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 30% and 60% of AMI.  Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds.	HOME: \$3,970,118  Redevelopment Agency: \$9,541,592  Of this amount, \$1,099,768 is reserved for programs in the West Oakland Redevelopment Area, and \$2,841,770 is reserved for the Central City East Redevelopment Area.	Award funds for projects that will produce 150 – 200 new affordable housing units.	Funding was awarded for 195 affordable rental units and 19 affordable homeownership units. All \$3,970,118 in HOME funds were allocated to these projects. All but \$1,881,622 of the Agency funding was allocated to projects. The balance will be available for other affordable housing programs or projects.
<b>Ironhorse at Central Station</b> (formerly 14 Street Apartments at Central Station) 14th Street between Wood Street and Frontage Road  <i>Western Oakland</i>	New construction of 99 rental units:  27 1-BR units 32 2-BR units (inc. manager's unit) 40 3-BR units	39 units for households at or below 35% AMI; 59 units for households at or below 50% AMI; 1 manager unit.	Redevelopment Agency: \$8,379,000	Close loan for tax-exempt bond financing, start construction.	Closed loan for tax-exempt bond financing, finalized construction contract, started construction.
<b>Lion Creek Crossings HOPE VI – New Rental Housing, Phase II</b> Corner of 69th Street and East San Leandro Boulevard  <i>Central East Oakland</i>	New construction of 105 units of rental housing.  (Phase II includes construction of a total of 146 units: 41 replacement units of public housing, in addition to new construction of 105 units for Project Based Section 8 vouchers and tax-credit rental units.)	Public Housing units for households with incomes < 30% AMI. Section 8 units for participants with incomes < 50% AMI. All other units for households with incomes < 60% AMI.	No City or Redevelopment Agency funds.	Complete construction and begin lease-up process.	Construction completed, lease-up process underway.

**Expansion of the Supply of Affordable Rental Housing (cont'd)**

ACTIVITY NAME LOCATION <b>Community Development District</b>	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>Lion Creek Crossings HOPE VI – New Rental Housing, Phase III</b> 66th Street crossing over Leona Creek Drive and Lion Way  <i>Central East Oakland</i>	New construction of 59 units of rental housing.  (Phase III consists of a total of 106 units: 47 replacement units of public housing, in addition to the new construction of 59 units for Project Based Section 8 vouchers and tax-credit rental units.)	Public Housing units for households with incomes < 30% AMI.  Section 8 units for participants with incomes < 50% AMI.  All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000  HOME: \$1,600,000  <i>Total City/Agency Funds:</i> \$4,600,000	Construction underway; marketing and lease-up plans reviewed and approved.	Construction completed, lease-up process underway.
<b>Lion Creek Crossings HOPE VI – New Rental Housing, Phase IV</b> 69th Avenue and Snell Street  <i>Central East Oakland</i>	New construction of 72 income restricted, family apartments (1- manager’s unit).  16 1-BR units 22 2-BR units (inc. manager’s unit) 34 3-BR units	Public Housing units for households with incomes < 30% AMI. Section 8 units for participants with incomes <50% AMI. All other units for households with incomes < 50% AMI.	Redevelopment Agency: \$2,980,547  HOME: \$3,499,453  <i>Total City/Agency Funds:</i> \$6,480,000	New Project	Received \$3,499,593 in Federal HOME funds and \$2,980,547 from Oakland Redevelopment Agency. Target date to begin construction is set for Spring 2009.

**Expansion of the Supply of Affordable Rental Housing (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Madison and 14<sup>th</sup></b> 160 14th St.  <i>Chinatown/Eastlake/San Antonio</i>	New construction of 79 rental units and ground floor retail space (2,660 sq. ft.); 20 units reserved for homeless former foster youth.	18 households < 30% AMI 60 households < 50% AMI 1 manager unit  Small family: 53 households (20 2-bdrm, 33 1-bdrm) Large family: 6 households (6 3-bdrm) Special needs: 19 households (former foster youth)	Redevelopment Agency: \$4,522,915  HOME: \$2,472,585	Construction completion by March 31, 2008. Full occupancy by June 30, 2008.	Construction completed April, 2008. Occupied June, 2008.
<b>Seven Directions (Native American Health Center)</b> 2946 International Blvd  <i>Fruitvale/San Antonio</i>	New construction of 36 rental housing units and Native American Health Center.	Households with incomes < 60% AMI	Redevelopment Agency: \$3,289,000  HOME: \$1,216,600	Complete construction and have rent-up process nearly completed.	As of June 30, 2008, construction was 90% complete. Rent-up was approximately half complete.
<b>Tassafaronga Village Rental, Phase I</b> (No longer HOPE VI) 919 85 <sup>th</sup> Avenue  <i>Elmhurst</i>	New construction of 50 units.  (Phase I includes 137 units total. 87 units are replacement units of public housing and 50 are new construction tax credit units.)	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000	Apply for project financing (9% tax credits, HOPE VI). Obtain building permits. Start construction.	Developer successfully applied for Calif. MHP funds (\$10 million), CA Infill Grant Program (\$6.2M); apps for 4% credits and bonds are pending.
<b>Tassafaronga Village Rental, Phase II (Not Hope VI)</b> 919 85 <sup>th</sup> Avenue  <i>Elmhurst</i>	New construction of 20 supportive housing units.	Households with incomes < 60% AMI.	MHP Supportive Housing Set-aside – Fall 2008 app.	Determining financing plan.	MHP Supportive Housing Set-aside – Fall 2008 app. will be prepared

**Preservation of the Supply of Affordable Rental Housing**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>California Hotel</b> <i>Western Oakland</i>	Reconfigure existing affordable SRO into permanent supportive housing for the homeless	Homeless	\$300,000 budgeted in both FY 07-08 and FY08-09 budget (ORA Low/Mod funds)	New Project	See listing in the Prevention and Reduction of Homelessness section
<b>Foothill Plaza</b> 6311 Foothill Blvd <i>Central East Oakland</i>	Acquisition and rehabilitation of a 54-unit family rental development: 18 1-BR units 36 2-BR units(inc. manager's unit) Supportive services for 6 households that include a member with HIV/AIDS.	The range covers from extremely low income (30%AMI) through very low income (50%AMI) households.	Redevelopment Agency:  \$1,610,000 (NOFA 06-07)  \$1,300,000 (NOFA 07-08)	Continuing to apply for project funding (MPH and tax credits). Anticipating starting rehabilitation in Spring 2008.	Did not receive MHP, re-applying Aug 2008 with award expected in October. Expect rehabilitation starting Spring 2009.
<b>Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Public Housing Reconstruction, Phase II</b> Corner of 69th Street and East San Leandro Boulevard <i>Central East Oakland</i>	New construction of 41 replacement units.  (Phase II includes construction of a total of 146 units: 41 replacement units of public housing, in addition to new construction of 105 units for Project Based Section 8 vouchers and tax-credit rental units.)	Public Housing units for households with incomes < 30% AMI. Section 8 units for participants with incomes < 50% AMI. All other units for households with incomes < 60% AMI.	No City or Redevelopment Agency funds.	Complete construction and begin lease-up process.	Construction completed, lease-up process underway.

**Preservation of the Supply of Affordable Rental Housing (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Public Housing Reconstruction, Phase III</b> 66th Street crossing over Leona Creek Drive and Lion Way  <i>Central East Oakland</i>	New construction of 47 replacement units.  (Phase III consists of a total of 106 units: 47 replacement units of public housing, in addition to the new construction of 59 units for Project Based Section 8 vouchers and tax-credit rental units.)	Public Housing units for households with incomes < 30% AMI. Section 8 units for participants with incomes < 50% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000  HOME: \$1,600,000	Construction underway; marketing and lease-up plans reviewed and approved.	Construction completed, lease-up process underway.
<b>Posada de Colores</b> 2221 Fruitvale Ave.  <i>Fruitvale/San Antonio</i>	Minor rehabilitation of the elevators 100 senior units.	50 senior units < 35% AMI 50 senior units < 50% AMI	Redevelopment Agency: \$188,500	Complete construction by June 2008.	Elevator rehabilitation project completed on 8/1/08.
<b>Project Pride</b> 2577-79 San Pablo Ave.  <i>Western Oakland</i>	New construction & rehab of 42 transitional units w/ supportive services.	42 transitional units for small families < 35% AMI	Redevelopment Agency: \$4,450,000	Complete financing and close Agency loan by June 2008.	Delayed due to financing gap. Expect to close Agency loan by June, 2009 if alternative funding can be identified.
<b>Saint Andrew's Manor</b> 3250 San Pablo Avenue  <i>Western Oakland</i>	Rehabilitation of 60 units of senior affordable housing.	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$748,300	Begin rehabilitation in July 2007 and complete by June 2008.	Continued predevelopment activities; secured construction and permanent financing commitment from Citibank.

**Preservation of the Supply of Affordable Rental Housing (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Saint Patrick's Terrace</b> 1212 Center Street  <i>Western Oakland</i>	Rehabilitation of 66 units of senior affordable housing.	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$753,600	Begin rehabilitation in July 2007 and complete by June 2008.	Continued predevelopment activities; began temporary relocation of tenants; secured construction and permanent financing commitment from Citibank.
<b>Sojourner Truth Manor</b> 5815, 5915 and 6015 Martin Luther King Jr. Way  <i>North Oakland</i>	Minor rehabilitation of elevators, entries and fire safety equipment for 87 senior units in three buildings on adjacent blocks.	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$162,100	Complete rehabilitation by Summer 2007.	Rehabilitation complete by late 2007, cost certification and final draw underway.
<b>Tassafaronga Village - Public Housing Reconstruction, Phase I</b> 919 85th Avenue  (Not Hope VI)  <i>Elmhurst</i>	New construction of 87 replacement units.  (Phase I includes 137 units total. 87 units are replacement units of public housing and 50 are new construction tax credit units.)	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000	Apply for project financing (9% tax credits, HOPE VI). Obtain building permits. Start construction.	Developer successfully applied for Calif. MHP funds (\$10 million), CA Infill Grant Program (\$6.2M); apps for 4% credits and bonds are pending.

**Preservation of the Supply of Affordable Rental Housing (cont'd)**

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<p><b>Vacant Housing Acquisition &amp; Rehabilitation Program (V-HARP)</b></p> <p><i>Citywide</i></p>	<p>Assist developers in the acquisition and rehabilitation of 1- to 20-unit vacant and blighted residential properties located throughout the City.</p> <p>Program expanded to include construction of new units on vacant lots.</p> <p>Rehabilitated or newly constructed units may become rentals or homeownership units.</p> <p>Units to remain affordable for 55 years if they become rental units or 45 years if they become ownership units.</p>	<p>Rental projects: Households earning not more than 80% AMI.</p> <p>Ownership projects: Households earning not more than 120% AMI, most at 80% AMI or less.</p>	<p>Redevelopment Agency Low/ Mod Housing Fund: \$1,500,000</p> <p>Redevelopment Agency Stanford-Adeline Redevelopment Project Area Funds  \$622,000</p>	<p>Project likely to be located in the North Oakland Community Development District. The \$800,000 loan closed in Fall 2006. Expect to start construction on the 19 unit homeownership project, (with 8 affordable units) during FY 2007-08.</p> <p>Note: This is the last project to be funded under this program. The program is expected to be terminated in FY 2007-08.</p>	<p>The final project, with the \$800,000 loan, did not proceed in to construction. Project is terminated. Redevelopment Agency to acquire site from Developer unable to complete 19-unit residential development. For future reference, see "Grove Park."</p> <p><b>The V-HARP program is terminated.</b> Any repayments for the loans made under this program are expected to be allocated to the City's Affordable Housing Fund for the development or preservation of affordable housing in the City.</p>

**Expansion of the Supply of Affordable Ownership Housing**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>1574 – 1590 7<sup>th</sup> Street</b> <i>Western Oakland</i>	New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable.	2 households with incomes < 100% AMI. Large families (two 3-bdrm units)	Redevelopment Agency: \$127,327	Start construction by March 2008.	Delayed due to feasibility issues caused by lending environment. Unknown start date.
<b>2001 Linden St.</b> <i>Western Oakland</i>	Site acquisition of a lot for new construction of 8 townhomes.	2 households with incomes < 80% AMI, 6 households with income <120% AMI.	Redevelopment Agency: \$148,500 (Funds were initially repaid with interest, but due to cost overruns, have been approved to be re-funded to allow for construction completion.)	Complete construction, sell remaining units to qualified households.	Development was not re-funded by City for construction completion as planned. Construction was completed but not all units were sold. Private construction lender foreclosed on completed development. No City funds invested in development and no affordability restrictions in place.
<b>3701 Martin Luther King Jr. Way</b> <i>Western Oakland</i>	Site acquisition of a lot for future ownership housing.	Households with incomes < 80% AMI.	Redevelopment Agency: \$109,510	Remove structure on the site and proceed with predevelopment activities.	Existing structure removed. No additional construction has occurred to date. Project is stalled.
<b>Byron Ave. Homes</b> 10211 Byron Ave. <i>Elmhurst</i>	Site acquisition of a lot for 10 future ownership housing units.	4 households with incomes < 60% AMI; 4 households with incomes < 80% AMI; 2 households with incomes <100% AMI.	Redevelopment Agency: \$1,114,000	2008-09: Close new loan with the City; obtain construction documents and building permits by July 2008; apply for HUD Self-Help Housing “SHOP” loan.	Development delayed by objections from Project Area Committee. Scaled-back plans were presented at neighborhood meetings and were better received. Developer will apply again for City of Oakland affordable housing NOFA funds.

**Expansion of the Supply of Affordable Ownership Housing (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Edes Avenue Homes; Phase A</b> 10900 Edes Ave  <i>Elmhurst</i>	New construction of 26 ownership units and infrastructure.	Homebuyers with incomes < 60% AMI.	Redevelopment Agency Site Acquisition: \$375,000  Other Redevelopment Agency Funds: \$2,142,000	Complete construction of the 7th through 22nd units. Complete infrastructure construction.	Infrastructure fully complete; 22 units completed and occupied.
<b>Edes Avenue Homes; Phase B</b> 10800 Edes Ave.  <i>Elmhurst</i>	Infrastructure improvements and new construction of 25 homeownership units, 2-, 3-, and 4-bedroom.	Homebuyers with incomes < 60% AMI (13 units); <80% AMI (7 units); and <100% of AMI (5 units).	Redevelopment Agency: \$3,601,000.	Complete construction documents, entitlements, and marketing. Begin construction in June 2008.	Entitlements complete through approval of zoning Gen Plan, and Final Tract Map. Eight buyer households approved by Habitat. Building permits and start of site work anticipated for early fall.
<b>Faith Housing</b> Corner of 7th St. and Campbell St.  <i>Western Oakland</i>	Land assembly for 30 ownership housing units.	To be determined - Maximum: 80% AMI.	Redevelopment Agency: \$689,598	Obtain development funding.	Current owners no longer in a position to develop the parcels. Need to investigate options for disposition or development.
<b>Golf Links Infill Project</b> 2824 82 <sup>nd</sup> Avenue, 8207 Golf Links Road, 8251-8329, 8379, 8395, 8177 Golf Links Road  <i>Outside Community Development Districts</i>	New construction of 10 homeownership units	5 are set at 30% of 100% AMI, 5 are 30% of 120%.	Agency land provided at no cost. Market value at execution of DDA was \$1.2M	2008-09: Complete sales of homes 1-3; begin construction of homes 3-5.	Construction of two homes completed; third home 25%. Marketing of first two underway, including offers received but not closed.
<b>Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Ownership</b>  <i>Central East Oakland</i>	Development of 28 ownership units.	Households with incomes < 100% AMI	TBD	Begin entitlement process. Apply for financing. Begin Architectural drawings.	Soft housing market leading to delays in project start.

**Expansion of the Supply of Affordable Ownership Housing (cont'd)**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Community Development District</b> <b>Mandela Gateway Ownership Housing</b> 8 <sup>th</sup> St. between Mandela Parkway and Center Sts.  <i>Western Oakland</i>	New construction of 14 three-bedroom for- sale townhomes and flats.	8 units < 80% AMI 6 units < 100% AMI  Large families (14 three- bedroom units).	Redevelopment Agency: \$1,479,100  HOME: \$771,300	Complete construction by June 2008.	Construction completed January 2008. As of July 2008, 11 of 14 units are sold and occupied by owners.
<b>Redwood Hill (formerly Calaveras Townhomes)</b> 4862-4868 Calaveras  <i>Outside of Community Development Districts</i>	New construction of 20 affordable for-sale townhomes.	Households with incomes <100% AMI.	Redevelopment Agency Site Acquisition Loan: \$1,310,000  Redevelopment Agency Development Loan: \$2,548,424	Complete majority of construction and begin marketing.	Previous project plans were <i>abandoned</i> ; a new developer (Habitat) has agreed to take over, with a new project design which will have 20 units. The great majority of units will be affordable at 60% or 80%.
<b>Saint Joseph's Ownership</b> 2647 International Blvd.  <i>Fruitvale/San Antonio</i>	16 units of new ownership housing on the same site as the Senior Apartments. (4 units will be made via adaptive reuse of historic buildings, not previously housing.)	2 units 80% AMI 12 units 100% AMI 2 units 120% AMI	Redevelopment Agency \$3,548,000	2008-09: Complete predevelopment and entitlements; apply for permits	Funding listed at left was obtained. (Note that Ford funds are from a grant BRIDGE administers internally.)
<b>Sausal Creek Townhomes</b> 2464 26th Avenue  <i>Fruitvale/San Antonio</i>	New construction of 17 ownership units.	Households with incomes < 100%AMI.	Redevelopment Agency: \$2,329,000  Redevelopment Agency 2006 Housing Bond: \$661,000	Complete construction and sales of units.	Construction is completed; sales of units are underway, but have been delayed due to the decline in the housing market.
<b>Tassafaronga Village Homeownership</b> 949 85th Ave.  <i>Elmhurst</i>	Construction of infrastructure and new construction of 22 ownership units (2- and 3-bdrm units).	Homebuyers with incomes < 60% AMI (11 units); <80% AMI (6 units); and <100% of AMI (5 units).	Redevelopment Agency: \$1,868,000.	Begin construction documents and entitlements.	Project is on hold largely due to delays at rental phases stemming from loss of HOPE VI.

**Expansion of the Supply of Affordable Ownership Housing (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Toler Heights</b>  <i>Elmhurst</i>	Six units of ownership housing	Market rate	Agency-owned land sold, or to be sold, at market value	2008-09: Complete and sell first two homes; predevelopment of homes 3-6	Construction of homes 1-2 was 50% completed; however, various management and financial difficulties led to halt of work. Those problems remain unresolved.
<b>Wang Infill Program</b> Various Locations  <i>Elmhurst, North Oakland, Western Oakland</i>	13 units of ownership housing	6 @ 80% AMI 7 market rate (9 homes already completed)	City provided land at no cost for 80% units; other sites sold at fair market value.	2008-09: Complete and sell 3 of last 4 homes.	Completed construction of 2 market rate homes, began work on 1 market rate and 2 affordable homes.

**Expansion of Ownership Opportunities for First-Time Homebuyers**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>American Dream Downpayment Initiative</b>  <i>Citywide</i>	Assist low income families to become first-time homebuyers. Funds will be used to supplement funding under the MAP program described below.	Low and moderate income first-time homebuyers.	ADDI \$67,495	Provide assistance to 2-3 low income first-time homebuyers. Maximum loan amount is \$27,360.	20 loans were made for a total of \$422,630. These loans were provided as additional assistance to very low income households also assisted through the Mortgage Assistance Program.
<b>Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers</b>  <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$20,000.	Public safety officers and OUSD teachers with incomes $\leq$ 120% of AMI.	No new funding. Program will use unspent funds from prior years.	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes.	2 loans were made totaling \$40,000.
<b>First-Time Homebuyers CalHOME Program</b>  <i>Citywide</i>	Operated by State Dept. of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$50,000.	First-time homebuyers with incomes $\leq$ 80% of AMI.	State funding only.	Offer financial assistance to 20 first-time homebuyers.	No new loans were made.
<b>First-Time Homebuyers Mortgage Assistance Program (MAP)</b>  <i>Citywide</i>	Assist first-time homebuyers with deferred loans of up to \$75,000.	First-time homebuyers with incomes $\leq$ 80% of AMI.	Redevelopment Agency: \$2,500,000 Program Income: \$1,000,000	Offer financial assistance to 50 first-time homebuyers.	53 loans were made for a total of \$3,751,556.

**Expansion of Ownership Opportunities for First-Time Homebuyers (cont'd)**

ACTIVITY NAME LOCATION <b>Community Development District</b>	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>Homeownership Education Program</b>  <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homeownership classes, that aid in qualifying for special loan programs offered by program lender partners.	Potential first-time homebuyers.		Offer monthly homebuyer-education classes to a total of 400-600 potential first-time homebuyers annually.	513 prospective first-time homebuyers completed homebuyer education classes.

**Improvement of the Existing Housing Stock**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Community Development District</b> <b>Housing Rehabilitation Programs</b> (Specific Projects Listed Below)  <i>Citywide</i>	Variety of rehabilitation financing activities.	Homeowners with gross incomes of <80% AMI.	Total CDBG: \$3,378,146 Total HOME: \$500,000	Complete repairs to 183 units for owner-occupied, single-family residences where over 80% are female head of household and over 60% have incomes of <30% AMI.	Completed repairs to 234 projects for owner-occupied, single-family residences where over 80% are female head of household and over 60% have incomes of <30% AMI
<b>Central City East Rehabilitation Program</b>  <i>Central City East</i>	Provides loan from redevelopment funds for exterior work on homes owned and occupied by low to moderate income households in the Central City East Redevelopment Area.	Low to moderate income households in the Central City East Redevelopment Area.	ORA: \$3,879,283	Complete exterior enhancement of individual homes as well as neighborhoods where the homes are located.	1 eligible application was received, 12 loans were approved, 7 projects were completed and 6 projects were under construction at the close of FY 07/08.
<b>Emergency Home Repair Program</b>  <i>Citywide</i>	Emergency repair and rehabilitation financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000.	Homeowners with incomes < 50%	CDBG: \$382,619	10 units will be assisted in FY 2007/08.	18 completed applications were received, 12 loans were approved, 14 projects were completed and 1 project was under construction at the close of FY 2007/08.

**Improvement of the Existing Housing Stock (cont'd)**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Home Maintenance and Improvement Program</b>  <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred loans @ 0% interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.	Homeowners with incomes <80% AMI.	CDBG: \$2,329,633  Other program income from prior years may also be used to supplement these funds.	25 units will be assisted in FY 2007/08. 125 units will be assisted in the five-year Consolidated Plan period.	64 completed applications were received, 26 loans were approved, 20 projects were completed and 15 projects were under construction at the close of FY 2007/08.
<b>Lead Safe Housing Program</b>  <i>7 Community Development Districts</i>	Grants for seniors, disabled and some families for exterior painting and lead hazard remediation.	Senior and disabled homeowners with incomes <50% AMI and homeowners with children under 6 years of age with incomes <80% AMI.	CDBG:\$215,287	50 units will be repainted after lead hazards are removed or contained.	38 eligible applications were received, 34 grants were approved, 41 projects were completed and 17 projects were in process at the close of FY 07/08.
<b>Minor Home Repair Program</b>  <i>Citywide</i>	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County.	Senior and disabled homeowners with incomes < 50% AMI	CDBG: \$242,932	90 units will be assisted.	143 grants were approved and completed at the close of FY 07/08.
<b>Rebuilding Together Oakland Christmas in April Program</b>  <i>Citywide</i>	Renovation of homes and community facilities	Low income seniors and/or disabled homeowners	CDBG: \$48,185	Renovate 35 homes and community facilities.	Renovated 34 homes and 14 community facilities.

### Improvement of the Existing Housing Stock

The following table provides additional information regarding loan applications and their status for the housing rehabilitation programs offered by the Community and Economic Development Agency.

HOUSING REHABILITATION PROGRAM	APPLICATIONS RECIEVED	APPLICATIONS APPROVED	CONSTRUCTION STARTED (UNITS) 7/1/07 – 6/30/08	CONSTRUCTION COMPLETED (UNITS) 7/1/07 – 6/30/08		UNITS UNDERWAY AS OF 6/30/08
				Goal	Actual	
				Emergency Home Repair Program	22	
Home Maintenance and Improvement Program	65	28	15	25	20	15
Lead Safe Housing Program	38	34	17	50	41	17
Minor Home Repair Program	143	143	143	90	143	63
Access Improvement Program	16	19	12	8	9	12
Central City East Rehabilitation Program	1	12	6	N/A	7	6
Neighborhood Revitalization Program	1	1	1	N/A	0	1

**Rental Assistance for Very Low Income Households**

<b>ACTIVITY NAME LOCATION</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Community Development District</b>  <b>Family Unification Section 8 Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals.	Eligible unification households that are involved with the Alameda County Child and Family Services (CFS) department and have incomes ≤ 80% AMI.	0 new Section 8 vouchers.	The Oakland Housing Authority has instituted a program with CFS to “graduate” families who have successfully reunified. This will allow more families to be served by freeing up Family Unification vouchers from the Authority’s allocation. Six (6) new families will be served this year because of this policy.	In FY 07-08, 4 new families were admitted and housed with Section 8 assistance as a result of this policy.
<b>Katrina Tenant Based Rental Assistance Program</b>  <i>Citywide</i>	Tenant-based rental assistance payments.	This program is limited to very low income persons who were displaced as a result of Hurricane Katrina	HOME – funding provided in prior year	The Oakland Housing Authority will administer this program to provide assistance to approximately 20 – 30 families.	5 families leased units and were assisted in FY 2007-08.

**Rental Assistance for Very Low Income Households (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<p><b>Project-Based Rental Assistance</b>  <i>Citywide</i></p>	<p>Rental assistance to families and individuals.</p>	<p>Renter households with incomes at ≤ 50% AMI.</p>	<p>0 new Section 8 vouchers.  Project-Based Vouchers (PBV) are funded from the Authority's existing tenant-based voucher allocation. The Authority has committed 500 units of voucher funding to the Project Based Voucher Program.</p>	<p>The OHA utilized the City's FY 2006-07 affordable housing NOFA as the competitive selection process for issuing new project-based vouchers. As a result, projects selected for City funding are potentially eligible for PBV assistance. The OHA will enter into initial agreements to Project Base up to 500 units within these projects.  The OHA will continue to work with local nonprofits to explore project-based opportunities in Oakland.</p>	<p>OHA awarded a total of 124 vouchers to 4 new projects in FY 07-08. . PBV awards were made to the Fairmount Apts (11), 720 E. 11<sup>th</sup> St. Apts (16), Lion Crossings-Phase 4 (10), and Tassafaronga Village (87).  Initial agreements (AHAP) were executed in FY 07-08 with Jack London Gateway 2 (60), Fox Courts (20), Lion Crossing- Phase 3 (16) and 14<sup>th</sup> Street Apts at Central Station (20).  HAP Contract executed for 19 units at the Madison Apts.</p>
<p><b>Section 8 Mainstream Program</b>  <i>Citywide</i></p>	<p>Rental assistance for disabled families and individuals.</p>	<p>Disabled renters with incomes at or less than 50% AMI.</p>	<p>0 new Section 8 vouchers.</p>	<p>No new funding is anticipated. Maintain 100% lease-up based on funding.</p>	<p>No new funding received in FY 07-08. 175 vouchers are allocated for Mainstream program participants. The FY ended at 94% lease-up.</p>

**Rental Assistance for Very Low Income Households (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Section 8 Rental Assistance Program</b>  <i>Citywide</i>	Rental assistance to families and individuals.	Renters with incomes at ≤ 50%.	0 new Section 8 vouchers.	No new funding is anticipated. Maintain 100% lease-up based on funding.	No new funding received in FY 07-08. 10,858 vouchers are allocated for Section 8 Rental Assistance programs. The FY ended at 98.6% lease-up.
<b>Shelter Plus Care Rental Assistance</b>  <i>Citywide</i>	Rental assistance to families and individuals.	Formerly homeless renters with disabilities and incomes at ≤ 50% AMI.	Shelter Plus Care rental assistance from Alameda County	The OHA will continue to work with Alameda County to apply for new Shelter Plus care rental assistance if available. OHA will Administer program under contract for Alameda County as funds are available.	At the end of the FY 2008 227 families were receiving Shelter Plus Care rental assistance through OHA.

**Provision of Supportive Housing for Seniors and Other Persons with Special Needs**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>720 E. 11th Street</b> 720 E. 11th Street  <i>Fruitvale/San Antonio</i>	New construction of 54 new affordable units, including 8 special needs units targeted to persons with HIV/AIDS and persons with mental disabilities.	24 units for households at or below 35% AMI  54 units for households at or below 60% AMI	ORA: \$1,390,167  HOME: \$4,859,833	New project	Performed predevelopment activities including securing City and Agency funds, working with community organizations, performing preliminary design plans, working on NEPA and CEQA requirements, and working to secure additional project financing.
<b>Access Improvement Program</b>  <i>7 Community Development Districts</i>	Grants for accessibility modifications to 1 to 4 unit properties where owners or tenants have disabilities.	Physically challenged owners or tenants with incomes of <50% AMI.	CDBG: \$207,675	Complete accessibility modifications for 8 units.	11 eligible applications were received, 19 grants were approved, 9 projects were completed and 12 projects were under construction at the close of FY 07/08.
<b>Altenheim Senior Housing – Phase II</b> 1720 MacArthur Boulevard  <i>Outside Community Development District</i>	Construction of 81 new units for low income senior households, including 31 supportive housing units.	28 senior households with incomes <20% AMI; 20 senior households < 50% AMI; 32 senior households < 55% AMI; 1 manager’s unit.	ORA: \$1,753,000  HOME: \$5,815,000	Secure remainder of funding, close loan, obtain building permits, begin construction.	Additional HOME funds were requested in Fall 2008 and awarded in Spring 2008. Negotiations on loan documents were underway as of June 2008.
<b>Emancipation Village</b> 3800 Coolidge Avenue  <i>Outside Community Development Districts</i>	Construction of 37 units (including 2 manager units) for emancipated foster youth/foster youth nearing emancipation	30 emancipated young adults between 18-24 <35% AMI 10 soon-to-be emancipated foster care youths ages 16-17 <35% AMI	Redevelopment Agency: \$1,652,000	New Project. Begin entitlement process. Apply for financing. Begin Architectural drawings.	

**Provision of Supportive Housing for Seniors and Other Persons with Special Needs (cont'd)**

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>Fairmount Apartments</b> 401 Fairmount Avenue  <i>Western Oakland</i>	Acquisition and rehabilitation of existing apartment building into 31 rental units: <ul style="list-style-type: none"> <li>• 19 units for families,</li> <li>• 5 units for supportive housing of formerly homeless adults,</li> <li>• 6 units for households with special needs,</li> <li>• 1 manager's unit</li> </ul> *See also: "Prevention and Reduction of Homelessness" and "Provision of Supportive Housing for Seniors and Other Persons with Special Needs"	For households at 35% or less of AMI  11 special needs units will be assisted with Project Based Section 8 Vouchers.	Redevelopment Agency: \$3,400,000	New Project	Site acquisition/purchase completed and rehab work underway
<b>Harrison Senior</b> 1633 Harrison St. & 321 17 <sup>th</sup> St.  <i>Western Oakland</i>	New construction of 73 affordable senior rental units.	29 senior households with incomes < 35% AMI; 43 senior households < 50% AMI; 1 manager's unit	Redevelopment Agency: \$5,133,000	Secure remainder of funding, close loan, obtain building permits, begin construction.	Awarded HUD 2002 funds

**Provision of Supportive Housing for Seniors and Other Persons with Special Needs (cont'd)**

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>Hill-Elmhurst Senior Housing (formerly Hill-Elmhurst Plaza)</b> 9415-9437 International Blvd  <i>Elmhurst</i>	New Construction of 64 senior rental units:  63 1-BR units 1 2 BR unit	Seniors with incomes <60% AMI  1 resident manager unit	Redevelopment Agency (non-housing) \$1,096,222  Redevelopment Agency (Low/Mod) \$2,702,804  Redevelopment Agency (2000 Bond) \$3,107,300  Redevelopment Agency (2006 Bond) \$221,896	Continue predevelopment activities. Apply for HUD Sec. 202 financing and tax credits in 2007-08.	Continued predevelopment activities. Applied but did not receive HUD Sec. 202 financing. Planning to apply again in FY 2008/09.

**Provision of Supportive Housing for Seniors and Other Persons with Special Needs (cont'd)**

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<p><b>Housing Opportunities for Persons With AIDS (HOPWA)</b></p> <p><i>Alameda County &amp; Contra Costa County</i></p>	<p>Housing and continued services for individuals and families members of individuals living with HIV/AIDS.</p> <p>Acquisitions of housing units</p> <p>New construction of permanent housing for persons with HIV/AIDS.</p>	<p>Persons with HIV/AIDS and incomes at 30-50% AMI, and their families.</p>	<p><b>HOPWA \$1, 896,000</b></p> <p>Alameda County: \$1,378,968</p> <p>Contra Costa County: \$478,432</p> <p>City Administration: \$38,600</p> <p>(Actual allocations are based on number of reported AIDS cases as confirmed by the Centers for Disease Control and/or each County's AIDS Epidemiology report for the prior year.)</p>	<p>Assist approximately 242 persons with HIV/AIDS and their families with HIV/AIDS housing assistance.</p> <p>Provide information and referral for HIV/AIDS services and housing to at least 342 persons.</p> <p>Maintain capacity of existing housing inventory and support services.</p> <p>Continue acquisition, rehabilitation and/or development of additional set-aside of 13 HIV/AIDS living units.</p> <p>Reserve funds for technical assistance and address emerging issues.</p> <p>Continue Project Independence (shallow rent subsidy program).</p>	<p>Provided HOPWA Housing assistance provided to 380 individuals, approximately 117 households with family members living with HIV/AIDS</p> <p>Information and Referral provided to more than 490 clients.</p> <p>Maintained inventory of 227 HIV/AIDS living units.</p> <p>Construction Completed for: Crossroads, an emergency shelter with 100+ beds, with 25 dedicated HOPWA beds. And Villa Vasconcellos, a 70-unit apartment community with with 3 dedicated HOPWA units with support services.</p> <p>Currently in construction, 234 living units, including 12-15 HOPWA living units.</p> <p>The Project Independence shallow rent subsidy program continues to be a great addition to the HOPWA housing service package.</p>
<p><b>Jack London Gateway</b> 900 Market Street</p> <p><i>Western Oakland</i></p>	<p>New construction of 55 senior rental units. (54 1-bdrm units and 1 2-bdrm unit.)</p>	<p>Low and moderate income seniors.</p> <p>1 resident manager unit.</p>	<p>Redevelopment Agency: \$4,900,000</p>	<p>Complete financing and start construction by December 2007.</p>	<p>Closed Agency loan in January 2008, finalized construction contract and started construction.</p>

**Provision of Supportive Housing for Seniors and Other Persons with Special Needs (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Lincoln Court Senior Housing</b> 2400 MacArthur Blvd.  <i>Outside CD Districts</i>	New construction of 82 units of one bedroom, low income senior housing.	57 senior households with incomes <60% AMI. 8 senior households <50% AMI. 16 senior households <35% AMI. 1 resident manager unit.	Redevelopment Agency: \$2,000,000  HOME: \$1,500,000	Complete cost certification and project close out by July 2007.	Completed cost certificate and all project close out by September 2007.
<b>MLK/BART Senior Homes (Grove Park)</b> 3829 Martin Luther King Jr. Way, And adjoining parcels  <i>Western Oakland</i>	Site acquisition of a lot for future housing.	TBD	Redevelopment Agency Predevelopment Loan: \$52,000	Continue predevelopment activities, including transition into a new project, Grove Park.	City planning to negotiate with Developer to include this parcel with Grove Park site assembly.  For future reference, see "Expansion of the Supply of Affordable Rental Housing."
<b>Orchards on Foothill</b> 2719 Foothill Blvd.  <i>Fruitvale/San Antonio</i>	New construction of 65 senior rental units. (64 1-bdrm units, 1 2-bdrm unit.).	32 units for seniors < 35% AMI. 32 units for seniors < 50% AMI. 1 resident manager unit	Redevelopment Agency: \$1,025,000  HOME: \$3,475,000	80 percent construction completion by June 2008.	Construction was 92% complete at end of June. Marketing to OHA's Sec 8 list was complete, marketing to others completed, with 5-15-08 deadline. A large eligible list and waiting list resulted.
<b>Posada de Colores</b> 2221 Fruitvale Ave.  <i>Fruitvale/San Antonio</i>	Minor rehabilitation of the elevators 100 senior units.	50 senior units < 35% AMI 50 senior units < 50% AMI	Redevelopment Agency: \$188,500	Complete construction by June 2008.	For future reference, see listing in "Preservation of the Supply of Affordable Rental Housing."

**Provision of Supportive Housing for Seniors and Other Persons with Special Needs (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Saint Joseph Senior</b> 2647 International Blvd.  <i>Fruitvale/San Antonio</i>	Historic rehabilitation of former senior residence (currently offices) into 78 affordable rental units for seniors.	32 senior households with incomes < 35% AMI; 20 senior households < 50% AMI; 25 senior households < 60% AMI	Redevelopment Agency: \$3,789,000  HOME: \$3,991,000	Obtain planning approvals, secure 9% tax credit and other financing and begin construction.	All planning approvals done; permits in process as of June 30, 2008. \$7.1 million MHP grant awarded. App for 4% credits and bonds is pending. Start of construction planned for fall of 2008.
<b>Sojourner Truth Manor</b> 5815, 5915 and 6015 Martin Luther King Jr. Way  <i>North Oakland</i>	Minor rehabilitation of elevators, entries and fire safety equipment for 87 senior units in three buildings on adjacent blocks.	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$162,100	Complete rehabilitation by Summer 2007.	For future reference, see listing in "Preservation of the Supply of Affordable Rental Housing."



## Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<b><i>Renters<sup>a</sup></i></b>	
0 – 30% of MFI	18
31 – 50% of MFI	60
51 – 80% of MFI	0
<b>TOTAL</b>	<b>78</b>
<b><i>Owners</i></b>	
0 – 30% of MFI	15
31 – 50% of MFI	10
51 – 80% of MFI	23
<b>TOTAL</b>	<b>48</b>
<b><i>Homeless</i></b>	
Single Individuals	95
Families	98
<b>TOTAL</b>	<b>193</b>
<b><i>Non-Homeless Special Needs</i></b>	
	137
<b>TOTAL</b>	<b>259</b>
<b>TOTAL Housing</b>	<b>428</b>
<b>Total 215 Housing</b>	<b>118</b>

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

Racial/Ethnic Breakdown	Non-Hispanic	Hispanic	Total Racial/Ethnic
<b>Single Race</b>			
White	35	20	55
Black/African American	207	12	219
American Indian/Alaskan Native	10	1	11
Asian	42	0	42
Native Hawaiian/Other Pacific Islander	2	1	3
<b>Multi-Race</b>			
American Indian/Alaskan Native & White	0	0	0
Asian & White	0	0	3
Black/African American & White	3	0	0
American Indian/Alaskan Native & Black/African American	0	1	0
Other Multi-Racial	103	2	105
<b>TOTAL</b>	<b>402</b>	<b>37</b>	<b>439*</b>

\*This number is different from Total Housing figure above because statistics for one development is incomplete at the time of this report.

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.

**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, 2007 - April 11, 2008)**

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$17,600	\$20,100	\$22,650	\$25,150	\$27,150	\$29,150	\$31,200	\$33,200
31-50%	\$29,350	\$33,500	\$37,700	\$41,900	\$45,250	\$48,600	\$51,950	\$55,300
51-80%	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450

**(For Units First Occupied from April 12, 2008 - June 30, 2008)**

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$18,100	\$20,700	\$23,250	\$25,850	\$27,900	\$30,000	\$32,050	\$34,100
31-50%	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
51-80%	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450

**Maximum Rents (\$), including tenant-paid utilities (at time of initial occupancy):  
 (Based on HOME High Rents – the lower of rents for 65% AMI or Fair Market Rents)**

<b>Unit Size</b>	<b>First Occupied 7/1/07 – 4/11/08</b>	<b>First Occupied 4/12/08 – 6/30/08</b>
SRO	\$649	\$650
Studio	\$865	\$866
1 Bedroom	\$1,001	\$1,029
2 Bedroom	\$1,203	\$1,237
3 Bedroom	\$1,382	\$1,421
4 Bedroom	\$1,521	\$1,565
5 Bedroom	\$1,660	\$1,709

**Maximum Sale Price or After-Rehab Appraised Value**

**Units occupied or rehabilitated from July 1, 2007 – June 30, 2008**

\$503,500 for single family home

\$389,500 for condominiums

## **MAPS:**

### **First-Time Homebuyer Loans Housing Rehabilitation Activities Housing Development Projects**

# Map 1

**(will be included in final CAPER)**

## **Map 2**

**(will be included in final CAPER)**

## **Map 3**

**(will be included in final CAPER)**

## **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 participates in the Alameda County Continuum of Care Partnership, which seeks to address homelessness on a regional basis. In response to HUD's 2006 "SuperNOFA" funding process, the Continuum of Care Partnership submitted a coordinated application for activities throughout the county, including activities within the City of Oakland.

From this consolidated application, the United States Department of Housing & Urban Development (HUD) awarded \$21.5 million to support new and existing programs serving homeless people in Alameda County. These grants will sustain forty-four existing programs county-wide, sustain 188 units of transitional housing, thirty rental subsidies and provide additional support services to homeless families and individuals throughout Alameda County.

Out of the \$20.7million awarded under the SuperNOFA, approximately \$8 million benefits Oakland-based agencies or agencies serving people in Oakland.

Through these awards the following services are 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, transitional housing and support services for homeless runaway and/or at-risk youth, comprehensive training and employment services, drug/alcohol abuse assistance, and welfare-to-work training.

The 2007 SuperNOFA award included four grants directly to the City for over \$3.03 million in multi-year renewal funding to support the City's 2005-06 Homeless Families Support Network (HFSN), Matilda Cleveland Transitional Housing (MCTHP), Oakland Homeless Youth Housing Collaborative (OHYHC) and the City's Scattered Sites Transitional Housing Program/Families in Transition (THP/FIT).

HFSN, administered by Anka Behavioral Health, Inc. is 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. For the 2007-08 program year, 90 families were housed through this program. 53 families transitioned from the HFSN program to permanent housing during the 2007-08 program year.

The MCTHP, administered by East Oakland Community Project, operates a 14-unit transitional housing facility for families with children, providing childcare, employment training, psycho-social assessment and health care services. For the 2007-08 program year, 6 families were housed through this program. Eighteen families transitioned into permanent or other housing..

The City's THP/FIT also operated by East Oakland Community Project provides transitional housing and support services to low-income families. This scattered-site housing program houses up to 14 families of up to 50 individuals for not more than a 24-month period. For the 2007-08 program year, 2 families were housed through this program. Various units are under rehabilitation to make the units suitable for the THP/FIT families.

## Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>California Hotel</b>  <i>Western Oakland</i>	Reconfigure existing affordable SRO into permanent supportive housing for the homeless	Homeless	\$300,000 budgeted in both FY 07-08 and FY08-09 budget (Low/Mod funds)	New Project	The City continues to work with nonprofit and public agencies to reconfigure this project to provide permanent supportive housing for individuals consistent with the City's PATH Plan.
<b>East Oakland Community Project/Crossroads</b> 7515 International Blvd. Oakland, CA 94621  <i>Citywide</i>	State-of-the-art emergency shelter facility offering 125 beds and comprehensive support services for homeless people seeking a better life.	Homeless families with incomes at 30-50% AMI	CDBG: \$296,000		
<b>ECHO Home Equity Conversion</b>  <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Home owners at least 62 years old.	CBDG: \$21,000	Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach.	Provided information and referral to 170 families/individuals, conducted 33 counseling sessions, and reached 148 people through outreach.
<b>ECHO Rental Assistance Program</b>  <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Households with incomes at 30-50% AMI.	CDBG: \$93,000	Prescreen 1,500 clients, place and do follow-up for 150 households, provide support counseling, information, referrals, and other forms of outreach.	Conducted 1,467 prescreens, provided counseling to 130 families/individuals.

**Prevention and Reduction of Homelessness (cont'd)**

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
<b>Emergency Shelter Grant Program</b>  <i>Citywide</i>	1) Housing Assistance and support services to be provided to the City's homeless population. 2) Homelessness prevention (rental assistance, legal assistance and eviction prevention). 3) Assistance to battered women and their children. 4) Housing advocacy for seniors. 5) Technical assistance.	Homeless families, individuals and seniors with incomes at 30-50% AMI.	<b>ESG: \$370,</b> (Homeless Prevention: Up to \$109,751, Essential Services: Up to \$109,751, Operations: Not less than \$146,334, City Administration: \$18,292)  <b>General Fund: \$115,</b> (Emergency Housing Program) <b>General Fund: \$179,310</b> (Homeless Mobile Outreach Program) <b>General Fund: \$100,</b> (Oakland Army Base Temporary Winter Shelter)	Assist approximately 1,800 persons with access to permanent housing, temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach and/or other support services to the homeless and near-homeless population as outlined in the Oakland Direct PATH (Permanent Access To Housing) plan. This includes services provided with match funding.	Assisted over 2,072 persons with access temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach and other services including access to transitional and permanent housing. The execution of the Oakland Direct PATH contracts occurred later than planned. PATH outcomes will be reported in the 2008-09 CAPER.

**Prevention and Reduction of Homelessness (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Fairmount Apartments</b> 401 Fairmount Avenue  <i>Western Oakland</i>	Acquisition and rehabilitation of existing apartment building into 31 rental units: <ul style="list-style-type: none"> <li>• 19 units for families,</li> <li>• 5 units for supportive housing of formerly homeless adults,</li> <li>• 6 units for households with special needs,</li> <li>• 1 manager's unit</li> </ul>	For households at 35% or less of AMI  11 special needs units will be assisted with Project Based Section 8 Vouchers.	Redevelopment Agency: \$3,400,000	New Project	Site acquisition/purchase completed and rehab work underway  *See also: "Expansion of Rental Housing" and "Provision of Supportive Housing for Seniors and Other Persons with Special Needs"
<b>Homeless Facilities Construction and/or Rehabilitation</b> <i>Location to be determined</i>	Construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.	Homeless persons with extremely low income (less than 30% AMI)	CDBG \$750,000	To be determined	Funds budgeted but specific project not yet identified

**Prevention and Reduction of Homelessness (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Matilda Cleveland Transitional Housing Program (MCTHP)</b> 8314 MacArthur Blvd.  <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing: 3 SROs 2 1-bdrm units 3 2-bdrm units 4 3-bdrm units 2 4-bdrm units	Homeless families with incomes at 30- 50% AMI.	<b>Supportive Housing Program</b> <b>\$259,432</b> (MCTHP \$253,255 City Admin. \$6,177)  CPPSO \$50,000 Contractor Match \$20,000 Tenant Rents \$25,250	Assist between 5 - 9 families. Rehabilitation work on 9 MCTHP units to be completed by October 2007.	Assisted 6 families (14 individuals). Rehabilitation work to begin February 2009. Funding for the rehabilitation work was obtained by the City later than anticipated.
<b>Oakland Homeless Youth Collaborative (OHYC)</b>	24-29 transitional housing beds for homeless youth.	Homeless Youth ages 18-25.	OHYC \$696,433	Assist 60 young adults with housing and services.	Assisted 38 young adults with housing and services.
<b>Project Pride</b> 2577-79 San Pablo Ave.  <i>Western Oakland</i>	New construction & rehab of 42 transitional units w/ supportive services.	42 transitional units for small families < 35% AMI	Redevelopment Agency: \$4,450,000	Complete financing and close Agency loan by June 2008.	See listing in Preservation of the Supply of Affordable Rental Housing section
<b>Sentinel Fair Housing</b>  <i>Citywide</i>	Landlord-tenant mediation services to prevent evictions.	Renters with incomes < 80% AMI.	CDBG: \$150,000	Provide dispute resolution for 360 households.  (A portion of the funding for this organization is supporting fair housing counseling services.)	Addressed 802 landlord tenant cases, Provided education and referrals to 2,262 families/individuals

**Prevention and Reduction of Homelessness (cont'd)**

<b>ACTIVITY NAME LOCATION Community Development District</b>	<b>DESCRIPTION OF ACTIVITY</b>	<b>CATEGORIES OF RESIDENTS TO BE ASSISTED</b>	<b>FUNDING PROGRAMS AND RESOURCES TO BE USED</b>	<b>ONE YEAR GOALS</b>	<b>ACCOMPLISHMENTS</b>
<b>Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN)</b> Anka Behavioral Health, Inc.. At HRMSC 559-16 <sup>th</sup> Street Oakland, CA 94612	Provide a continuum of services, shelter and transitional housing (54 units) to homeless families.	Families with incomes at 30-50% AMI.	<b>SHP</b> \$1,825, (HSFN            \$1,781, City Admin.     \$43,4  Alameda County: \$250  Excess Cash Value of Monthly Lease: \$122,	Assist 160 families (approximately 530 individuals).	Assisted 90 families (approximately 213 individuals).
<b>Transitional Housing Program (THP)</b> 1) 173 Hunter Ave. 2) 1936 84 <sup>th</sup> Ave. 3) 5239-A 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St.	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing.  3 1-bdrm units 4 2-bdrm units 2 3-bdrm units	Homeless families with incomes at 30-50% AMI	<b>THP (Supportive Hsg Funds)</b> \$245, (THP/FIT            \$238, City Admin.        \$6,6  General Fund     \$133, Tenant Rents     \$21,	Assist 25 families Rehabilitation work on 7 living units to be completed by June 30, 2007 (prior to fiscal year 2007-08)	Assisted 2 families (9 adults and children). Rehabilitation work started late on this project. Completion of the 7 FIT living units are scheduled to be complete b December 2008.
<b>Winter Relief Program</b>  Citywide	Emergency food and temporary shelter during winter months.	Persons with incomes at 30-50% AMI.	CDBG \$225,000	Assist between 870 and 1,000 persons.	Assisted more than 601 with 12,175 bednights.

## **Narrative E: Other Actions**

The 2007-2008 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. The original goals and objectives are in normal text; all accomplishments appear in *italicized* text.

### **1. Obstacles to serving underserved needs**

The most significant under-served needs in the City are households with incomes less than 30 percent of area median income who experience housing cost burdens of over 50 percent of income or live in substandard or overcrowded conditions.

The HOME Program and other capital subsidy programs are not in themselves sufficient to serve these needs, because even if all capital costs are subsidized (by financing housing development with grants or deferred loans), the operating costs of rental housing exceed the ability of these households to pay. As a result, the needs of these households cannot readily be met without “deep subsidy” programs as Section 8 and public housing, which ensure that households pay no more than 30 percent of their income for housing.

The most significant obstacle to serving those needs is the lack of new Section 8 assistance and recent proposals to reduce the level of funding for Section 8. The City continues to advocate for preservation of existing Section 8 funding and for appropriation of additional funding for new, incremental Section 8 assistance.

In FY 2005-06, the City adopted the County-wide Homeless and Special Needs Housing Plan (the “Multiplan”), now known as the EveryOne Home Plan. In FY 2006-07, the City adopted a local component to the County-wide plan, known as the Permanent Access To Housing (PATH) plan. The goal of the PATH plan is to shift from a continuum of care model to a direct housing model as a means of addressing and ending homelessness. The City’s focus will be on developing permanent housing with supportive services and operating/rental subsidies capable of providing housing for extremely low income homeless persons, often with significant needs for supportive services. The PATH plan will involve collaboration among public agencies, nonprofit housing developers, social services providers, and the Oakland Housing Authority, in an effort to address some of the obstacles to providing housing for this under-served population.

### **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.*

*During the program year, the City was successful in securing the preservation of the 100-unit St. Marks Hotel, a 100-unit building serving extremely low income seniors. The project has agreed to renew the Section 8 contract for another 20 years..*

*The City continues to provide financing and technical support to preserve existing assisted housing projects to ensure that rent and income restrictions are maintained and extended. The City is also exploring ways to secure and provide funding for capital improvements and modernization for older assisted housing developments.*

### **3. Actions to address public policy barriers to affordable housing**

The following actions were planned to be undertaken 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 Comprehensive Land Use and Transportation Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs.

*The community process for the rezoning of the Central Business District is underway. This rezoning would allow for densities up to 300 units per gross acre in the downtown core of the City of Oakland. The draft zoning text is currently being discussed by the Zoning Update Committee of the Planning Commission. The schedule for update of the commercial mixed use and residential portions of the transit corridors in the City has been finalized and will begin in late 2008. Six planners were hired and formed into a Strategic Planning Division to support the rezoning efforts.*

- 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 on these issues with the Non-Profit Housing Association of Northern California (NPH) and East Bay Housing Organizations (EBHO).

*The City continues to support and participate in these efforts.*

- The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including development of new automated systems and internet-based information and application systems.

*The Electronic Document Management System has completed its security testing and is live online with one division of CEDA. The content management system is going live before the end of 2008. Residential design review was comprehensively reworked to reduce the time necessary to obtain entitlements for residential projects. The General Plan conformity guidelines were readopted which allows*

*for densities above the current zoning standards to be used for residential projects without the need for a rezoning application.*

#### **4. Institutional Structure for Providing Affordable Housing**

##### *Increasing Available Resources*

- Continue attempts to expand the amount of resources available. In particular, the City will actively lobby for increases in State and Federal funding for housing.

*The City reviewed and commented extensively on guidelines issued by the State for the Transit Oriented Development and Infill Housing Related Infrastructure Programs that were authorized by Proposition 1C in November 2006. As a result, the guidelines were changed in ways that made Oakland projects more competitive for these funds.*

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

*Implementation of the PATH plan has included efforts to identify and secure new sources of funding for supportive services in housing.*

##### *Coordinating Resources*

- Improve processes within the Community and Economic Development Agency (CEDA) 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. Recent examples of improvements include the realignment of housing rehabilitation programs, increased funding assistance limits for emergency rehabilitation, and reinstatement of housing counseling and education as integral service components and objectives for the loan and grant programs.

*The City continues to re-evaluate and redesign its programs to achieve these objectives.*

- The City will continue to work with the Oakland Housing Authority to implement a program to “project base” Section 8 assistance (commitments would be tied to specific housing units) to facilitate preservation and rehabilitation of existing housing, including SRO hotels.

*The Housing Authority has tied allocation of Project-Based Section 8 assistance to the City’s annual Notice of Funding Availability for affordable housing development, which allows for better coordination of these two important forms of*

*assistance. The Housing Authority is also a key participant in implementation of the PATH program to provide permanent supportive housing for the homeless. The Housing Authority continues to work with the City on strategies for preservation of the California Hotel, a troubled low-income SRO, including the possible use of project-based Section 8.*

- Mayor Dellums and the City Administrator will continue efforts to coordinate effectively with all cities in the County to increase the supply of affordable housing.

*The City continues to pursue such efforts through the Association of Bay Area Governments and its FOCUS project.*

#### *Capacity and Character of Non-profit Housing Organizations*

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

*The City continues to encourage and assist developers to secure training and assistance from these and other programs.*

- The City will consider continuing the use of HOME funding (CHDO Operating Support) to support non-profit capacity building, but may choose to reallocate these funds for housing development activities.

*No new funding was budgeted or allocated for CHDO operating assistance in the 2007-08 program year.*

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

*There were no significant changes in this area.*

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

*The City's Hunger & Homeless Programs offers training and technical assistance to contracted Oakland homeless service and shelter providers upon request and through agency-specific recommendations given to each provider following the City's on-site monitoring visits. Several units of technical assistance occurred throughout the year with respect to the required reporting, data collection, file maintenance, and the City's contract reimbursement process.*

### *Participation of For-Profit Organizations*

- 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 joint City, Freddie Mac and Fannie Mae efforts to promote existing lending programs and create new programs.

*No new initiatives were introduced during the last fiscal year.*

- Continue to implement community reinvestment programs. The City will 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 program is the City's Linked Banking Services Ordinance, which requires the City to deposit its funds only with banks that are meeting their "fair share" of the City's community credit needs, as determined by an annual estimate of the citywide community credit demand. The City working with other jurisdictions and organizations to strengthen state legislation.

*Members of the anti-predatory lending coalition (Don't Borrow Trouble) and other agencies continue to respond to the increase in mortgage delinquencies that have occurred and participate in the many events - town hall meetings and workshops - to provide resources, information and assistance to borrowers impacted by foreclosure activity.*

- 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 landlords and tenants regarding their rights and responsibilities under the law.

*The City provided CDBG funds to several fair housing organizations for this purpose. See Narrative B (Fair Housing), which details the City's activities and accomplishments related to overcoming housing discrimination and other barriers to fair housing.*

## **5. Public Housing Improvements**

### **a. Management Improvements for Public Housing**

Specific plans for improving the management and operation of public housing are set forth each year in the Oakland Housing Authority (OHA)'s Annual Plan. Some of the improvements stated in the plan and others that are currently being implemented include the following:

**Housing Management Operations** - The OHA will continue to update Procedures for carrying out core functions. Training will be provided to staff on all new policies and procedures.

*OHA completed transition to a decentralized project-based management structure designed to bring OHA into conformance with HUD-mandated Asset Management system with each property or group of properties managed independently as an Asset Management Project (AMP). This reorganization of its housing management department will provide increased presence and improved response to our customers. Responsibility for both maintenance and management of the site will fall under one property administrator, who supervises support staff to complete both the maintenance work, perform annual HUD required recertification of households, and an assistant assigned to lease enforcement activities.*

**Community Relations** – The OHA will continue to leverage the productive and cooperative working relationships with other partner agencies and community groups throughout the City. These partnerships, which include organizations such as the Unity Council, Asian Resource Center, Neighborhood Crime Prevention Councils (NCPC), Neighborhood Associations and the Service Delivery System (SDS) teams, have supported the Authority’s transition to a more proactive property management organization with stronger lines of communication to its clients and stakeholder base.

*The Authority relied on the Unity Council and the Asian Resource Center as well as twenty two other valuable community partners in FY 2007-08. All served as application distribution sites or information sites during the Authority’s Public Housing waitlist opening December of 2006. The Authority also strengthened its alliances with Lao Family, City of Oakland Assets, Parks and Recreation, and MOCHA in FY 07-08. Stronger lines of communication have been established throughout the City since the Authority began actively working with the NCPC’s, SDS team.*

**Curb Appeal** – The OHA has initiated property curb appeal improvements through proactive site monitoring by the OHA and their Responsible Persons (compensated residents), and improved team approach to planning and completing site improvements. The Responsible Person’s scope of work will be modified to require daily policing of the grounds. Arrangements will be made to supply the Responsible Persons exterior paint to keep the Authorities properties graffiti free.

*The OHA has initiated property curb appeal improvements through its Building Envelope Program at scattered sites, and proactive site monitoring by the OHA and their Responsible Persons (compensated residents. The Responsible Person’s scope of work will be modified to require daily policing of the grounds. Arrangements will be made to supply the Responsible Persons exterior paint to keep the Authorities properties graffiti free.*

**Customer Service** – The OHA will provide improved customer service for our clients, consistent throughout all offices by modifying practices and training staff as needed. The OHA developed a Customer Service Assistance Center, which allows the community to provide questions, comments or concerns by speaking with a CAC staff by phone or through email submission. OHA will conduct the annual resident customer service survey to determine resident user satisfaction of all Authority programs and services.

*OHA developed a Customer Service Assistance Center (CAC), which allows the community to provide questions, comments or concerns by speaking with a CAC staff by phone or through email submission. All contacts and responses are logged, and the caller receives updates or a response to their concerns. The number for the CAC line is posted clearly on all scattered site properties.*

**b. Improvement of the Living Environment**

*i. Public Housing Capital Fund Activities*

Public Housing Capital Fund Utilizing the Capital Fund and Local Fund, the OHA will continue its efforts to address the many physical and social problems that exist in and around public housing sites through a strategy that includes comprehensive modernization of the Authority’s oldest developments, and immediate repairs and renovations to address the most pressing needs at individual housing developments.

Among the most significant of the renovation activities that will be completed or started within the next fiscal year include:

	<b>Project</b>	<b>Units</b>	<b>Expected Completion (Month/Year)</b>
1	1424 50th Ave	4	06/07
2	1445 50th Ave	6	06/07
3	2011 7th Ave	6	06/08
4	2919 E. 16th Street	12	12/07
5	2170 E. 28th Street	11	06/08
6	2056 35th Ave	9	03/08
7	3500 Bruce Street	8	06/08
8	4203 Terrace Street	4	06/08
9	6916 Arthur Street	6	06/08
10	2381 E 21st Street	4	06/08
11	6921 Fresno Street	5	06/08
12	1739 89th Avenue	6	06/08
13	533 59th Street	9	07/08
14	1599 54th Avenue	4	07/08
15	2102 E 17th Street	4	07/08
16	2155 E 28th Street	5	07/08

	<b>Project</b>	<b>Units</b>	<b>Expected Completion (Month/Year)</b>
22	2272 E 19th Street	4	07/08
17	2440 E 21st Street	8	07/08
18	869 Walker Street	4	07/08
19	4118 Lyon Street	8	TBD

The Housing Authority's Capital Fund Annual Plan for FY 07/08 will be finalized as soon as we are notified by HUD of the exact amount of funding to be received. OHA anticipates a grant of approximately \$8.2 million for the fiscal year.

*Utilizing Public Housing Capital Funds and Local Funds, OHA has undertaken significant upgrades to its residential properties.*

*Below is a list of sites that received comprehensive modernization upgrades during the FY 2008 period.*

	<b>Site</b>	<b>Units</b>	<b>Expected Completion (Month/Year)</b>
1	1424 50th Ave	4	3/07
2	1445 50th Ave	6	6/07
3	2919 E. 16th Street	12	8/07
4	2170 E. 28th Street	11	3/08
5	2056 35th Ave	9	5/08
6	3500 Bruce Street	8	9/08
7	4203 Terrace Street	4	8/08
8	6916 Arthur Street	6	12/08
9	2381 E 21st Street	4	10/08
10	6921 Fresno Street	5	12/08
11	1739 89th Avenue	6	10/08

*In response to limited and insufficient Capital Program funding from HUD, OHA developed a program of selective and specific upgrades to reduce per unit costs and to spread limited funding across more properties. The table below lists individual sites enrolled in OHA's Building Envelope Program (BEP) and that are receiving upgrades, as needed, in the following areas: windows, doors, stucco repair, dry-rot repair, plumbing, garbage enclosures, fencing, parking lot re-paving, landscaping, and exterior painting. Over \$9.7 million in MTW reserves were allocated to the BEP in FY 2008.*

#### **Building Envelope Program Sites**

1	1031 E 24th Street	5	1120 Bella Vista
2	1037 62nd Street	6	1126 62nd Street
3	1039 63rd Street	7	1127 Foothill Blvd.
4	1061 Elmhurst Avenue	8	1227 E 17th Street

9	1246 E 24th Street	64	2451 Renwick Street
10	1246 E 34th Street	65	2468 Coolidge Avenue
11	1305 E 25th Street	66	2474 26th Ave.
12	1323 MacArthur Blvd.	67	2511 11th Avenue
13	1324 E 32nd Street	68	2529 9th Avenue
14	1449 73rd Avenue	69	2558 35th Ave.
15	1465 Seminary Avenue	70	2607 12th Avenue
16	1500 38th Street	71	2630 E 25th Street
17	1559 54th Avenue	72	2711 26th Avenue
18	1608 11th Ave.	73	2922 West Street
19	1632 E 19th Street	74	2961 Georgia Street
20	1716 E 20th Street	75	2995 School Street
21	1726 38th Avenue	76	3000 E 18th Street
22	1733 92nd Ave.	77	3010 E 16th Street
23	1737 E 15th Street	78	3025 MLKJ Way
24	1763 82nd Avenue	79	3102 Pleitner Avenue
25	1815 28th Avenue	80	3217 West Street
26	1853 38th Ave.	81	3228 Logan Street
27	1900 Commerce Way	82	3291 Lynde Street
28	1900 E 24th Street	83	3302 Broockdale Avenue
29	1919 E 15th Street	84	3314 E 17th Street
30	1928 96th Avenue	85	3330 72nd Avenue
31	1951 E 24th Street	86	3350 72nd Ave.
32	2017 11th Avenue	87	3370 62nd Avenue
33	2017 E 24th Street	88	3532 Pierson Street
34	2021 24th Avenue	89	3590 Lincoln Avenue
35	2030 E 25th Street	90	3716 Allendale Ave.
36	2032 E 26th Street	91	3901 Webster Street
37	2102 E 17th Street	92	4068 Allendale Avenue
38	2110 25th Ave.	93	421 Oakland Avenue
39	2115 38th Ave.	94	4527 Bond Street
40	2126 High Street	95	454 36th Street
41	2146 E 24th Ave.	96	4737 Ygnacio Avenue
42	2155 E 28th Street	97	4821 Webster Street
43	2181 48th Ave.	98	4903 Congress Avenue
44	2216 E 21st Street	99	4908 Congress Avenue
45	2218 24th Avenue	100	5120 Shafter Avenue
46	2228 48th Avenue	101	522 32nd Street
47	2229 E 24th Street	102	533 59th Street
48	2230 90th Avenue	103	537 32nd Street
49	2238 90th Ave.	104	541 29th Street
50	2240 E 19th Street	105	554 37th Street
51	2255 84th Ave.	106	557 46th Street
52	2284 E 17th Street	107	578 58th Street
53	2308 96th Ave.	108	582 48th Street
54	2315 98th Avenue	109	59 Pearl
55	2323 E 22 nd Street	110	594 63rd Street
56	2329 85th Avenue	111	5944 Bromley Avenue
57	2349 83rd Avenue	112	5945 Bromley Avenue
58	2353 E 24th Street	113	610 E 18th Street
59	2402 E 27th Street	114	6121 Harmon Ave.
60	2416 88th Avenue	115	6130 Hilton Street
61	2425 94th Ave.	116	6238 Seminary Avenue
62	2435 26th Avenue	117	648 57th Street
63	2440 E 21st Street	118	656 - 666 53rd Street

119	6631 Laird Ave.	138	810 60th Street
120	6650 Laird Avenue	139	827 52nd Street
121	6656 Laird Avenue	140	837 60th Street
122	676 Fairmount	141	85 Garland Street
123	678 29th Street	142	866 37th Street
124	7000 Lacey Avenue	143	873 32nd Street
125	7107 Favor Street	144	880 45th Street
126	714 34th Street	145	881 41st Street
127	716 34th Street	146	9024 Cherry Street
128	7204 Holly Street	147	9232 Bancroft Ave.
129	725 39th Street	148	9233 Hillside Avenue
130	727 37th Street	149	9240 Bancroft Avenue
131	729 34th Street	150	9320 Sunnyside
132	734 Rand Avenue	151	933 46th Street
133	7510 Ney Avenue	152	944 34th Street
134	7636 Ney Avenue	153	945 44th Street
135	768 41st Street	154	9615 E Street
136	7950 Ney Avenue	155	9746 Plymouth Street
137	800 Willow Street	156	987 63rd Street

ii. *HOPE VI Development Activities*

The Housing Authority has received several grants under the HOPE VI program to renovate and redevelop some of its larger public housing developments. The Housing Authority and the City are working in partnership to improve these developments and the surrounding neighborhoods. Both the Westwood Gardens (Mandela Gateway) and Coliseum Gardens developments are receiving or received financial assistance from the City and the Redevelopment Agency, including the investment of Federal HOME funds.

Westwood Gardens (Mandela Gateway)

In 1999, the OHA received a \$10 million HOPE VI grant to fund a comprehensive redevelopment of the 46-unit Westwood Gardens public housing site.

Construction of the 168 rental development commenced in February 2003 and was completed in fall 2004. The 46 Public Housing Units and 122 tax credit units rental units were all occupied by March 2005.

*In FY 2008, the 14 home-ownership units were completed at Mandela Gateway.*

Coliseum Gardens (Primary Site is called Lion Creek Crossings)

In 2000, the OHA received \$34.5 million to revitalize its 178 unit public housing project known as Coliseum Gardens. All 178 existing units were demolished and will be replaced on a one-for-one basis. Because of the concentration of public housing units in the Coliseum area, 21 of the 178 public housing units were

placed off site in a 65 unit new development known as Foothill Family Apartments located on Foothill Boulevard near Eastmont Mall. The OHA purchased the land and the general partner for this development is Oakland Housing Initiatives, Inc. No City funds were utilized in this development.

The original or “primary site,” which is now called Lion Creek Crossings, will be developed as a mix of housing types by the OHA and a developer partnership consisting of EBALDC, the Related Companies and Chambers General Construction. The site will include 157 public housing units, 277 additional tax credit units and 28 affordable for-sale units. Because of the size of the development, the rental component was divided into four rental phases, and the ownership component will be timed to coincide with the third rental phase.

*Phase III of Lion Creek Crossings was completed in May of 2008. A total of 158 of the original public housing units have been brought back into service with the completion of Phases I, II, III at Lion Creek Crossings and the replacement housing located at Foothill Family Apartments. Phase V of Lion Creek Crossings is scheduled to start in the spring of 2009.*

#### Tassafaronga Village

OHA has been pursuing the revitalization of the Tassafaronga Village site since March 2005 when the Board of Commissioners approved the submission of the first of two unsuccessful applications for HOPE VI funding from HUD. Because of the reduced funding for the HOPE VI program OHA decided to self develop Tassafaronga. In February of 2006, the Board authorized the submission of a Demolition and Disposition application to HUD that was approved in April of 2007.

The redeveloped Tassafaronga Village will include 157 rental units and 22 new affordable ownership units. The 157 rental units, financed using affordable housing tax credits, will include 87 Project Based Section 8 Voucher units to replace the original public housing units on a one-for-one basis. The 22 ownership units are being developed by Habitat for Humanity of the East Bay. Financing for the project includes \$4.8 million in Redevelopment Agency funds from the City of Oakland.

*In September of 2007, OHA was awarded an allocation of 75 Section 8 vouchers from HUD to utilize as a relocation resource for the households at Tassafaronga Village.*

*Assuming approval of all funding applications, construction of the new and replacement rental units is scheduled to start in August of 2008. The ownership units are scheduled to start construction in September of 2008.*

## Other Development Activities

Harrison Street Sr. Housing – OHA’s non profit affiliate, Oakland Housing Initiatives and their development partner, Christian Church Homes of Northern California are co-developing 73 units of new senior housing at 1633 Harrison Street.

*HUD 202 funds for this new senior housing development were awarded in October 2007. The City of Oakland had awarded \$5.1 million to the project in FY 2007. The land for the development, currently as surface parking lot and once the site of gasoline station, will continue to be owned by OHA.*

### *iii. HOPE VI Social Services for Public Housing Residents*

The OHA HOPE VI activities also include social services carried out in partnership with a wide array of public, private and nonprofit agencies.

*The HOPE VI grant is in its implementation phases and as developments are being planned and constructed, affected public housing residents have access to an OHA Service Coordinator that can refer families to partner social service providers that are funded by the HOPE VI grant. Public housing residents living in completed HOPE VI projects also have access to OHA Service Coordinators.*

### *iv. Public Housing Drug Elimination*

The Oakland Housing Authority officially closed its final Public Housing Drug Elimination Program (PHDEP) grant in December 2002. While the loss of this funding resulted in reduced staffing for the Oakland Housing Authority’s Police Department and Resident and Community Services Department, the OHA will continue to offer drug prevention education activities. The activities include an annual resident survey, on-site education activities, access to community involvement activities, and support of the National Night Out. The Authority continues to partner with community-based organizations, Neighborhood Crime Prevention Councils, the City of Oakland Weed and Seed Committee and various other groups to provide services to residents in public housing.

*The Authority has on-site youth programs that manage summer and after school activities at Authority sites in coordination with the City of Oakland Parks and Recreation department and Discovery Center. These programs provide youth enrichment, mentoring and recreational services that promote positive friendships, academic achievement, as well as health and nutrition.*

*Additionally, eleven OHA sites again hosted National Night Out in FY 07-08. The Oakland Housing Authority Foundation provided each site with a “Back to*

*School” backpack for children between the ages of 6 and 18. The Oakland Housing Authority also sponsored on site meetings to support community building and a neighbor watch program.*

## **6. Public Housing Resident Initiatives**

### **a. Resident Participation in Management**

The OHA 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, including one senior site. Second, the Authority will continue to solicit resident input into the OHA’s Annual Plan, which includes the Capital Fund Program. Resident input into the plan is largely acquired through the Resident Advisory Board (RAB), which includes 40 residents appointed to the RAB by the OHA’s Board of Commissioners. Third, the OHA will continue to expand programs that will provide public housing residents with job training and employment opportunities through a variety of initiatives and funding sources.

*The Authority is seeking to strengthen resident input into the OHA’s Annual Plan, which includes the Capital Fund Program and innovative proposals including our proposed 2008 Disposition Application for public housing scattered sites through meeting with residents and the involvement of our Resident Advisory Board (RAB). Resident input into the plan is largely acquired through the RAB, which includes 40 residents appointed to the RAB by the OHA’s Board of Commissioners. During FY 2008, OHA’s RAB held four meetings. In addition, OHA will continue to expand programs that will provide public housing residents with access to job training and employment opportunities through a variety of initiatives and funding sources.*

### **b. Resident Opportunities for Homeownership**

The OHA continues to provide opportunities for homeownership for residents of the Authority and continues to collaborate with the City, non-profit agencies and others to encourage residents to become homeowners. Additionally, participants of the OHA’s homeownership programs will be referred to the City’s First-time Homebuyer Program and other homeownership counseling programs. The OHA will encourage residents to participate in an Individual Development Account (IDA) Program, which will match family savings on a 2:1 basis.

*The Authority’s homeownership programs are funded by the HOPE VI Coliseum Gardens Grant, ROSS Homeownership and Self Sufficiency Grant, and the Section 8 Voucher program. In FY07-08 the Authority had 74 public housing residents and 39 Section 8 participants in various stages of homeownership programs.*

i. *HOPE VI Homeownership Program:*

Through the HOPE VI program, the OHA is developing approximately 59 affordable homeownership units, which will be available to public housing residents, Section 8 participants and other low-income residents in the City. The OHA is also currently planning an additional 22 affordable homeownership units with partner Habitat for Humanity at the Tassafaronga Village site, a potential Hope VI site currently in predevelopment. Additionally, the OHA has developed a Homeownership Program in consultation with community groups, Fannie Mae, HUD, 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 redevelopment of Tassafaronga will include 22 affordable homeownership units developed in partnership with Habitat for Humanity.*

*Through the HOPE VI program, the Authority developed or acquired 17 units pursuant to the Chestnut Court Program, which were sold to first time homebuyers. The Authority, in partnership with BRIDGE Housing, is also developing 14-for sale units for first-time homeowners as part of the Mandela Gateway. Construction began on these 14 units in January 2007. The Authority is also planning for 28 for sale units at the Lion Creek Crossings site with partner Chambers General Construction and 22 for-sale units in partnership with Habitat for Humanity East Bay as a part of its Tassafaronga Village revitalization project. Construction of the Tassafaronga development is scheduled to begin in the summer 2008.*

ii. *Section 8 Homeownership Program:*

OHA operates a Section 8 Homeownership Program that aids clients by subsidizing a portion of their monthly mortgage payments. The Section 8 Homeownership Program has assisted 13 families in purchasing homes since March 2004 and over 250 families are currently participating in programs preparing them for homeownership. This year we anticipate that 2 new families will graduate from the Homeownership Program. The OHA developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. The OHA will continue to explore homeownership opportunities for Section 8 participants and collaborate with the City, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners.

*OHA operates a Section 8 Homeownership Program that aids clients by subsidizing a portion of their monthly mortgage payments instead of providing only rental assistance. OHA developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. The Section 8 Homeownership Program has assisted 27*

*families in purchasing homes since March 2004 and over 365 families have been enrolled in programs preparing them for homeownership. In FY 07-08, 8 new families purchased homes, 3 of which were FSS program participants and 3 were public housing families assisted by the ROSS (Resident Opportunities and Self Sufficiency) Homeownership Grant. It is anticipated that over 12 new home purchase contracts will close in the upcoming year. OHA will continue to explore homeownership opportunities for Section 8 participants and collaborate with the City, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners.*

*iii. ROSS Homeownership Grant:*

The ROSS Homeownership funds allow the OHA to deliver homeownership training, a \$3,000 match for IDA savings and self-sufficiency supportive services to assist 30 public housing residents with home purchase. ROSS funds also allow a housing authority to provide a Housing Choice Voucher, which can be used for home purchase only. A Housing Choice Voucher can be provided to each of the 30 public housing participants who complete their individual family plan and qualify for a home purchase loan with a lender. Over 11 organizations, including several non-profit development partners, have committed to assisting the Authority with the grant program.

*The Authority marketed the ROSS Homeownership program to 466 Public Housing families earning 31%-80% of AMI in FY 07-08. Forty-Two public housing residents attended the Homeownership orientation kick-off for National Affordable Housing Week. Fifty-nine public housing residents completed the Homebuyers orientation workshop, a four part series of the financial literacy workshops. Three residents completed the homebuyers education counseling series and development plan.*

## **7. Lead Based Paint Hazard Reduction**

The City's residential rehabilitation loan programs have included lead-based paint hazard education within the initial phase of the loan application process, since 1992. During the financial interview, homeowners are given a copy of the booklet "Protect Your Family From Lead in Your Home". As a part of the disclosure process, homeowners must complete and sign a written acknowledgement of the receipt of this booklet. In addition, the loan application includes the age of the property and the age of children living at the property. The mandatory Request for Consultation and Lead Hazard Evaluation is part of the loan application and additionally identifies children who frequently visit the property.

The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours training in identification, testing and available remediation methodologies for lead paint hazards. Also, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices.

In compliance with Federal regulatory changes implemented in 2000, all Home Maintenance Improvement Program properties must be referred for a lead hazard risk assessment and rehabilitation work must include full abatement resulting in passing lead hazard clearance testing. During FY2005 over 160 property owners were provided lead hazard risk assessments.

Until June 30, 2005, lead based paint risk assessments and clearance testing was provided by the Alameda County Lead Poisoning and Prevention Program in accordance with the Joint Powers Authority Agreement dated January, 1992. Due to significant funding reductions and budget constraints, effective July 1, 2005, the County was no longer able to provide these services. The City's Residential Lending and Housing Rehabilitation Services department is independently contracting for these services.

The required lead hazard consultant services include: lead-based paint pre-rehabilitation inspections, project design assistance, abatement/remediation cost estimating, project plan and specifications preparation, laboratory services and clearance testing. Cost estimates range from \$700 to \$2,000 per unit, depending on the size and condition of the property.

For the period July 1, 2003 through July 31, 2005, there was a partnership agreement with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for funding assistance with lead hazard reduction and abatement. Residential Lending and Rehabilitation staff identified properties where there were children under age six (6) or expectant mothers. Properties were referred for lead hazard risk assessment to Alameda County staff. Work descriptions prepared by Rehabilitation Advisors included detailed specifications for lead hazard reduction and upon completion of all rehabilitation work including lead abatement, costs were billed to ACLPPP for reimbursement at an average of \$7,500 per property. Under this partnership agreement, the City was reimbursed a total of \$92,483 for lead hazard abatement costs on a total expenditure of \$225,866.

A new partnership agreement, effective March 15, 2006 through December 31, 2008, has a total projected funding level of \$125,000 for 25 completed units. In addition, to provide an alternative service for the loss of free risk assessments and clearance testing, the County is providing an In-Home Consultation (IHC) service on a referral basis. This service involves a home site visit to inspect for possible lead hazards, education of the owner regarding lead hazards and distribution of a lead testing kit. To date the rehabilitation program has referred 14 homeowners to this service.

Most of the City's residential rehabilitation loans average \$55,000-\$75,000, with up to \$10,000 in painting materials and labor costs. Because most of these homes were built prior to 1978, it can be concluded that lead paint hazards will exist and require abatement. The cost of abatement often averages \$8,000 per unit. With the ACLPPP partnership agreement, the reimbursements help to reduce the impact of reduced funding allocations and assist with future lead hazard abatement projects.

**Table 1**  
**Lead-based Paint Hazard Reduction Goals**

<b>Action</b>	<b>Goal</b>	<b>Accomplishments</b>
Distribution of Home Lead Sampling Kits to homeowners.	198	204
Distribution of lead hazard literature to rental property owners where children aged 6 or younger spend a significant amount of time in the home.	3,300	2,295
Provide In-Home Consultation referrals to the County program where hazards appear significant and encourage rehab program applicants to have children tested for “elevated blood” condition.	165	140
Coordination of homeowner awareness events	33	22
Coordination of lead-safe painting instruction and home renovation classes	9	10
Provision of information and referral services to information line callers.	660	594
Provision of information and referral services to Website visitors.	9,000	34,078
Provision of training and certification referrals for local contractors and their employees.	5	8

## 8. Anti-Poverty Strategies

The City's Annual Action Plan described 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. Accomplishments are listed in italics under each planned action.

### a. Local Hiring Goals on City-funded Projects

#### 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 (revised June 2003) establishes an employment goal of 50% of the total project workforce hours on a craft-by-craft basis be performed by Oakland residents and minimum of 50% of all new hires to be performed by Oakland residents on a craft-by-craft basis. The first new hire must be an Oakland resident and 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 35 Community Based Organizations, (CBO) who refers a continuous pool of construction workers to the City. This pool of workers is maintained in a referral data bank. With a 3-day notice, the City may refer Oakland workers in response to a request.

Because CBOs serve a variety of clients, the employer has access to qualified individuals of all races, languages, skill levels and physical abilities.

*The Local Employment Program (LEP) leveraged employment for 1,827 Oakland residents and \$20.6 million in wages for Oakland residents in FY 07-08 on City of Oakland monitored projects.*

#### 15% Apprenticeship Program

On January 26, 1999, the City Established a 15% Apprenticeship Program in order to increase Oakland resident participation as apprentices, the policy provides for a 15% apprenticeship hire goal that is based on total hours worked and on a craft-by-craft basis. The hours worked may be performed on City of Oakland projects, or 7.5% of the 15% hours worked may be performed by residents apprentices on a non -City of Oakland or Oakland Redevelopment Agency projects.

*The 15% Apprenticeship Program leveraged employment of 263 Oakland apprentices and \$4 million in wages for Oakland apprentices in FY 07-08 on City of Oakland monitored projects*

*Both of these programs remain in effect and apply to City and Redevelopment Agency assisted housing development projects.*

b. Living Wage Ordinance

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” (\$10.39 per hour with health benefits or \$11.95 per hour without benefits for fiscal year 2007-08) to employees of business under a City contract or receive financial assistance from the City. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

*The Living Wage Ordinance remains in effect.*

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. Various innovative activities within the City's homeless service program contracts will target assisting homeless persons in need of job assistance and employment search skills. At least one homeless service agency will be funded specifically for these services through the City's Hunger & Homeless Programs section.

*As noted elsewhere in this report, the new PATH plan focuses specifically on linking housing developers and service providers to develop new permanent housing with supportive services for the homeless. The City has convened a number of meetings with nonprofit and public agencies to identify and secure funding for the necessary services for supportive housing developments.*

d. Laney College, City of Oakland, Oakland Rotary Endowment Partnership for Construction Training

Through a partnership with the Oakland Rotary Club and Laney Community College, the City makes available vacant lots, or assists in the acquisition of vacant houses to be rehabilitated by Laney's construction training programs. The program provides students with “hands-on” training to develop and refine the skills necessary to enter the construction trades.

*The program enrolls approximately 175 students per semester. Of those, approximately 100 students get carpentry training at a residential dwelling work site. Thus there is a combination of classroom and hands-on construction project experience in the program. The students and instructors provide the labor for the residential rehabilitation and the end product is a one or two unit residential dwelling, made available for occupancy by low to moderate-income families. Upon completion of a project, the property is sold for cost and all proceeds are used to fund subsequent projects.*

e. Business Opportunities for Public Housing Residents

The Oakland Housing Authority will continue to expand opportunities to assist public housing residents 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 Entrepreneurial Training Program, "Urban Fire" partnered with OHA over a year ago to assist people in establishing the fundamentals of successful entrepreneurship through small business development. Currently, 17 people are enrolled and regularly attend the Saturday classes held in the Peralta Villa Community Room at OHA's West District Office.*

f. Job Training and Employment Programs in Public Housing

Additionally, the OHA will continue to partner with Workforce Investment Act (WIA), HUD and local funded programs that provide public housing residents with job training and employment opportunities. Additionally, as part of the Capital Fund Program and under Section 3, the OHA sets public housing resident hiring goals for all companies who contract with the Housing Authority and will continue to monitor contract compliance with these goals.

*The Authority is proud of its job training and employment programs, supported by the Workforce Investment Board (WIB) and its treasury of workforce development partners. In FY 07-08, over 20 older youth and adults participated in job training, job readiness and job placement programs.*

g. Section 8 Family Self-Sufficiency Program

The Authority's Family Self-Sufficiency Program (FSS) assists residents with becoming self-sufficient and saving for the future. Over 318 Section 8 households currently participate in the program and the Authority will continue to encourage additional families to participate. Residents graduating from the program may use their saving accounts for educational expenses or can participate in first-time homebuyer programs. Within our FSS program, 62 new families were added last year and 18 graduated. Average escrow among graduates is approximately \$12,000.

Among current participants, 153 (48%) have escrow savings accounts. The average account for all current participants is \$4,603.

*The Oakland Housing Authority's Family Self-Sufficiency Program (FSS) assists Section 8 Housing Choice Voucher (HCV) participants with becoming self-sufficient and saving for the future. Over 233 section 8 households currently participate in the FSS program and the Authority continues to encourage additional families to participate. OHA conducts outreach and marketing of the FSS program to qualified HCV participants, year round. In FY 07-08, 41 new families were enrolled in the HCV FSS program and 38 families have graduated. Among current participants, 120 (52%) families have established escrow savings accounts. On average, an FSS participant will accumulate approximately \$12,000 in their escrow savings account by the time they graduate. Clients graduating from the program may use their saving accounts to improve their credit, to further their education or as a down payment for a home purchase. In past FY, 3 FSS families purchased homes and over 75 FSS participants received referrals to begin working with the Authority's Section 8 Homeownership Coordinator. To date, a total of 7 FSS families have transitioned to become homeowners.*

h. Youthbuild (Training and Employment)

The City may apply and/or will support applications by other entities for assistance under HUD's Youthbuild Program (if funds are still made available), which provides low income youth with education and job skills in conjunction with housing activities.

*No Youthbuild applications were submitted.*

i. Workforce Development Program

Oakland's Workforce Development Unit will continue to align its efforts with the City's Economic and Business Development initiatives. Workforce will continue working closely with Business Development and Redevelopment to support local business development and expansion. Specific to its FY 2007-2008 budget, the Workforce Development Unit plans to accomplish the following goals: 1) improve the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promote business development and growth through excellent staffing, worker training, and hiring tax credit services for more than 100 businesses; 3) save Oakland business millions of dollars by doubling the number of tax credit vouchers administered in Oakland from 5,000 to 10,000; 4) expand and improve job training services for hundreds of youth offenders and parolees; and 5) redesign Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board.

j. Department of Human Services Programs

Since 1971, the City of Oakland has been designated as a Community Action Agency, established under the Economic Opportunity Act of 1964 charged with developing and implementing antipoverty programs for the city. The newly reinvented agency, now known as the Community Action Partnership (CAP), has as its overarching purpose to focus on leveraging local, State, private and Federal resources toward enabling low-income families and individuals to attain the skills, knowledge, motivation, and secure the opportunities needed to become fully self-sufficient. The Oakland Community Action Partnership has been actively “fighting the war on poverty” for over 37 years. The unique structure of the Oakland CAP is that the process involves local citizens in its effort to address specific barriers to achieving self-sufficiency. Through the annual community needs assessment and the biennial community action plan, the Oakland CAP is able to identify the best opportunities to assist all members of the community in becoming self-sufficient and productive members of society.

## 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 allocated (budget appropriations) \$36,527,148 in new funds from the Low and Moderate Income Housing Fund as follows:

Housing Development	\$12,449,958
First-time Homebuyers	2,500,000
Central City East and West Oakland programs	7,510,955
Debt Service on Bonds for Housing Activities	7,525,522
Debt Service for Henry J Robinson Center	350,000
<u>Staff and Overhead</u>	<u>6,190,713</u>
TOTAL	\$36,527,148

- The City's first time homebuyer program leveraged investment of \$17,237,692 in private bank lending, \$1,142,089 in downpayments from individual homebuyers and \$854,211 in other public funding
- Non-local financing awards for housing development include assistance for the following projects:
  - Altheim Senior Housing Phase II received an additional \$440,000 from the State of California Multifamily Housing Program (MHP) (with \$560,000 previously awarded, this brings MHP funding to a total of \$1,000,000). Additionally, this development received \$9,747,000 in 4% tax credits.
  - Fairmount Apartments received \$2,306,485 from the State of California Multifamily Housing Program (MHP).
  - Harrison Street Senior Housing received \$8,606,900 in Federal HUD Section 202 funding.
  - Iron Horse at Central Station received \$29,950,000 in Tax-Exempt Bond Financing.
  - Lion Creek Crossings Phase IV received \$7,527,592 from the California Housing and Community Development Transit Oriented Development (TOD) Grant Program for the affordable housing development. In addition, the Oakland Redevelopment Agency with assistance from EBALDC received TOD infrastructure grant in the amount of \$8,485,000 for site improvements for and around this affordable housing development.
  - Saint Andrews Manor received \$5,371,419 in construction financing from Citibank.
  - Saint Joseph's Phase II (ownership housing) received \$3,189,280 from the California Housing and Community Development Infill Infrastructure Grant Program (Proposition 1C Funded). In addition, the development received program related investment funds from the Ford Foundation in the amount of \$750,000 and a grant

from the Northern California Community Loan Fund from their Lower San Antonio Community Development Site Characteristic grant program in the amount of \$50,000.

- Saint Joseph's Senior Apartments received \$7,088,603 from the State of California Multifamily Housing Program (MHP).
  - Saint Patrick's Terrace received \$6,258,949 in construction financing from Citibank.
  - Tassafaronga received \$6,119,522 from the California Housing and Community Development Infill Infrastructure Grant Program, \$10,000,000 from the State of California Multifamily Housing Program (MHP), and \$300,000 from the State CalHome Self-Help Technical Assistance Allocation fund.
- The Oakland Housing Authority received the following awards for the Federal Department of Housing and Urban Development
    - Low Rent Program received \$10,448,884.
    - Capital Fund Program received \$13,600,902
    - Housing Choice Voucher Program received \$166,539,024
    - Resident Opportunity and Self Sufficiency Homeowners Supportive Services Program received \$260,626
- Apart from federal funding under the Supportive Housing Program and the HUD SuperNOFA, a number of shelter and transitional housing activities received funding from other local and State sources:
    - The Henry Robinson Multi-Service Center received \$250,000 from Alameda County. In addition, it received a two year grant in the amount of \$999,998 from the State Emergency Housing Assistance Program.
    - The Matilda Cleveland Transitional Housing Rehabilitation Project received a two year grant in the amount of \$998,677 from the State of Emergency Housing Assistance Program.
    - The Oakland Army Base Temporary Winter Shelter received \$125,000 from Alameda County and \$66,000 from the City of Berkeley.
    - The Hunger Program received a \$10,000 State Community Services Block Grant.

## **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 page F-5 and F-6 represents all housing funding approved for specific programs and projects 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

#### HOME

Information on HOME matching funds is in the narrative for the HOME program.

#### Emergency Shelter Grant

This Federal program, which provides funding for the acquisition, development and operation of emergency and transitional housing for the homeless, requires the City to provide 100% matching funds from non-federal sources. The City met and exceeded the match requirement of non-federal sources with the following allocations from the City's General Purpose Fund, lease value of the facility to be utilized in the operation of the Oakland Army Base Temporary Winter Shelter (OABTWS) and lease cost of the East Oakland Shelter.

GRANT AMOUNT	PURPOSE	MATCH AMOUNT
\$370,953	Emergency Housing Program	\$115,000
	Oakland Army Base Temporary Winter Shelter	\$179,310
	Homeless Mobile Outreach Program	\$100,000
	<b>TOTAL MATCH</b>	<b>\$394,310</b>

#### Families In Transition/Scattered Sites Transitional Housing Program

For the 2007-08 program year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received a grant renewal in the amount of \$245,146. The total match requirement of \$50,735 (\$38,163 for Support Services and \$20,203 for Operations) for this program was exceeded with the budget fund sources below:

PURPOSE	MATCH AMOUNT
General Purpose Fund	\$133,000
THP/FIT Tenant Rents	\$21,000
<b>TOTAL MATCH</b>	<b>\$154,000</b>

#### Homeless Families Support Network/Supportive Housing Program

The City administered the 2007-08 of this program with Anka Behavioral Health Inc. as lead agency. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City accepted a HUD award of \$1,825,154 for the 2007-08 HFSN. The total match requirement for this grant was \$351,579 (\$220,329-Support Services and \$131,250 Operations). Match requirements were met and exceeded with the following budgeted fund sources:

PURPOSE	MATCH AMOUNT
General Purpose Fund (Funds awarded by Alameda County)	\$250,000
Agency Match (Anka)	\$407,649

**TOTAL MATCH**

**\$657,649**

**Matilda Cleveland Transitional Housing Program**

For the 2007-08 fiscal year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received an award of \$259,432. Match requirements (total of \$53,642.90) were met and exceeded through the following budgeted fund sources:

<b>PURPOSE</b>	<b>MATCH AMOUNT</b>
Community Promotions Program for Service Organizations	\$50,000
MCTHP Tenant Rents	\$25,250
Contractor Match Dollars	\$20,000
<b>TOTAL MATCH</b>	<b>\$95,250</b>

**Oakland Homeless Youth Housing Collaborative**

For the 2007-08 program year, the Oakland Homeless Youth Housing Collaborative (OHYHC) grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received an award of \$696,433. Matching funds in the amount of \$166,000 were provided through the Project Sponsors of the grant as follows:

<b>GRANT PROJECT SPONSOR</b>	<b>MATCH AMOUNT</b>
Covenant House	\$102,000
East Oakland Community Project	\$34,000
First Place Fund For Youth	\$30,000
<b>TOTAL MATCH</b>	<b>\$166,000</b>

**FY 2007-2008 Awards of Funds for Housing Activities**

<b>Project or Program</b>	<b>Type</b>	<b>Date</b>	<b>CDBG</b>	<b>HOME</b>	<b>ORA Low/Mod</b>	<b>ORA Bonds</b>
Access Improvement Grants	Owner Rehab	1-Jul-06	\$207,675	\$0	\$0	\$0
Christmas In April/Rebuilding Together	Owner Rehab	1-Jul-06	\$48,185	\$0	\$0	\$0
East Oakland Community Project Shelter Rent	Homeless	1-Jul-06	\$296,000	\$0	\$0	\$0
Emergency Home Repair	Owner Rehab	1-Jul-06	\$382,619	\$0	\$0	\$0
Fair Housing, Tenant Counseling & Info	Housing Service	1-Jul-06	\$448,000	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	1-Jul-06	\$0	\$0	\$2,500,000	\$0
Home Equity Conversion Program	Housing Service	1-Jul-06	\$21,000	\$0	\$0	\$0
Homeless Winter Relief Program	Homeless	1-Jul-06	\$225,000	\$0	\$0	\$0
Housing Counseling	Homebuyers/Owners	1-Jul-06	\$50,000	\$0	\$0	\$0
Housing Rehabilitation Loan Programs	Owner Rehab	1-Jul-06	\$2,329,633	\$0	\$0	\$0
Lead-Safe Housing Paint Program	Owner Rehab	1-Jul-06	\$215,287	\$0	\$0	\$0
Minor Home Repair	Owner Rehab	1-Jul-06	\$242,932	\$0	\$0	\$0
Rental Assistance Program (1 <sup>st</sup> and last months rent)	Housing Service	1-Jul-06	\$93,000	\$0	\$0	\$0
American Dream Downpayment Initiative	Homebuyer	1-Jul-07		\$67,495	\$0	\$0
First Time Homebuyer Program	Homebuyer	1-Jul-07		\$0	\$2,500,000	\$0
720 E. 11th Street	Rental	4-Mar-08		\$1,390,167	\$0	\$4,859,833
Altenheim Senior Homes, Phase 2	Senior	4-Mar-08		\$2,230,000	\$0	\$0
Edes Avenue Homes, Phase B	Ownership	4-Mar-08		\$0	\$0	\$789,000
Emancipation Village	Special Needs	4-Mar-08		\$0	\$1,000,000	\$652,000
Fairmount Apartments	Rental	4-Mar-08		\$0	\$3,400,000	\$0
Foothill Plaza Preservation	Rental	4-Mar-08		\$0	\$0	\$1,300,000
Homeowner Rehab Loans (reallocated to development)	Owner Rehab	4-Mar-08		(\$3,149,262)	\$0	\$0
Lion Creek Crossings (Coliseum Gardens) Phase IV	Rental	4-Mar-08		\$3,499,453	\$2,980,547	\$0
Saint Joseph's Affordable Homeownership Ph Iia	Ownership	4-Mar-08		\$0	\$3,584,000	\$0
First Time Homebuyer Program	Homebuyer	30-Jun-08			\$522,166	\$0
Homeowner Rehab Loans	Owner Rehab	30-Jun-08		\$173,763	\$0	\$0
<b>TOTAL</b>			<b>\$4,559,331</b>	<b>\$4,211,616</b>	<b>\$16,486,713</b>	<b>\$7,600,833</b>

#### 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:

<b>Federal Program</b>	<b>Project/Activity</b>	<b>Sponsor</b>
Super NOFA – Housing Counseling	Housing Counseling	Catholic Charities of the East Bay
Housing Choice Voucher Family Self-Sufficiency Program	Section 8 Family Self-Sufficiency Program	Oakland Housing Authority
Lead-Based Paint Hazard Control Grant Program	Partnerships for Affordable Lead-Safe Housing	Alameda County Lead Poisoning Prevention Program
Section 202 Housing for the Elderly	Hill-Elmhurst Housing	Christian Church Homes

## **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 9, 2008. 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, 3<sup>rd</sup> and 5<sup>th</sup> 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 9, 2008 through September 24, 2008. Notices were also published in the Sing Tao Daily newspaper and the El Mundo newspaper.

A public hearing to consider current and future housing and community development needs will be held before the City Council in late Winter, 2008. 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**

The City uses 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.

*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**

All verbal or written public comments and responses will be included in the final copy.

## **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.

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.

An evaluation of progress in meeting housing goals appears below. Evaluation of progress for the ESG and HOPWA programs are contained in the sections of the CAPER dealing with program-specific activities for those programs.

### **Assessment of Housing Activities and Accomplishments**

#### *Progress in Meeting Annual and Five-Year Numeric Goals*

The table on the following pages shows the five-year and one-year goals for housing and homeless activities established in the City's Consolidated Plan, and the progress toward these goals that was achieved in FY 2007-2008.

Narrative assessments of the City's progress under the ESG and HOPWA programs are contained in the respective program-specific narratives for those two programs.

The City made substantial progress toward meeting many of its housing goals. The City is on track to exceed its five-year goals for housing development for rental housing for families, preservation of affordable rental housing and development of new owner-occupied housing as well as housing for seniors and persons with special needs.

The City's first-time homebuyer program, experienced difficulty which in the last couple of years because housing costs, even for modest single-family homes, are far above what a low income household can afford. In FY 2007-08, this trend was reversed. Declining sales prices and a widespread foreclosure crisis have created opportunities for low income first-time homebuyers to enter the market. Nonetheless, despite having increased the maximum subsidy amount from \$50,000 to \$75,000 and leveraging State housing program funds wherever possible, it has not been possible to meet the annual goal of 70 households assisted. It is also unlikely that the City will realize its five-year goal.

Recent changes to the City's programs for rehabilitation of owner-occupied housing (described in the FY 2005-06 CAPER), including increases in the maximum loan amounts, have produced an increase in activity that resulted in the City exceeding its goals for this program year. Development of programs for rehabilitation of rental housing continues to be hampered by the requirements of both HOME and Redevelopment Agency programs to ensure long term rent and income limits, which many private owners are unwilling to accept.

#### *Barriers to meeting goals and objectives*

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. The age of the housing stock in Oakland also makes rehabilitation programs for rental and ownership housing prohibitively expensive, particularly with the cost of meeting federal standards for abatement of lead-based paint hazards. The gap between the price of single-family homes and the income of potential first-time homebuyers continues to pose a serious obstacle to the expansion of homeownership opportunities and an increase in the City's homeownership rate, despite the recent softening of the housing 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.

## Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2007-2008)		
	Goal	Actual to Date (2005-2008 only)	Goal	Actual	
<b>Expansion of the Supply of Affordable Rental Housing</b>					
Rental Housing New Construction: Units Built	805 Units Built or Underway	220	163	150	
Rental Housing New Construction: Units Underway				529	
<b>Preservation of the Supply of Affordable Rental Housing</b>					
Rental Housing Preservation: Units Built	400 Units Built or Underway	329	126	312	
Rental Housing Preservation: Units Underway				53	
Public Housing Reconstruction: Units Built			99	41	54
Public Housing Reconstruction: Units Underway				134	
<b>Expansion of the Supply of Affordable Ownership Housing</b>					
Ownership Housing Construction: Units Built	105 Units Built or Underway	81	55	53	
Ownership Housing Construction: Units Underway				164	
<b>Expansion of Ownership Opportunities for First-Time Homebuyers</b>					
Mortgage and Down Payment Assistance	565 Households	144	55	55	
Housing Counseling	Prepare Residents	3,696	400	513	
Mortgage Credit Certificates	100 Households	8		2	
<b>Improvement of Existing Housing Stock</b>					
Owner-Occupied Housing Rehabilitation: Units Completed	1,440 Housing Units	765	210	218	
Owner-Occupied Housing Rehabilitation: Units Underway				99	

## Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2007-2008)	
	Goal	Actual to Date (2005-2008 only)	Goal	Actual
<b>Provision of Rental Assistance for Extremely Low and Low Income Families</b>				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	15		5
<b>Provision of Supportive Housing for Seniors and Persons with Special Needs</b>				
	400 Units Built or Underway			
Senior Housing Development: Units Built		216	82	0
Senior Housing Development: Units Underway				410
Special Needs Housing Development: Units Built		20		20
Special Needs Housing Development: Units Underway				54
Access Improvement: Units Completed	40 Housing Units	32	8	9
Access Improvement: Units Underway				12
<b>Removal of Impediments to Fair Housing</b>				
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	1,973	230	667
Referral, Information, and Counseling to Residents	2500 Households	17,810	2,144	7,218
Discrimination Education and Investigation	100 Households	1,846	196	778

## Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2007-2008)	
	Goal	Actual to Date (2005-2008 only)	Goal	Actual
<b>Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness</b>				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	<b>3,597</b>	1,000	<b>2,179</b>
Health Care for Homeless	500 People	<b>323</b>	100	<b>156</b>
Other Outreach Services	1,225 People	<b>9,847</b>	245	<b>3,091</b>
Information and Referral Services	4,000 People	<b>7,238</b>	787	<b>800</b>
Emergency Shelters and Services				
Existing Year-Round <b>Emergency</b> Shelter System	9,000 People	<b>8,488</b>	1,800	<b>1,188</b>
Winter Shelter	6,000 People	<b>2,961</b>	1,200	<b>1,162</b>
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	<b>720</b>	441	<b>144</b>
Transitional Housing				
Existing Transitional Housing Facilities	750 Families	<b>425</b>	151	<b>138</b>
Transitional Housing Jobs Campus at Oakland Army Base		0		0
Supportive Services Program		<b>0</b>	150-170	<b>0</b>
Homeless Prevention				
Rental Assistance	1,000 Individuals/Families	<b>255</b>	216	<b>59</b>
Eviction Prevention	1,000 Individuals/Families	<b>197</b>	216	<b>1</b>
Legal Assistance	1,200 Cases	<b>7,257</b>	240	<b>2,361</b>
Housing Counseling	1,700 Cases	<b>2,906</b>	355	<b>1,567</b>
Tenant Education Program	550 Cases	<b>863</b>	115	<b>73</b>
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 People	<b>35</b>	11	<b>9</b>
Services and Referral	3,000 People	<b>1,213</b>	600	<b>490</b>
Permanent Housing	300 Units	<b>311</b>	100	<b>117</b>

**PART II:**

**PROGRAM-SPECIFIC NARRATIVES**

# **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 \$8,649,893 in CDBG funding. The percentage allocations to various program areas were approved by the City Council in FY 2007-08. Housing Programs 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 2007-08 program year staff continued to implement the 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 May 2006.

**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 five-year strategy and the 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 displacement 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 abate health and safety hazards. The Oakland Business Development Corporation, 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.

### *Rehabilitation Activities*

See Narrative “C”: Affordable Housing Accomplishments, 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. Findings from the Fiscal Services monitoring were researched by the Program Accountant. Service providers completed monthly reports for the Project Administrators on the units of service provided, the cost of providing the service, who the service was provided to and any problems encountered during the month. 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 Administrator’s Office, reviewed construction contracts for compliance with L/SLBE(Local/Small Local Business Enterprise) goals and payment of prevailing wages.

### **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, 2007 through June 30, 2008 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 chart on the following pages. Projects coded “58.34” or “58.35” required no further environmental review before expending HUD funds. Projects coded “REVIEW” required 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’s

environmental review staff for preparation of an Environmental Assessment, publication of the required notices, and submission to HUD of a Request for Release of Funds.

**FY 2007-08 Consolidated Plan Projects  
Environmental Review Requirements**

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>03C HOMELESS FACILITIES</b>			
Rosa Parks Transitional Housing Apartment Renovations	<b>60</b>	\$ 20,770	<b>58.35</b>
<b>Total 03C HOMELESS FACILITIES</b>		\$ 20,770	
<b>03D YOUTH CENTERS/FACILITIES</b>			
Community Service Center Renovation	<b>51</b>	\$ 33,937	<b>58.35</b>
Community Garden Renovation	<b>54</b>	\$ 20,000	<b>58.35</b>
<b>Total 03D YOUTH CENTERS/FACILITIES</b>		\$ 53,937	
<b>03E NEIGHBORHOOD FACILITIES</b>			
Rehabilitation of Family Resource Center	<b>66</b>	\$ 58,486	<b>58.35</b>
Facility Rehabilitation Predevelopment Study	<b>68</b>	\$ 90,000	<b>58.35</b>
<b>Total 03E NEIGHBORHOOD FACILITIES</b>		\$ 148,486	
<b>03F PARKS, RECREATIONAL FACILITIES</b>			
Bushrod Park Improvements	<b>64</b>	\$ 15,000	<b>58.35</b>
Sobrante Park Improvements	<b>65</b>	\$ 82,374	<b>58.35</b>
Fruitvale Community Plaza Improvements	<b>27</b>	\$ 10,000	<b>58.35</b>
San Antonio Health Center Expansion Project	<b>58</b>	\$ 60,000	<b>58.35</b>
Seven Directions Health Care Facility	<b>63</b>	\$ 30,000	<b>58.35</b>
<b>Total 03F PARKS, RECREATIONAL FACILITIES</b>		\$ 197,374	
<b>03T – OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS</b>			
East Oakland Shelter	<b>81</b>	\$ 296,000	<b>58.35</b>
Homeless Winter Relief Program	<b>10</b>	\$ 225,000	<b>58.35</b>
<b>Total 03T- OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS</b>		\$ 521,000	
<b>05 - PUBLIC SERVICES (General)</b>			
Shared Maintenance & Delivery Scholarships	<b>03</b>	\$ 62,238	<b>58.34</b>
Youth and Family Enrichment Project	<b>49</b>	\$ 20,000	<b>58.34</b>
Oakland Family Economic Success Initiative-EITC Campaign	<b>53</b>	\$ 20,000	<b>58.34</b>
Supplemental Hunger Program	<b>23</b>	\$ 31,200	<b>58.34</b>
Violence Prevention Task Force Pilot Project	<b>37</b>	\$ 25,655	<b>58.34</b>
Project Homeless Connect	<b>52</b>	\$ 14,200	<b>58.34</b>

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>Ethiopian Case Management</b>	<b>40</b>	<b>\$ 41,500</b>	<b>58.34</b>
<b>SSI Advocacy Project</b>	<b>57</b>	<b>\$ 37,398</b>	<b>58.34</b>
<b>East Oakland Community Connector Project</b>	<b>25</b>	<b>\$ 86,500</b>	<b>58.34</b>
<b>Total 05 - PUBLIC SERVICES (General)</b>		<b>\$ 338,691</b>	
<b>05A SENIOR SERVICES</b>			
<b>Dementia Specific Adult Day Health Services</b>	<b>36</b>	<b>\$ 15,000</b>	<b>58.34</b>
<b>Meals on Wheels</b>	<b>19</b>	<b>\$ 119,741</b>	<b>58.34</b>
<b>Oakland Senior Companion Program</b>	<b>13</b>	<b>\$ 41,892</b>	<b>58.34</b>
<b>Legal Assistance for Seniors</b>	<b>02</b>	<b>\$ 45,689</b>	<b>58.34</b>
<b>East Oakland Clinic Serving Seniors Project</b>	<b>29</b>	<b>\$ 21,000</b>	<b>58.34</b>
<b>Total 05A – SENIOR SERVICES</b>		<b>\$ 243,322</b>	
<b>05D – YOUTH SERVICES</b>			
<b>YAH Village After-School Program</b>	<b>45</b>	<b>\$ 30,000</b>	<b>58.34</b>
<b>Smart Moves/Camp Program</b>	<b>28</b>	<b>\$ 15,000</b>	<b>58.34</b>
<b>Educational Enhancement Program</b>	<b>47</b>	<b>\$ 11,500</b>	<b>58.34</b>
<b>The Youth Law Academy</b>	<b>77</b>	<b>\$ 20,000</b>	<b>58.34</b>
<b>Youth Arts Performance Workshops</b>	<b>15</b>	<b>\$ 45,000</b>	<b>58.34</b>
<b>RAP (Relationship Abuse Prevention) Project</b>	<b>55</b>	<b>\$ 20,000</b>	<b>58.34</b>
<b>Emancipation Training Center</b>	<b>31</b>	<b>\$ 98,071</b>	<b>58.34</b>
<b>Concordia Park Center Program</b>	<b>22</b>	<b>\$ 45,000</b>	<b>58.34</b>
<b>Corners Café Training Program</b>	<b>56</b>	<b>\$ 20,883</b>	<b>58.34</b>
<b>Tiger Clinic Health Education and Youth Development Program</b>	<b>59</b>	<b>\$ 23,000</b>	<b>58.34</b>
<b>Positive Role Models Mentoring Program</b>	<b>16</b>	<b>\$ 76,500</b>	<b>58.34</b>
<b>High Risk Youth Counseling</b>	<b>01</b>	<b>\$ 80,820</b>	<b>58.34</b>
<b>Total 05D - YOUTH SERVICES</b>		<b>\$ 485,774</b>	
<b>05F – SUBSTANCE ABUSE SERVICES</b>			
<b>Healthy Families Program</b>	<b>28</b>	<b>\$ 41,166</b>	<b>58.34</b>
<b>Total 05F – SUBSTANCE ABUSE SERVICES</b>		<b>\$ 41,166</b>	
<b>05G – BATTERED AND ABUSED SPOUSES</b>			
<b>Legal Assistance to Oakland Victims of Domestic Violence</b>	<b>46</b>	<b>\$ 15,000</b>	<b>58.34</b>
<b>Family Domestic Violence Prevention Project</b>	<b>05</b>	<b>\$ 15,000</b>	<b>58.34</b>
<b>Total 05G – BATTERED AND ABUSED SPOUSES</b>		<b>\$ 30,000</b>	

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>05L – CHILD CARE SERVICES</b>			
Safe Walk to School	24	\$ 21,173	58.34
Family Resource Center	62	\$ 54,837	58.34
<b>Total 05L – CHILD CARE SERVICES</b>		<b>\$ 76,010</b>	
<b>05Q – SUBSISTENCE PAYMENTS</b>			
Rental Assistance Program for Homeless	75	\$ 93,000	58.34
<b>Total 05Q – SUBSISTENCE PAYMENTS</b>		<b>\$ 93,000</b>	
<b>14A – REHAB; SINGLE- UNIT RESIDENTIAL</b>			
Minor Home Repair	12	\$ 242,932	58.35
Access Improvement Program	07	\$ 207,675	58.35
Emergency Home Repair Program	30	\$ 382,619	58.35
Home Maintenance & Improvement Program	35	\$ 2,329,633	58.35
Christmas In Apris	69	\$ 48,185	58.35
<b>Total 14A – REHAB; SINGLE-UNIT RESIDENTIAL</b>		<b>\$ 3,211,044</b>	
<b>14E – REHABILITATION PUBLIC/PRIVATE COMMERCIAL/INDUSTRIAL</b>			
Permanent Shelter Construction	82	\$ 750,000	58.35
Facade Improvement	26	\$ 154,258	58.35
<b>Total 14E-REHABILITATION PUBLIC/PRIVATE</b>		<b>\$ 904,258</b>	
<b>14I – LEAD-BASED PAINT/LEAD HAZARD TESTING/ABATEMENT</b>			
Lead Safe Housing Paint Program	06	\$ 215,287	58.34
<b>Total 14I – LEAD-BASED PAINT/LEAD HAZARD</b>		<b>\$ 215,287</b>	
<b>17C COMMERCIAL/INDUSTRIAL, BUILDING ACQUISITION, CONSTRUCTION, REHABILITATION</b>			
Neighborhood Commercial Revitalization	34	\$ 749,108	58.35
<b>Total 17C-COMMERCIAL/INDUSTRIAL</b>		<b>\$ 749,108</b>	
<b>18B – ECONOMIC DEVELOPMENT TECHNICAL ASSISTANCE</b>			
Business Development Program	04	\$ 269,700	58.34
Business Loan Program	79	\$ 272,750	58.34
Economic Development Technical Assistance	78	\$ 10,000	58.34
Commercial Lending	32	\$ 208,556	58.35
<b>Total 18B - ED TECHNICAL ASSISTANCE</b>		<b>\$ 761,006</b>	
<b>18C – MICRO-ENTERPRISE ASSISTANCE</b>			
Virtual Business Incubator	38	\$ 20,000	58.35
<b>Total 18C – MICRO-ENTERPRISE ASSISTANCE</b>		<b>\$ 20,000</b>	

<b>PROJECT TITLE</b>	<b>PROJECT ID NUMBER(S)</b>	<b>FUNDING AMOUNT</b>	<b>NEPA CODE</b>
<b>21A – GENERAL PROGRAM ADMINISTRATION</b>			
<b>CDBG Program Monitoring/Administration</b>	<b>18</b>	<b>\$ 1,523,444</b>	<b>58.34</b>
<b>Total 21A – GENERAL PROGRAM ADMINISTRATION</b>		<b>\$ 1,523,444</b>	
<b>21D – FAIR HOUSING ACTIVITIES</b>			
<b>Housing Search &amp; Counseling for the Disabled</b>	<b>74</b>	<b>\$ 100,000</b>	<b>58.34</b>
<b>Housing Advocacy</b>	<b>77</b>	<b>\$ 20,000</b>	<b>58.34</b>
<b>Housing Advocacy Project</b>	<b>72</b>	<b>\$ 68,000</b>	<b>58.34</b>
<b>Housing Equity Conversion Counseling</b>	<b>71</b>	<b>\$ 21,000</b>	<b>58.34</b>
<b>Housing Information and Referral Services</b>	<b>73</b>	<b>\$ 80,000</b>	<b>58.34</b>
<b>Fair Housing and Landlord/Tenant Counseling Program</b>	<b>70</b>	<b>\$ 150,000</b>	<b>58.34</b>
<b>Homeowner Default Counseling</b>	<b>80</b>	<b>\$ 50,000</b>	<b>58.34</b>
<b>Total 21D – FAIR HOUSING ACTIVITIES</b>		<b>\$ 489,000</b>	



## 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.

\*\*\*Insert Financial Summary Report page 1 here

\*\*\*Insert Financial Summary Report page 2 here

\*\*\*Insert Financial Summary Report page 3 here

\*\*\*Insert Financial Summary Report page 4 here

\*\*\*Insert Financial Summary Report page 5 here

# **Program Specific Narrative**

## **HOME INVESTMENT PARTNERSHIPS PROGRAM**

**A. Allocation of HOME Funds**

Funding Allocations (new projects and additional funding to existing projects)

During the program year, HOME funds were allocated as follows (data on commitments and expenditures can be found in the HOME IDIS reports):

Program Administration	\$441,124
Lion Creek Crossing Phase IV (rental housing construction)	\$3,499,453
720 11 <sup>th</sup> Street (rental housing construction)	\$1,390,167
Altenheim Senior Homes, Phase II (rental housing construction)	\$2,230,000
<u>Homebuyer Assistance (ADDI Program)</u>	<u>\$67,495</u>
<b>TOTAL ALLOCATIONS</b>	<b>\$7,628,239</b>

## **B. Summary of Activities Undertaken with HOME Funds**

*The City continues to utilize its HOME funds to meet a variety of objectives identified in the Consolidated Plan. The City has fully met its obligations for both commitment and expenditure of funds in a timely manner.*

### **Projects Completed**

#### **Lions Creek Crossings (Coliseum Gardens) Phase III**

66<sup>th</sup> Avenue crossing over Leona Creek Drive and Lion Way  
HOME funding: \$1,600,000 (CHDO Project)

*Construction was completed and leasing is underway*

#### **Madison and Fourteenth**

160 14<sup>th</sup> Street

New construction of 79 rental units, ground floor retail space  
Includes 20 units and supportive services for youth transitioning out of foster care  
HOME funding: \$2,472,585 (CHDO Project)

*Construction was completed and the building was fully leased up.*

### **Projects Underway**

#### **720 E. 11<sup>th</sup> Street**

720 E. 11<sup>th</sup> Street

New construction of 55 rental units.

*Performed pre-development activities including securing City funds, working with community organizations, performing preliminary design plans, working on NEPA and CEQA requirements, and working to secure additional project financing.*

#### **Altenheim Senior Housing Phase II**

1720 MacArthur Blvd.

New construction of 81 units on historic site of former assisted living facility.  
HOME funding: \$3,585,000

*Additional HOME funds were requested in Fall 2007 and awarded in Spring 2008. Negotiations on loan documents were underway as of June 2008.*

#### **Lion Creek Crossings Phase IV**

Lion Creek Crossings Phase IV

New construction of 72 rental units.

*Construction start date estimated Spring 2009.*

**Orchards on Foothill**

2719 Foothill Blvd.

New construction of 65 units of senior rental housing.

HOME funding: \$3,475,000 (CHDO Project)

*Construction was 92% complete at the end of June 2008. Marketing to Oakland Housing Authority's Section 8 list was complete, marketing to others completed. A large eligible list and waiting list resulted.*

**Saint Andrew's Manor Senior Apartments**

3250 San Pablo Ave.

Rehabilitation of existing 60-unit HUD-assisted senior housing.

HOME Funding: \$748,300

*Continued predevelopment activities: secured construction and permanent financing commitment from commercial bank.*

**Saint Patrick's Terrace Senior Apartments**

1212 Center St.

Rehabilitation of existing 66-unit HUD-assisted senior housing.

HOME Funding: \$753,600

*Continued predevelopment activities: began temporary relocation of tenants, secured construction and permanent financing commitment from commercial bank.*

**Seven Directions**

2496 International Blvd

New construction of 36 rental units for families

HOME funding: \$1,216,600 (CHDO Project)

*As of June 2008 construction was 90% complete. Rent-up was approximately 50% complete.*

**Sojourner Truth Manor**

5815, 5915 and 6015 MLK Jr. Way

Rehabilitation of existing 87-unit HUD-assisted senior housing.

HOME Funding: \$162,100

*Rehabilitation work completed as of late 2007. Cost certification and final draw underway.*

## **Loan Programs Operated During Program Year**

### **American Dream Downpayment Initiative**

Citywide

Assist low income families to become first-time homebuyers. Funds used to supplement funding under the City's First Time Homebuyer Mortgage Assistance Program.

### **Katrina Rental Assistance**

Citywide

In Fiscal Year 2005-06, the City amended its Consolidated Plan to address the pressing housing needs of persons displaced by Hurricane Katrina who had relocated in Oakland. Many of the displaced families had extremely low or no income, and were unable to secure affordable rental housing in a market in which median rents for a two bedroom apartment are in excess of \$1,000 per month. The City established a Tenant Based Rental Assistance (TBRA) program with an allocation of \$250,000 in HOME funds to address these needs. The Katrina TBRA program was administered through a contract with the Oakland Housing Authority, and in most respects operated in the same manner as the Section 8 Housing Choice Voucher (HVC) program. A total of 5 families were able to secure and maintain suitable housing with the assistance of the Katrina TBRA program. The TBRA program was officially closed out in May 2008 and all 5 of the assisted families have been absorbed into the Authority's HVC program.

### **Rehabilitation Assistance for Existing Owner-Occupied Homes**

Community Development Districts

Deferred and amortizing loans for low and moderate income homeowners.

## **C. Relation to Consolidated Plan Goals**

The City's Consolidated Plan indicates a high priority for rental housing, particularly for very low income seniors and families, and for larger families. All available HOME grant funds were allocated for rental housing, including housing for seniors and families. HOME-assisted projects contain more than the minimum required number of units affordable to very low income households, and the City grants priority in its funding awards to projects with a higher proportion of units serving larger families (units with 3 or more bedrooms).

Program income derived from repayment of first-time homebuyer loans made in earlier years with HOME funds is generally allocated for rehabilitation of owner occupied homes in order to meet the City's need for maintenance and improvement of its aging housing stock.

**D. Community Housing Development Organizations (CHDOs)**

The City has five active CHDOs -- Resources for Community Development (RCD), Community Development Corporation of Oakland (CDCO), East Oakland CDC (EOCDC), Affordable Housing Associates (AHA), and the East Bay Asian Local Development Corporation (EBALDC).

HOME commitments to CHDOs have far exceeded the minimum program requirement of 15% of each year's allocation. As of June 30, 2008, the City had allocated more than 50% of its HOME funds to CHDOs since the inception of the program in 1992.

**E. Minority Outreach**

The City continues to monitor the performance of HOME-assisted developers in doing outreach to increase the participation of minority and women owned firms in contracts funded under the HOME program.

During the program year, construction was completed on Lion Creek Crossing, Phase III, and the Madison and 14<sup>th</sup> Street project.

The MBE/WBE Report, reflecting contracting activity for these projects, is included at the end of this section.

**F. Matching Funds**

The statute and regulations governing the HOME program require that participating jurisdictions contribute matching funds to their HOME-assisted housing program. The match requirement is based on the amount of HOME funds disbursed during the federal fiscal year, which runs from October 1 through September 30.

A HOME Match Report, covering the FY 2007-2008 program year, is included at the end of this section.

The City is required to provide matching funds for all disbursements of HOME funds awarded in FY 1993 or later. HOME regulations normally require that HOME funds be matched by a 25% contribution. Because the City has qualified as a "fiscal distress" area, the requirement is reduced to 12.5% of the HOME disbursements.

The City's cumulative matching fund contributions continue to be far in excess of the amount required, and the excess match is carried forward from year to year.

## **G. Monitoring of Completed Rental Projects**

The following HOME-assisted rental projects were monitored during the FY 2007-08 program year:

- Adeline Lofts 2/13/08
- Allen Temple Manor 2/11/08
- Altenheim Senior Housing, Phase I 11/14/07
- Bancroft Senior Homes 10/22/07
- Bishop Nichols Senior Housing 4/22/08
- Coolidge Court 10/19/07
- E.C. Reems Gardens 5/07/08
- Eastmont Court 3/10/08
- Fruitvale Transit Village 10/12/07
- Harrison Hotel 3/13/08
- International Boulevard Housing 5/12/08
- Irene Cooper Terrace 3/19/08
- Lion Creek Crossing, Phase I 1/30/07
- Mandela Gateway Apartments 6/11/08
- Northgate Apartments 3/27/08
- Percy Abram, Jr. Senior Housing 8/29/07
- Southlake Tower 4/4/08
- Stanley Avenue Apartments 5/12/08

The City's continues to rely on a monitoring procedures manual and updated monitoring forms made possible due to HUD-funded technical assistance provided by ICF Consulting.

## **G. Displacement and Relocation**

There were no displacement or relocation activities in FY 2007-08.

Insert the HOME Annual Performance Report form here

# HOME Match Report U.S. Department of Housing and Urban Development

OMB Approval No. 2506-0171

Office of Community Planning and Development

(exp. 05/31/2007)

<b>Part I Participant Identification</b>							Match Contributions for <b>Federal Fiscal Year 2007 (7/1/07 – 6/30/08)</b>	
1. Participant No. (assigned by HUD) MC060208		2. Name of the Participating Jurisdiction City of Oakland/Community and Economic Development Agency			3. Name of Contact (person completing this report) Jeffrey Levin			
5. Street Address of the Participating Jurisdiction 250 Frank H. Ogawa Plaza, Suite 5313					4. Contact's Phone Number (include area code) 510-238-6188			
6. City Oakland		7. State CA	8. Zip Code 94612					
<b>Part II Fiscal Year Summary</b>								
1. Excess match from prior Federal fiscal year					\$ 14,642,957			
2. Match contributed during current Federal fiscal year (see Part III.9.)					Not available			
3. Total match available for current Federal fiscal year (line 1 + line 2)							\$ 14,642,957	
4. Match liability for current Federal fiscal year (see attached IDIS Drawdown Report)							\$ \$269,661	
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)							\$ 14,373,296	
<b>Part III Match Contribution for the Federal Fiscal Year</b>								
1. Project No. or Other ID	2. Date of Contribution	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match

form HUD-40107-A (12/94)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 DRAWDOWN REPORT BY VOUCHER NUMBER  
 OAKLAND, CA

REPORT FOR ACTIVITY : ALL  
 PROGRAM : HOME  
 FUND TYPE : ALL  
 SOURCE TYPE: ALL  
 RECIP TYPE : ALL  
 DATE RANGE : 07-01-2007 TO 06-30-2008

VOUCHER NUMBER	LINE ITEM	IDIS ACT	P ID Y	VOUCHER CREATED	VOUCHER STATUS	STATUS DATE	LOCCS SEND DATE	GRANT NUMBER	FUND TYPE	RECIPIENT UOG	PAYEE UOG	DRAWN AMOUNT
1425469	1	1988		06-29-2007	COMPLETE	07-10-2007	07-09-2007	M-05-MC-060208	PI	062508-0001	062508-0001	22,085.00
1425472	1	2159		06-29-2007	COMPLETE	07-10-2007	07-09-2007	M-05-MC-060208	PI	062508-0001	062508-0001	245,221.00
1425876	1	2295		07-02-2007	COMPLETE	07-10-2007	07-09-2007	M-02-MC-060208	CR	062508-0006	062508-0001	1,000.00
1425876	2	2295		07-02-2007	COMPLETE	07-10-2007	07-09-2007	M-03-MC-060208	CR	062508-0006	062508-0001	421,624.00
1425877	1	2203		07-02-2007	COMPLETE	07-10-2007	07-09-2007	M-05-MC-060208	CR	060324-0003	062508-0001	79,227.00
1445428	1	2206		08-27-2007	COMPLETE	09-28-2007	09-27-2007	M-04-MC-060208	AD	062508-0001	062508-0001	446,497.68
1457624	1	2418		09-28-2007	COMPLETE	09-29-2007	09-28-2007	M-05-MC-060208	AD	062508-0001	062508-0001	47,770.17
1457726	1	2295		09-28-2007	COMPLETE	09-29-2007	09-28-2007	M-03-MC-060208	CR	062508-0006	062508-0001	680,376.00
1457726	2	1958		09-28-2007	COMPLETE	09-29-2007	09-28-2007	M-03-MC-060208	CR	062508-0006	062508-0001	114,600.00
1457726	3	1958		09-28-2007	COMPLETE	09-29-2007	09-28-2007	M-06-MC-060208	CR	062508-0006	062508-0001	939,688.00
1457730	1	2294		09-28-2007	COMPLETE	09-29-2007	09-28-2007	M-05-MC-060208	PI	062508-0001	062508-0001	360,481.02
1457730	2	2294		09-28-2007	COMPLETE	09-29-2007	09-28-2007	M-06-MC-060208	PI	062508-0001	062508-0001	220,195.98
1457730	3	2159		09-28-2007	COMPLETE	09-29-2007	09-28-2007	M-06-MC-060208	PI	062508-0001	062508-0001	44,616.00
1457730	4	2344		09-28-2007	COMPLETE	09-29-2007	09-28-2007	M-06-MC-060208	PI	062508-0001	062508-0001	9,283.00
1541404	1	2418		05-20-2008	COMPLETE	06-21-2008	06-20-2008	M-05-MC-060208	AD	062508-0001	062508-0001	338,601.33
TOTAL DRAWS: HOME											3,971,266.18	

Amount Subject to Match: \$2,157,288  
 Match Liability (12.5%<sup>^</sup>): \$269,961

**Status of HOME Grants  
(Report from HUD IDIS System)**

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 STATUS OF HOME GRANTS FOR  
 OAKLAND, CA MXXMC060208

DATE: 07-01-08  
 TIME: 19:01  
 PAGE: 1

PJ: OAKLAND, CA

----- COMMITMENTS FROM AUTHORIZED FUNDS -----						
(A)	(B)	(C)	(D)	(I)	(J)	(K)
FISCAL YEAR	TOTAL AUTHORIZATION	AD/CO FUNDS ADMIN/OP RESERVATION	COMMITMENT REQUIREMENT	TOTAL AUTHORIZED COMMITMENTS	% OF REQT CMTD	% OF AUTH CMTD
1992	4,282,000.00	428,200.00	3,853,800.00	3,853,800.00	100.0	100.0
1993	2,830,000.00	424,500.00	2,405,500.00	2,405,500.00	100.0	100.0
1994	3,455,000.00	518,250.00	2,936,750.00	2,936,749.77	99.9	99.9
1995	3,708,000.00	556,200.00	3,151,800.00	3,151,800.00	100.0	100.0
1996	3,889,000.00	583,350.00	3,305,650.00	3,305,650.00	100.0	100.0
1997	3,804,000.00	570,600.00	3,233,400.00	3,233,400.00	100.0	100.0
1998	4,113,000.00	616,950.00	3,496,050.00	3,496,050.00	100.0	100.0
1999	4,427,000.00	664,050.00	3,762,950.00	3,762,950.00	100.0	100.0
2000	4,435,000.00	665,250.00	3,769,750.00	3,769,750.00	100.0	100.0
2001	4,937,000.00	740,550.00	4,196,450.00	4,196,450.00	100.0	100.0
2002	4,918,000.00	737,700.00	4,180,300.00	4,106,369.83	98.2	98.4
2003	4,883,314.00	732,496.00	4,150,818.00	1,898,092.00	45.7	53.8
2004	5,304,734.00	729,975.00	4,574,759.00	3,789,173.00	82.8	85.1
2005	4,839,396.00	470,413.00	4,368,983.00	705,620.00	16.1	24.3
2006	4,494,122.00	442,662.70	4,051,459.30	1,600,000.00	39.4	45.4
2007	4,478,737.00	441,124.20	4,037,612.80	0.00	0.0	9.8
TOTAL	68,798,303.00	9,322,270.90	59,476,032.10	46,211,354.60	77.6	80.7

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME GRANTS FOR  
OAKLAND, CA MXXMC060208

DATE: 07-01-08  
TIME: 19:01  
PAGE: 2

PJ: OAKLAND, CA

----- COMMITMENTS FROM AUTHORIZED FUNDS CONTINUED -----

(A)	(E)	(F)	(G)	(H)	(I)
FISCAL YEAR	CR/CC FUNDS AMOUNT RESERVED TO CHDOS + CC	% CHDO RSVD	SU FUNDS RESERVATIONS TO OTHER ENTITIES	EN FUNDS PJ COMMITMENTS TO ACTIVITIES	TOTAL AUTHORIZED COMMITMENTS
1992	3,516,532.00	82.1	0.00	337,268.00	3,853,800.00
1993	583,783.00	20.6	0.00	1,821,717.00	2,405,500.00
1994	726,366.77	21.0	0.00	2,210,383.00	2,936,749.77
1995	910,130.00	24.5	0.00	2,241,670.00	3,151,800.00
1996	583,350.00	15.0	0.00	2,722,300.00	3,305,650.00
1997	570,600.00	15.0	0.00	2,662,800.00	3,233,400.00
1998	2,843,628.00	69.1	0.00	652,422.00	3,496,050.00
1999	1,975,901.00	44.6	0.00	1,787,049.00	3,762,950.00
2000	1,966,401.00	44.3	0.00	1,803,349.00	3,769,750.00
2001	2,208,415.00	44.7	0.00	1,988,035.00	4,196,450.00
2002	2,831,899.00	57.5	0.00	1,274,470.83	4,106,369.83
2003	1,898,092.00	38.8	0.00	0.00	1,898,092.00
2004	3,789,173.00	71.4	0.00	0.00	3,789,173.00
2005	705,620.00	14.5	0.00	0.00	705,620.00
2006	1,600,000.00	35.6	0.00	0.00	1,600,000.00
2007	0.00	0.0	0.00	0.00	0.00
TOTAL	26,709,890.77	38.8	0.00	19,501,463.83	46,211,354.60

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME GRANTS FOR  
OAKLAND, CA MXXMC060208

DATE: 07-01-08  
TIME: 19:01  
PAGE: 3

PJ: OAKLAND, CA

----- PROGRAM INCOME (PI) -----							
FISCAL YEAR	PROGRAM INCOME RECEIPTS	AMOUNT COMMITTED TO ACTIVITIES	% CMTD	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED	% DISB
2003	3,581,036.00	3,581,036.00	100.0	3,581,036.00	0.00	3,581,036.00	100.0
2004	987,978.00	987,978.00	100.0	987,978.00	0.00	987,978.00	100.0
2005	2,709,997.00	2,709,997.00	100.0	2,709,997.00	0.00	2,709,997.00	100.0
2006	1,794,674.00	274,094.98	15.2	274,094.98	0.00	274,094.98	15.2
TOTAL	9,073,685.00	7,553,105.98	83.2	7,553,105.98	0.00	7,553,105.98	0.0

----- COMMITMENT SUMMARY -----			
TOTAL COMMITMENTS FROM AUTHORIZED FUNDS			46,211,354.60
NET PROGRAM INCOME DISBURSED		+	7,553,105.98
TOTAL COMMITMENTS			53,764,460.58

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 STATUS OF HOME GRANTS FOR  
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

DISBURSEMENTS				
(A)	(B)	(G)	(H)	(I)
FISCAL	TOTAL	TOTAL	%	GRANT
YEAR	AUTHORIZATION	DISBURSED	DISB	BALANCE
1992	4,282,000.00	4,282,000.00	100.0	0.00
1993	2,830,000.00	2,830,000.00	100.0	0.00
1994	3,455,000.00	3,454,999.77	99.9	0.23
1995	3,708,000.00	3,708,000.00	100.0	0.00
1996	3,889,000.00	3,889,000.00	100.0	0.00
1997	3,804,000.00	3,804,000.00	100.0	0.00
1998	4,113,000.00	4,113,000.00	100.0	0.00
1999	4,427,000.00	4,427,000.00	100.0	0.00
2000	4,435,000.00	4,435,000.00	100.0	0.00
2001	4,937,000.00	2,913,892.83	59.0	2,023,107.17
2002	4,918,000.00	3,323,699.00	67.5	1,594,301.00
2003	4,883,314.00	2,386,423.00	48.8	2,496,891.00
2004	5,304,734.00	4,275,823.00	80.6	1,028,911.00
2005	4,839,396.00	951,349.50	19.6	3,888,046.50
2006	4,494,122.00	939,688.00	20.9	3,554,434.00
2007	4,478,737.00	0.00	0.0	4,478,737.00
TOTAL	68,798,303.00	49,733,875.10	72.2	19,064,427.90

DISBURSEMENTS CONTINUED					
(A)	(C)	(D)	(E)	(F)	(G)
FISCAL	DISBURSED	RETURNED	NET	DISBURSED	TOTAL
YEAR			DISBURSED	PENDING	DISBURSED
				APPROVAL	
1992	4,282,000.00	0.00	4,282,000.00	0.00	4,282,000.00
1993	2,830,000.00	0.00	2,830,000.00	0.00	2,830,000.00
1994	3,462,499.77	7,500.00	3,454,999.77	0.00	3,454,999.77
1995	3,708,000.00	0.00	3,708,000.00	0.00	3,708,000.00
1996	3,889,000.00	0.00	3,889,000.00	0.00	3,889,000.00
1997	3,804,000.00	0.00	3,804,000.00	0.00	3,804,000.00
1998	4,113,000.00	0.00	4,113,000.00	0.00	4,113,000.00
1999	4,427,000.00	0.00	4,427,000.00	0.00	4,427,000.00
2000	4,435,000.00	0.00	4,435,000.00	0.00	4,435,000.00
2001	2,913,892.83	0.00	2,913,892.83	0.00	2,913,892.83
2002	3,323,699.00	0.00	3,323,699.00	0.00	3,323,699.00
2003	2,386,423.00	0.00	2,386,423.00	0.00	2,386,423.00

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME GRANTS FOR  
OAKLAND, CA MXXMC060208

DATE: 07-01-08  
TIME: 19:01  
PAGE: 5

PJ: OAKLAND, CA

----- DISBURSEMENTS CONTINUED -----					
(A)	(C)	(D)	(E)	(F)	(G)
FISCAL			NET	DISBURSED	TOTAL
YEAR	DISBURSED	RETURNED	DISBURSED	PENDING	DISBURSED
				APPROVAL	
2004	4,275,823.00	0.00	4,275,823.00	0.00	4,275,823.00
2005	951,349.50	0.00	951,349.50	0.00	951,349.50
2006	939,688.00	0.00	939,688.00	0.00	939,688.00
2007	0.00	0.00	0.00	0.00	0.00
TOTAL	49,741,375.10	7,500.00	49,733,875.10	0.00	49,733,875.10

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 STATUS OF HOME GRANTS FOR  
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- HOME ACTIVITIES COMMITMENTS/DISBURSEMENTS -----

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(C) AMOUNT COMMITTED TO ACTIVITIES	(D) % CMTD	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	100.0	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	100.0	2,405,500.00	100.0
1994	2,936,750.00	2,936,749.77	99.9	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	100.0	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	100.0	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	100.0	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	100.0	3,496,050.00	100.0
1999	3,762,950.00	3,762,950.00	100.0	3,762,950.00	100.0
2000	3,769,750.00	3,769,750.00	100.0	3,769,750.00	100.0
2001	4,196,450.00	4,196,450.00	100.0	2,313,840.83	55.1
2002	4,180,300.00	4,106,369.83	98.2	2,831,899.00	67.7
2003	4,150,818.00	1,898,092.00	45.7	1,898,092.00	45.7
2004	4,574,759.00	3,789,173.00	82.8	3,789,173.00	82.8
2005	4,368,983.00	705,620.00	16.1	564,978.00	12.9
2006	4,051,459.30	1,600,000.00	39.4	939,688.00	23.1
2007	4,037,612.80	0.00	0.0	0.00	0.0
TOTAL	59,476,032.10	46,211,354.60	77.6	42,253,320.60	71.0

----- HOME ACTIVITIES COMMITMENTS/DISBURSEMENTS CONTINUED -----

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(E) DISBURSED	(F) RETURNED	(G) NET DISBURSED	(H) % NET DISB	(I) DISBURSED PENDING APPROVAL	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	0.00	3,853,800.00	100.0	0.00	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	0.00	2,405,500.00	100.0	0.00	2,405,500.00	100.0
1994	2,936,750.00	2,944,249.77	7,500.00	2,936,749.77	99.9	0.00	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	0.00	3,151,800.00	100.0	0.00	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	0.00	3,305,650.00	100.0	0.00	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	0.00	3,233,400.00	100.0	0.00	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	0.00	3,496,050.00	100.0	0.00	3,496,050.00	100.0
1999	3,762,950.00	3,762,950.00	0.00	3,762,950.00	100.0	0.00	3,762,950.00	100.0
2000	3,769,750.00	3,769,750.00	0.00	3,769,750.00	100.0	0.00	3,769,750.00	100.0
2001	4,196,450.00	2,313,840.83	0.00	2,313,840.83	55.1	0.00	2,313,840.83	55.1
2002	4,180,300.00	2,831,899.00	0.00	2,831,899.00	67.7	0.00	2,831,899.00	67.7

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 STATUS OF HOME GRANTS FOR  
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- HOME ACTIVITIES COMMITMENTS/DISBURSEMENTS CONTINUED -----

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(E) DISBURSED	(F) RETURNED	(G) NET DISBURSED	(H) % NET DISB	(I) DISBURSED PENDING APPROVAL	(J) TOTAL DISBURSED	(K) % DISB
2003	4,150,818.00	1,898,092.00	0.00	1,898,092.00	45.7	0.00	1,898,092.00	45.7
2004	4,574,759.00	3,789,173.00	0.00	3,789,173.00	82.8	0.00	3,789,173.00	82.8
2005	4,368,983.00	564,978.00	0.00	564,978.00	12.9	0.00	564,978.00	12.9
2006	4,051,459.30	939,688.00	0.00	939,688.00	23.1	0.00	939,688.00	23.1
2007	4,037,612.80	0.00	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL	59,476,032.10	42,260,820.60	7,500.00	42,253,320.60	71.0	0.00	42,253,320.60	71.0

----- ADMINISTRATIVE FUNDS (AD) -----

FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT AUTHORIZED FROM PI	AMOUNT RESERVED	% AUTH RSVD	BALANCE TO RESERVE	TOTAL DISBURSED	% RSVD DISB	AVAILABLE TO DISBURSE
1992	428,200.00	0.00	428,200.00	100.0	0.00	428,200.00	100.0	0.00
1993	283,000.00	0.00	283,000.00	100.0	0.00	283,000.00	100.0	0.00
1994	345,500.00	0.00	345,500.00	100.0	0.00	345,500.00	100.0	0.00
1995	370,800.00	0.00	370,800.00	100.0	0.00	370,800.00	100.0	0.00
1996	388,900.00	0.00	388,900.00	100.0	0.00	388,900.00	100.0	0.00
1997	380,400.00	0.00	380,400.00	100.0	0.00	380,400.00	100.0	0.00
1998	411,300.00	0.00	411,300.00	100.0	0.00	411,300.00	100.0	0.00
1999	442,700.00	0.00	442,700.00	100.0	0.00	442,700.00	100.0	0.00
2000	443,500.00	0.00	443,500.00	100.0	0.00	443,500.00	100.0	0.00
2001	493,700.00	0.00	493,700.00	100.0	0.00	493,700.00	100.0	0.00
2002	491,800.00	0.00	491,800.00	100.0	0.00	491,800.00	100.0	0.00
2003	488,331.40	358,103.60	488,331.00	57.6	358,104.00	488,331.00	100.0	0.00
2004	506,752.20	98,797.80	486,650.00	80.3	118,900.00	486,650.00	100.0	0.00
2005	470,413.30	270,999.70	470,413.00	63.4	271,000.00	386,371.50	82.1	84,041.50
2006	442,662.70	179,467.40	442,662.70	71.1	179,467.40	0.00	0.0	442,662.70
2007	441,124.20	0.00	441,124.20	100.0	0.00	0.00	0.0	441,124.20
TOTAL	6,829,083.80	907,368.50	6,808,980.90	88.0	927,471.40	5,841,152.50	85.7	967,828.40

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME GRANTS FOR  
OAKLAND, CA MXXMC060208

DATE: 07-01-08  
TIME: 19:01  
PAGE: 8

PJ: OAKLAND, CA

----- CHDO OPERATING FUNDS (CO) -----

FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	% AUTH RSVD	BALANCE TO RESERVE	TOTAL DISBURSED	% RSVD DISB	AVAILABLE TO DISBURSE
1992	0.00	0.00	0.0	0.00	0.00	0.0	0.00
1993	141,500.00	141,500.00	100.0	0.00	141,500.00	100.0	0.00
1994	172,750.00	172,750.00	100.0	0.00	172,750.00	100.0	0.00
1995	185,400.00	185,400.00	100.0	0.00	185,400.00	100.0	0.00
1996	194,450.00	194,450.00	100.0	0.00	194,450.00	100.0	0.00
1997	190,200.00	190,200.00	100.0	0.00	190,200.00	100.0	0.00
1998	205,650.00	205,650.00	100.0	0.00	205,650.00	100.0	0.00
1999	221,350.00	221,350.00	100.0	0.00	221,350.00	100.0	0.00
2000	221,750.00	221,750.00	100.0	0.00	221,750.00	100.0	0.00
2001	246,850.00	246,850.00	100.0	0.00	106,352.00	43.0	140,498.00
2002	245,900.00	245,900.00	100.0	0.00	0.00	0.0	245,900.00
2003	244,165.70	244,165.00	99.9	0.70	0.00	0.0	244,165.00
2004	243,325.00	243,325.00	100.0	0.00	0.00	0.0	243,325.00
2005	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2006	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2007	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	2,513,290.70	2,513,290.00	99.9	0.70	1,639,402.00	65.2	873,888.00

FISCAL YEAR	CHDO FUNDS (CR)			FUNDS		BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE
	CHDO REQUIREMENT	AMOUNT RESERVED TO CHDOS	% REQ RSVD	COMMITTED FOR ACTIVITIES	% RSVD CMTD				
1992	642,300.00	3,516,532.00	547.4	3,516,532.00	100.0	0.00	3,516,532.00	100.0	0.00
1993	424,500.00	583,783.00	137.5	583,783.00	100.0	0.00	583,783.00	100.0	0.00
1994	518,250.00	726,366.77	140.1	726,366.77	100.0	0.00	726,366.77	100.0	0.00
1995	556,200.00	910,130.00	163.6	910,130.00	100.0	0.00	910,130.00	100.0	0.00
1996	583,350.00	583,350.00	100.0	583,350.00	100.0	0.00	583,350.00	100.0	0.00
1997	570,600.00	570,600.00	100.0	570,600.00	100.0	0.00	570,600.00	100.0	0.00
1998	616,950.00	2,843,628.00	460.9	2,843,628.00	100.0	0.00	2,843,628.00	100.0	0.00
1999	664,050.00	1,975,901.00	297.5	1,975,901.00	100.0	0.00	1,975,901.00	100.0	0.00
2000	665,250.00	1,966,401.00	295.5	1,966,401.00	100.0	0.00	1,966,401.00	100.0	0.00
2001	740,550.00	2,208,415.00	298.2	2,208,415.00	100.0	0.00	2,208,415.00	100.0	0.00
2002	737,700.00	2,831,899.00	383.8	2,831,899.00	100.0	0.00	2,831,899.00	100.0	0.00
2003	732,497.10	1,898,092.00	259.1	1,898,092.00	100.0	0.00	1,898,092.00	100.0	0.00
2004	729,975.00	3,789,173.00	519.0	3,789,173.00	100.0	0.00	3,789,173.00	100.0	0.00
2005	705,619.95	705,620.00	100.0	705,620.00	100.0	0.00	564,978.00	80.0	140,642.00
2006	663,994.05	1,600,000.00	240.9	1,600,000.00	100.0	0.00	939,688.00	58.7	660,312.00
2007	661,686.30	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	10,213,472.40	26,709,890.77	261.5	26,709,890.77	100.0	0.00	25,908,936.77	97.0	800,954.00

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME GRANTS FOR  
OAKLAND, CA MXXMC060208

DATE: 07-01-08  
TIME: 19:01  
PAGE: 9

PJ: OAKLAND, CA

----- CHDO LOANS -----									
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	AMOUNT COMMITTED	% AUTH CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	BALANCE TO DISBURSE	
1992	351,653.20	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1993	58,378.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1994	72,636.70	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1995	91,013.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1996	58,335.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1997	57,060.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1998	284,362.80	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1999	197,590.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2000	196,640.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2001	220,841.50	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2002	283,189.90	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2003	189,809.20	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2004	378,917.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2005	70,562.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2006	160,000.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2007	66,168.63	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
TOTAL	2,737,157.73	0.00	0.00	0.0	0.00	0.00	0.0	0.00	

----- CHDO CAPACITY (CC) -----									
FISCAL	AMOUNT	AMOUNT	AMOUNT	%	BALANCE	TOTAL	%	BALANCE	
YEAR	AUTHORIZED	RESERVED	COMMITTED	AUTH CMTD	TO COMMIT	DISBURSED	DISB	TO DISBURSE	
1992	128,460.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1993	84,900.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1994	103,650.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1995	111,240.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1996	116,670.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1997	114,120.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1998	123,390.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1999	132,810.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2000	133,050.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2001	148,110.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2002	147,540.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2003	146,499.42	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2004	150,000.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2005	145,181.88	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2006	134,823.66	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2007	134,362.11	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
TOTAL	2,054,807.07	0.00	0.00	0.0	0.00	0.00	0.0	0.00	

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME GRANTS FOR  
OAKLAND, CA MXXMC060208

DATE: 07-01-08  
TIME: 19:01  
PAGE: 10

PJ: OAKLAND, CA

----- RESERVATIONS TO STATE RECIPIENTS AND SUB-RECIPIENTS (SU) -----

FISCAL YEAR	AMOUNT RESERVED TO OTHER ENTITIES	% REQ RSVD	AMOUNT COMMITTED	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE
1992	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1993	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1994	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1995	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1996	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1997	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1998	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
1999	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2000	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2001	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2002	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2003	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2004	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2005	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2006	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2007	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
STATUS OF HOME GRANTS FOR  
OAKLAND, CA MXXMC060208

DATE: 07-01-08  
TIME: 19:01  
PAGE: 11

PJ: OAKLAND, CA

----- TOTAL PROGRAM FUNDS -----				
(A)	(B)	(C)	(I)	(J)
FISCAL YEAR	TOTAL AUTHORIZATION	PROGRAM INCOME AMOUNT	TOTAL DISBURSED	AVAILABLE TO DISBURSE
1992	4,282,000.00	0.00	4,282,000.00	0.00
1993	2,830,000.00	0.00	2,830,000.00	0.00
1994	3,455,000.00	0.00	3,454,999.77	0.23
1995	3,708,000.00	0.00	3,708,000.00	0.00
1996	3,889,000.00	0.00	3,889,000.00	0.00
1997	3,804,000.00	0.00	3,804,000.00	0.00
1998	4,113,000.00	0.00	4,113,000.00	0.00
1999	4,427,000.00	0.00	4,427,000.00	0.00
2000	4,435,000.00	0.00	4,435,000.00	0.00
2001	4,937,000.00	0.00	2,913,892.83	2,023,107.17
2002	4,918,000.00	0.00	3,323,699.00	1,594,301.00
2003	4,883,314.00	3,581,036.00	5,967,459.00	2,496,891.00
2004	5,304,734.00	987,978.00	5,263,801.00	1,028,911.00
2005	4,839,396.00	2,709,997.00	3,661,346.50	3,888,046.50
2006	4,494,122.00	1,794,674.00	1,213,782.98	5,075,013.02
2007	4,478,737.00	0.00	0.00	4,478,737.00
TOTAL	68,798,303.00	9,073,685.00	57,286,981.08	20,585,006.92

----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL YEAR	COMMITTED AMOUNT	NET DISBURSED FOR ACTIVITIES	NET DISBURSED FOR ADMIN/OP	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED
1992	3,853,800.00	3,853,800.00	428,200.00	4,282,000.00	0.00	4,282,000.00
1993	2,405,500.00	2,405,500.00	424,500.00	2,830,000.00	0.00	2,830,000.00
1994	2,936,749.77	2,936,749.77	518,250.00	3,454,999.77	0.00	3,454,999.77
1995	3,151,800.00	3,151,800.00	556,200.00	3,708,000.00	0.00	3,708,000.00
1996	3,305,650.00	3,305,650.00	583,350.00	3,889,000.00	0.00	3,889,000.00
1997	3,233,400.00	3,233,400.00	570,600.00	3,804,000.00	0.00	3,804,000.00
1998	3,496,050.00	3,496,050.00	616,950.00	4,113,000.00	0.00	4,113,000.00
1999	3,762,950.00	3,762,950.00	664,050.00	4,427,000.00	0.00	4,427,000.00
2000	3,769,750.00	3,769,750.00	665,250.00	4,435,000.00	0.00	4,435,000.00
2001	4,196,450.00	2,313,840.83	600,052.00	2,913,892.83	0.00	2,913,892.83
2002	4,106,369.83	2,831,899.00	491,800.00	3,323,699.00	0.00	3,323,699.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 STATUS OF HOME GRANTS FOR  
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL YEAR	COMMITTED AMOUNT	NET DISBURSED FOR ACTIVITIES	NET DISBURSED FOR ADMIN/OP	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED
2003	5,479,128.00	5,479,128.00	488,331.00	5,967,459.00	0.00	5,967,459.00
2004	4,777,151.00	4,777,151.00	486,650.00	5,263,801.00	0.00	5,263,801.00
2005	3,415,617.00	3,274,975.00	386,371.50	3,661,346.50	0.00	3,661,346.50
2006	1,874,094.98	1,213,782.98	0.00	1,213,782.98	0.00	1,213,782.98
2007	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	53,764,460.58	49,806,426.58	7,480,554.50	57,286,981.08	0.00	57,286,981.08

----- TOTAL PROGRAM PERCENT -----										
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
FISCAL YEAR	TOTAL AUTHORIZATION	PROGRAM INCOME AMOUNT	COMMITTED FOR ACTIVITIES %	DISB FOR ACTIVITIES %	DISB FOR ADMIN/OP %	NET DISBURSED %	DISBURSED PENDING APPROVAL %	TOTAL DISBURSED %	AVAILABLE TO DISBURSE %	
1992	4,282,000.00	0.00	90.0	90.0	10.0	100.0	0.0	100.0	0.0	
1993	2,830,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0	
1994	3,455,000.00	0.00	84.9	84.9	15.0	99.9	0.0	99.9	0.0	
1995	3,708,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0	
1996	3,889,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0	
1997	3,804,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0	
1998	4,113,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0	
1999	4,427,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0	
2000	4,435,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0	
2001	4,937,000.00	0.00	85.0	46.8	12.1	59.0	0.0	59.0	40.9	
2002	4,918,000.00	0.00	83.4	57.5	10.0	67.5	0.0	67.5	32.4	
2003	4,883,314.00	3,581,036.00	100.0	64.7	5.7	70.5	0.0	70.5	29.4	
2004	5,304,734.00	987,978.00	90.0	75.9	7.7	83.6	0.0	83.6	16.3	
2005	4,839,396.00	2,709,997.00	70.5	43.3	5.1	48.4	0.0	48.4	51.5	
2006	4,494,122.00	1,794,674.00	41.7	19.3	0.0	19.3	0.0	19.3	80.6	
2007	4,478,737.00	0.00	0.0	0.0	0.0	0.0	0.0	0.0	100.0	
TOTAL	68,798,303.00	9,073,685.00	78.1	63.9	9.6	73.5	0.0	73.5	26.4	

**Status of HOME Activities  
(Report from HUD IDIS System)**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 STATUS OF HOME ACTIVITIES

BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR  
 OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- NEW CONSTRUCTION ---									
1988	1070 ALCATRAZ AVE OAKLAND, CA 94608	44	44	08-23-04	1,045,800.00	1,045,800.00	100.0	CP	04-23-08
1990	881 69TH AVENUE AND 6814 - 6846 HAWLEY OAKLAND, CA 94621	12	12	12-22-04	1,500,000.00	1,499,000.00	99.9	OP	12-27-04
2295	928-988 66TH AVE OAKLAND, CA 94621	0	0	03-05-07	1,600,000.00	1,103,000.00	68.9	OP	09-28-07
--- REHABILITATION ---									
1832	1101 PERALTA STREET OAKLAND, CA 94607	1	1	05-12-03	38,268.00	38,268.00	100.0	FD	05-09-07
1953	438 43RD ST OAKLAND, CA 94609	0	0	04-12-04	40,000.00	7,970.00	19.9	OP	05-09-07
2008	5407 WADEAN PL OAKLAND, CA 94601	0	0	02-26-05	40,000.00	38,112.00	95.2	OP	05-09-07
2076	1074 106TH AVE OAKLAND, CA 94603	0	0	07-01-05	40,000.00	39,945.00	99.8	OP	05-09-07
2078	745 60TH ST OAKLAND, CA 94609	0	0	07-01-05	55,070.00	48,875.00	88.7	OP	05-09-07
2105	634 DOUGLAS AVE OAKLAND, CA 94303	0	0	08-31-05	75,000.00	66,610.00	88.8	OP	05-09-07
2107	432 HALE AVE OAKLAND, CA 94603	0	0	08-31-05	75,000.00	74,549.00	99.3	OP	05-09-07
2110	4722 BOND ST OAKLAND, CA 94601	0	0	10-24-05	75,000.00	74,894.00	99.8	OP	05-09-07
2116	15 FOSTER ST OAKLAND, CA 94603	0	0	10-24-05	47,000.00	36,939.00	78.5	OP	05-09-07
2200	6015 MARTIN LUTHER KING, JR WAY OAKLAND, CA 94609	0	0	06-28-06	162,100.00	160,650.00	99.1	OP	05-09-07
2204	1627 15TH ST OAKLAND, CA 94607	0	0	06-30-06	75,000.00	61,175.00	81.5	OP	05-09-07
2205	2927 HARRISON OAKLAND, CA 94611	0	0	06-30-06	28,000.00	24,150.00	86.2	OP	05-09-07
2340	2425 26TH AVE OAKLAND, CA 94601	0	0	06-26-07	75,000.00	0.00	0.0	OP	06-26-07
2341	10207 DANTE AVE OAKLAND, CA 94603	0	0	06-26-07	75,000.00	0.00	0.0	OP	06-26-07
2342	994 63RD ST OAKLAND, CA 94608	0	0	06-26-07	20,300.00	0.00	0.0	OP	06-26-07

\*STATUS CODE: CP=COMPLETED FD=FINAL DRAW (DRAWN=FUNDED, BUT ACTIVITY STILL OPEN) OP=OPEN (BUDGETED OR UNDERWAY) XX=CANCELED

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 STATUS OF HOME ACTIVITIES

BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR  
 OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- REHABILITATION ---									
2343	3220 61ST AVE OAKLAND, CA 94605	0	0	06-26-07	62,672.00	0.00	0.0	OP	06-26-07
2346	7239 FRESNO ST OAKLAND, CA 94605	0	0	06-29-07	75,000.00	0.00	0.0	OP	06-29-07
2347	2627 76TH AVE OAKLAND, CA 94605	0	0	06-29-07	67,000.00	0.00	0.0	OP	06-29-07
2425	1955 87TH AVE OAKLAND, CA 94621	0	0	09-28-07	75,000.00	0.00	0.0	OP	09-28-07
2442	1212 CENTER STREET OAKLAND, CA 94607	0	0	05-09-08	753,600.00	0.00	0.0	OP	05-09-08
2443	3250 SAN PABLO AVENUE OAKLAND, CA 94704	0	0	05-09-08	748,300.00	0.00	0.0	OP	05-09-08
2450	1210 75TH AVE OAKLAND, CA 94621	0	0	06-30-08	75,000.00	0.00	0.0	OP	06-30-08
2451	624 POIRIER ST OAKLAND, CA 94612	0	0	06-30-08	75,000.00	0.00	0.0	OP	06-30-08
2452	856 WOOD ST OAKLAND, CA 94601	0	0	06-30-08	30,000.00	0.00	0.0	OP	06-30-08
2453	2712 MONTICELLO AV OAKLAND, CA 94619	0	0	06-30-08	78,159.00	0.00	0.0	OP	06-30-08
2454	2208 9TH AVE OAKLAND, CA 94606	0	0	06-30-08	75,000.00	0.00	0.0	OP	06-30-08
--- ACQUISITION ONLY ---									
2427	66 FAIRMONT AVE, UNIT 214 OAKLAND, CA 94611-	0	0	03-24-08	15,900.00	0.00	0.0	OP	03-24-08
2428	2012 48TH AVENUE OAKLAND, CA 94601	0	0	03-24-08	26,940.00	0.00	0.0	OP	03-24-08
2429	2735 BELLAIRE PLACE OAKLAND, CA 94601	0	0	03-24-08	24,120.00	0.00	0.0	OP	03-24-08
2430	425 ORANGE STREET, #316 OAKLAND, CA 94610	0	0	03-24-08	14,100.00	0.00	0.0	OP	03-24-08
2431	2753 PARKER AVENUE OAKLAND, CA 94605	0	0	03-24-08	18,540.00	0.00	0.0	OP	03-24-08
2432	1532 5TH STREET, UNIT B OAKLAND, CA 94607	0	0	03-24-08	18,814.00	0.00	0.0	OP	03-24-08
2433	940 46TH STREET OAKLAND, CA 94608	0	0	03-24-08	15,480.00	0.00	0.0	OP	03-24-08

\*STATUS CODE: CP=COMPLETED FD=FINAL DRAW (DRAWN=FUNDED, BUT ACTIVITY STILL OPEN OP=OPEN (BUDGETED OR UNDERWAY) XX=CANCELED

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 STATUS OF HOME ACTIVITIES

BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR  
 OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- ACQUISITION ONLY ---									
2434	753 26TH STREET OAKLAND, CA 94612	0	0	03-24-08	22,200.00	0.00	0.0	OP	03-24-08
2435	1525 3RD STREET OAKLAND, CA 94607	0	0	03-24-08	25,800.00	0.00	0.0	OP	03-24-08
2436	814 45TH STREET OAKLAND, CA 94608	0	0	03-24-08	21,900.00	0.00	0.0	OP	03-24-08
2437	1122 WOOD STREET OAKLAND, CA 94607	0	0	03-24-08	17,280.00	0.00	0.0	OP	03-24-08
2438	2724 BARTLETT OAKLAND, CA 94602	0	0	03-24-08	30,000.00	0.00	0.0	OP	03-24-08
2439	9533 BURR STREET OAKLAND, CA 94605	0	0	03-24-08	22,556.00	0.00	0.0	OP	03-24-08
2440	3431 66TH AVENUE OAKALDN, CA 94605	0	0	03-24-08	19,500.00	0.00	0.0	OP	03-24-08
2441	3778 ANGELO AVENUE OAKLAND, CA 94619	0	0	04-30-08	28,500.00	0.00	0.0	OP	04-30-08
--- ACQUISITION AND REHABILITATION ---									
2159	1720 MACARTHUR BLVD OAKLAND, CA 94108	69	69	01-12-06	1,901,740.00	1,811,849.00	95.2	OP	09-28-07
--- ACQUISITION AND NEW CONSTRUCTION ---									
1958	2946 INTERNATIONAL BLVD OAKLAND, CA 94601	0	0	08-10-04	1,216,600.00	1,054,288.00	86.6	OP	09-28-07
1989	2400 MACARTHUR BLVD OAKLAND, CA 94602	82	81	08-26-04	1,500,000.00	1,500,000.00	100.0	CP	04-03-08
2203	160 14TH ST OAKLAND, CA 94612	0	0	06-30-06	2,472,585.00	2,353,562.00	95.1	OP	07-09-07
2294	8TH ST AND MANDELA PARKWAY OAKLAND, CA 94612	0	0	03-05-07	771,300.00	580,677.00	75.2	OP	09-28-07
2345	2719 FOOTHILL BLVD OAKLAND, CA 94601	0	0	06-27-07	3,475,000.00	3,453,381.00	99.3	OP	06-28-07
--- TENANT-BASED RENTAL ASSISTANCE ---									
2344			5	06-26-07	250,000.00	58,396.00	23.3	OP	09-28-07

\*STATUS CODE: CP=COMPLETED FD=FINAL DRAW (DRAWN=FUNDED, BUT ACTIVITY STILL OPEN OP=OPEN (BUDGETED OR UNDERWAY) XX=CANCELED

# **Program Specific Narrative**

## **EMERGENCY SERVICES GRANT AND CONTINUUM OF CARE FOR HOMELESS PERSONS**

## 2007-08 EMERGENCY SHELTER GRANT - ACCOMPLISHMENT NARRATIVE

### Assessment Goals & Objectives:

Through ESG funded activities and activities supported by other match funding sources, more than 2,942 persons received services and/or shelter that either prevented episodes of homelessness, provided temporary relief from homelessness or assisted in the transition out of homelessness.

Coupled with various resources and/or programs, the 2007/08 ESG project activities helped address pertinent Strategic Plan objectives related to housing and other priority homeless needs by providing emergency shelter with limited short-term supportive services for homeless persons.

The eligible constituents of ESG activities have or will have the opportunity to access transitional housing. Those participants of the City's transitional housing programs are assisted with temporary housing for up to 2 years with supportive services, assisting the participants in transitioning into permanent housing.

ESG activities also provide for retention of permanent housing for those at-risk of being homeless through financial eviction prevention assistance, move-in assistance and legal assistance.

### Leveraging Resources:

To meet the dollar-for-dollar matching requirements for the \$365,386 awarded in 2007-08 Emergency Shelter Grant, the City allocated the following amounts from its General Purpose Fund account for homeless shelter and services:

<b>PURPOSE</b>	<b>MATCH AMOUNT</b>
Emergency Housing Program	\$115,000
Oakland Army Base Temporary Winter Shelter	\$100,000
Homeless Mobile Outreach Program	179,310
<b>TOTAL MATCH</b>	<b>\$394,310</b>

## Self-Evaluation:

It is estimated that over 6,300 persons are homeless in Oakland during the course of a year. On any given night, there are approximately 3,000 homeless persons in Oakland.<sup>1</sup> The supply of shelter beds in Oakland meets approximately 6% of this demand. Through ESG activities and other shelter programs funded through the City, additional beds and/or services are provided or maintained to temporarily house those individuals and/or families plagued with issues leading to homelessness.

The 2007/08 ESG Program and other City homeless service program activities provided for more than 2,349 units of legal and support services to prevent homelessness, 65,755 shelter and hotel/motel voucher bednights, rental assistance to more than 60 homeless or near-homeless individuals and families, and assistance to 335 households in obtaining transitional and/or permanent housing. The City and its contractors continue to seek funding, develop innovative programs, collaborate and coordinate services to provide remedy to the necessities of our homeless population.

The City operated an additional temporary winter shelter at the Oakland Army Base site, housing and providing daily meals to and the average of 90 persons per night from November 15, 2007 through April 15, 2008. Approximately 12,444 shelter bednights and approximately 28,965 meals were provided through this program, serving approximately 571 people. This effort was a partnership between Alameda County, City of Berkeley, Anka Behavioral Health, Inc., and the City.

The City, along with Operation Dignity administered the Homeless Mobile Outreach Program, serving the homeless living in encampments. Within the 2007/08 program year, assessments for 48 encampments were completed. 437 unduplicated intakes were completed. Approximately 31 housing placements were made. 16,119 units of blankets, sleeping bags, clothing, condoms, ponchos and hygiene kits were distributed. 18,898 meals were provided, various referrals and 2,179 bednights of shelter placements.

---

<sup>1</sup> Oakland PATH Strategy (Final), Adopted May 8, 2007

(ACTIVITIES UNDER PROJECT NUMBER 39, PLAN YEAR 2007 ARE REPORTED IN PROJECT NUMBER 78, PLAN YEAR 2006)

GRANTEE NAME: OAKLAND

PROJECT NUMBER: 39 PLAN YEAR: 2007 PROJECT TITLE: EMERGENCY SHELTER GRANT 2007

\*\*\*\*\* ESG OPERATIONS \*\*\*\*\*

ESG SHELTERS	TRANSITIONAL HOUSING	VOUCHERS FOR SHELTERS	OUTREACH	DROP IN SHELTERS
SOUP KITCHEN MEALS	FOOD PANTRY	HEALTH CARE	MENTAL HEALTH	HIV/AIDS SERVICES
CHILD CARE	ALCOHOL/DRUG PROBLEM	EMPLOYMENT	HOMELESS PREVENTION	OTHER

\*\*\*\*\* RESIDENTIAL ONLY STATISTICS \*\*\*\*\* RACE/ETHNICITY CHARACTERISTICS \*\*\*\*\*

BENEFICIARY DATA TOTAL NUMBER OF BENEFICIARIES: 0

AVERAGE NO. OF ADULTS SERVED DAILY	0				
AVERAGE NO. OF CHILDREN SERVED DAILY	0			TOTAL #	# HISPANIC
AVERAGE NO. OF PERSONS SERVED YEARLY	0	WHITE:		0	0

PERCENT OF SERVICES PROVIDED TO		BLACK/AFRICAN AMERICAN:		0	0
UNACCOMPANIED 18 AND OVER MALE .0% FEMALE .0%		ASIAN:		0	0
UNACCOMPANIED UNDER 18 MALE .0% FEMALE .0%		AMERICAN INDIAN/ALASKAN NATIVE:		0	0
FAMILIES WITH CHILDREN HEADED BY		NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:		0	0
SINGLE 18 AND OVER MALE .0% FEMALE .0%		AMERICAN INDIAN/ALASKAN NATIVE & WHITE:		0	0
YOUTH 18 AND UNDER .0%		ASIAN & WHITE:		0	0
TWO PARENTS 18 AND OVER .0%		BLACK/AFRICAN AMERICAN & WHITE:		0	0
TWO PARENTS UNDER 18 .0%		AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:		0	0
FAMILIES WITH NO CHILDREN .0		OTHER MULTI-RACIAL:		0	0

BENEFICIARY CHARACTERISTICS TOTAL: 0 0

PERCENT OF SERVICES PROVIDED TO		*** DOLLARS FUNDED FROM ESG GRANTS FOR ***		
BATTERED SPOUSE .0%		REHABILITATION		0
RUNAWAY/THROWAWAY YOUTH .0%		SOCIAL SERVICES		99,540
CHRONICALLY MENTALLY ILL .0%		OPERATING COSTS		42,329
DEVELOPMENTALLY DISABLED .0%		GENERAL(HOMELESS PREVENTION)		0
HIV/AIDS .0%		RENTAL ASSISTANCE		0
ALCOHOL DEPENDENT INDIVIDUALS .0%		MORTGAGE ASSISTANCE		0
DRUG DEPENDENT INDIVIDUALS .0%		SECURITY DEPOSIT		0
ELDERLY .0%		ADMIN COSTS		18,548
VETERANS .0%				
PHYSICALLY DISABLED .0%		***** NON-RESIDENTIAL STATISTICS *****		
OTHER .0%		AVERAGE NUMBER OF PERSONS DAILY		0

BENEFICIARY HOUSING

NUMBER OF PERSONS SERVED IN		*** FUNDING SOURCES REPORTED ON C04ME06 ***		
BARRACKS 0		ESG	160,417	
GROUP/LARGE HOUSE 0		OTHER FEDERAL	309,791	
SCATTERED SITE APARTMENT 0		LOCAL GOVERNMENT	49,128	
SINGLE FAMILY DETACHED HOME 0		PRIVATE	0	
SINGLE ROOM OCCUPANCY 0		FEES	0	
MOBILE HOME/TRAILER 0		OTHER	0	
HOTEL/MOTEL 0		OTHER	0	

GRANTEE NAME: OAKLAND

PROJECT NUMBER: 78 PLAN YEAR: 2006 PROJECT TITLE: EMERGENCY SHELTER GRANT

\*\*\*\*\* ESG OPERATIONS \*\*\*\*\*  
 ESG SHELTERS X TRANSITIONAL HOUSING X VOUCHERS FOR SHELTERS OUTREACH DROP IN SHELTERS  
 SOUP KITCHEN MEALS FOOD PANTRY HEALTH CARE MENTAL HEALTH HIV/AIDS SERVICES  
 CHILD CARE ALCOHOL/DRUG PROBLEM EMPLOYMENT HOMELESS PREVENTION X OTHER

\*\*\*\*\* RESIDENTIAL ONLY STATISTICS \*\*\*\*\* RACE/ETHNICITY CHARACTERISTICS \*\*\*\*\*

BENEFICIARY DATA	TOTAL NUMBER OF BENEFICIARIES:	7,216	
AVERAGE NO. OF ADULTS SERVED DAILY	0		
AVERAGE NO. OF CHILDREN SERVED DAILY	0		
AVERAGE NO. OF PERSONS SERVED YEARLY	0		

PERCENT OF SERVICES PROVIDED TO		WHITE:	549	#	HISPANIC
UNACCOMPANIED 18 AND OVER	MALE .0% FEMALE .0%	BLACK/AFRICAN AMERICAN:	1,986		106
UNACCOMPANIED UNDER 18	MALE .0% FEMALE .0%	ASIAN:	42		15
FAMILIES WITH CHILDREN HEADED BY		AMERICAN INDIAN/ALASKAN NATIVE:	52		4
SINGLE 18 AND OVER	MALE .0% FEMALE .0%	NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	37		10
YOUTH 18 AND UNDER	.0%	AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	10		1
TWO PARENTS 18 AND OVER	.0%	ASIAN & WHITE:	21		0
TWO PARENTS UNDER 18	.0%	BLACK/AFRICAN AMERICAN & WHITE:	10		0
FAMILIES WITH NO CHILDREN	.0%	AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:	34		0
		OTHER MULTI-RACIAL:	4,475		99

BENEFICIARY CHARACTERISTICS	TOTAL:	7,216	235
-----------------------------	--------	-------	-----

PERCENT OF SERVICES PROVIDED TO		*** DOLLARS FUNDED FROM ESG GRANTS FOR ***	
BATTERED SPOUSE	.0%	REHABILITATION	0
RUNAWAY/THROWAWAY YOUTH	.0%	SOCIAL SERVICES	85,382
CHRONICALLY MENTALLY ILL	.0%	OPERATING COSTS	44,527
DEVELOPMENTALLY DISABLED	.0%	GENERAL(HOMELESS PREVENTION)	0
HIV/AIDS	.0%	RENTAL ASSISTANCE	0
ALCOHOL DEPENDENT INDIVIDUALS	.0%	MORTGAGE ASSISTANCE	0
DRUG DEPENDENT INDIVIDUALS	.0%	SECURITY DEPOSIT	0
ELDERLY	.0%	ADMIN COSTS	0
VETERANS	.0%		
PHYSICALLY DISABLED	.0%	***** NON-RESIDENTIAL STATISTICS *****	
OTHER	.0%	AVERAGE NUMBER OF PERSONS DAILY	0

BENEFICIARY HOUSING		*** FUNDING SOURCES REPORTED ON C04ME06 ***	
NUMBER OF PERSONS SERVED IN		ESG	129,909
BARRACKS	0	OTHER FEDERAL	321,079
GROUP/LARGE HOUSE	0	LOCAL GOVERNMENT	228,228
SCATTERED SITE APARTMENT	0	PRIVATE	0
SINGLE FAMILY DETACHED HOME	0	FEES	0
SINGLE ROOM OCCUPANCY	0	OTHER	0
MOBILE HOME/TRAILER	0	OTHER	0
HOTEL/MOTEL	0		

GRANTEE NAME: OAKLAND

PROJECT NUMBER: 79 PLAN YEAR: 2006 PROJECT TITLE: EMERGENCY SHELTER GRANT - CITY ADMIN

\*\*\*\*\* ESG OPERATIONS \*\*\*\*\*

ESG SHELTERS	TRANSITIONAL HOUSING	VOUCHERS FOR SHELTERS	X OUTREACH	DROP IN SHELTERS
SOUP KITCHEN MEALS	FOOD PANTRY	HEALTH CARE	MENTAL HEALTH	HIV/AIDS SERVICES
CHILD CARE	ALCOHOL/DRUG PROBLEM	EMPLOYMENT	HOMELESS PREVENTION	OTHER

\*\*\*\*\* RESIDENTIAL ONLY STATISTICS \*\*\*\*\* RACE/ETHNICITY CHARACTERISTICS \*\*\*\*\*

BENEFICIARY DATA	TOTAL NUMBER OF BENEFICIARIES:	184	
AVERAGE NO. OF ADULTS SERVED DAILY	0		
AVERAGE NO. OF CHILDREN SERVED DAILY	0		
AVERAGE NO. OF PERSONS SERVED YEARLY	0		

PERCENT OF SERVICES PROVIDED TO		WHITE:	68	#	HISPANIC
UNACCOMPANIED 18 AND OVER	MALE .0% FEMALE .0%	BLACK/AFRICAN AMERICAN:	84		28
UNACCOMPANIED UNDER 18	MALE .0% FEMALE .0%	ASIAN:	2		5
FAMILIES WITH CHILDREN HEADED BY		AMERICAN INDIAN/ALASKAN NATIVE:	0		0
SINGLE 18 AND OVER	MALE .0% FEMALE .0%	NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	5		0
YOUTH 18 AND UNDER	.0%	AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	0		0
TWO PARENTS 18 AND OVER	.0%	ASIAN & WHITE:	2		0
TWO PARENTS UNDER 18	.0%	BLACK/AFRICAN AMERICAN & WHITE:	5		0
FAMILIES WITH NO CHILDREN	.0	AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:	3		1
		OTHER MULTI-RACIAL:	15		1

BENEFICIARY CHARACTERISTICS	TOTAL:	184	35
-----------------------------	--------	-----	----

PERCENT OF SERVICES PROVIDED TO		*** DOLLARS FUNDED FROM ESG GRANTS FOR ***	
BATTERED SPOUSE	.0%	REHABILITATION	0
RUNAWAY/THROWAWAY YOUTH	.0%	SOCIAL SERVICES	0
CHRONICALLY MENTALLY ILL	.0%	OPERATING COSTS	0
DEVELOPMENTALLY DISABLED	.0%	GENERAL(HOMELESS PREVENTION)	0
HIV/AIDS	.0%	RENTAL ASSISTANCE	0
ALCOHOL DEPENDENT INDIVIDUALS	.0%	MORTGAGE ASSISTANCE	0
DRUG DEPENDENT INDIVIDUALS	.0%	SECURITY DEPOSIT	0
ELDERLY	.0%	ADMIN COSTS	18,291
VETERANS	.0%		
PHYSICALLY DISABLED	.0%		
OTHER	.0%	***** NON-RESIDENTIAL STATISTICS *****	
		AVERAGE NUMBER OF PERSONS DAILY	0

BENEFICIARY HOUSING		*** FUNDING SOURCES REPORTED ON C04ME06 ***	
---------------------	--	---	--

NUMBER OF PERSONS SERVED IN		ESG	18,291
BARRACKS	0	OTHER FEDERAL	0
GROUP/LARGE HOUSE	0	LOCAL GOVERNMENT	179,310
SCATTERED SITE APARTMENT	0	PRIVATE	0
SINGLE FAMILY DETACHED HOME	0	FEEES	0
SINGLE ROOM OCCUPANCY	0	OTHER	0
MOBILE HOME/TRAILER	0	OTHER	0
HOTEL/MOTEL	0		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 ESG GRANTEE ACTIVITY SUMMARY  
 GRANT YEAR 2007  
 PROGRAM YEAR 2007-08  
 OAKLAND, CA

	COMMITTED AMOUNT	DRAWN AMOUNT*	COMMITTED MINUS DRAWN	PERCENT DRAWN/COMM
	-----	-----	-----	-----
PROJECT 0039 - EMERGENCY SHELTER GRANT 2007				
HOMELESS ACTIVITIES				
SOCIAL SERVICES	99,540.00	0.00	99,540.00	0.0
OPERATING COSTS	42,329.00	0.00	42,329.00	0.0
	-----	-----	-----	-----
	141,869.00	0.00	141,869.00	0.0
HOMELESS PREVENTION				
ADMIN COSTS	18,548.00	0.00	18,548.00	0.0
PROJECT TOTAL	160,417.00	0.00	160,417.00	0.0
 PROGRAM YEAR 2007 TOTALS				
REHABILITATION	0.00	0.00	0.00	0.0
SOCIAL SERVICES	99,540.00	0.00	99,540.00	0.0
OPERATING COSTS	42,329.00	0.00	42,329.00	0.0
	-----	-----	-----	-----
	141,869.00	0.00	141,869.00	0.0
GENERAL PREVENTION	0.00	0.00	0.00	0.0
RENTAL ASSISTANCE	0.00	0.00	0.00	0.0
MORTGAGE ASSISTANCE	0.00	0.00	0.00	0.0
SECURITY DEPOSITS	0.00	0.00	0.00	0.0
ADMIN COSTS	18,548.00	0.00	18,548.00	0.0
	-----	-----	-----	-----
	18,548.00	0.00	18,548.00	0.0
GRAND TOTAL	160,417.00	0.00	160,417.00	0.0

• Funds submitted for draw down week of 9.29.08.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 ESG GRANTEE ACTIVITY SUMMARY  
 GRANT YEAR 2006  
 PROGRAM YEAR 2007-08  
 OAKLAND, CA

	COMMITTED AMOUNT	DRAWN AMOUNT*	COMMITTED MINUS DRAWN	PERCENT DRAWN/COMM
	-----	-----	-----	-----
PROJECT 0078 - EMERGENCY SHELTER GRANT HOMELESS ACTIVITIES				
REHABILITATION	20,000.00	0.00	20,000.00	0.0
SOCIAL SERVICES	85,382.00	0.00	85,382.00	0.0
OPERATING COSTS	44,527.00	0.00	44,527.00	0.0
	-----	-----	-----	-----
	149,909.00	0.00	149,909.00	0.0
PROJECT 0079 - EMERGENCY SHELTER GRANT - CITY ADMIN HOMELESS PREVENTION				
ADMIN COSTS	18,291.00	0.00	18,291.00	0.0
PROGRAM YEAR 2006 TOTALS				
REHABILITATION	20,000.00	0.00	20,000.00	0.0
SOCIAL SERVICES	85,382.00	0.00	85,382.00	0.0
OPERATING COSTS	44,527.00	0.00	44,527.00	0.0
	-----	-----	-----	-----
	149,909.00	0.00	149,909.00	0.0
GENERAL PREVENTION	0.00	0.00	0.00	0.0
RENTAL ASSISTANCE	0.00	0.00	0.00	0.0
MORTGAGE ASSISTANCE	0.00	0.00	0.00	0.0
SECURITY DEPOSITS	0.00	0.00	0.00	0.0
ADMIN COSTS	18,291.00	0.00	18,291.00	0.0
	-----	-----	-----	-----
	18,291.00	0.00	18,291.00	0.0
GRAND TOTAL	168,200.00	0.00	168,200.00	0.0

• Funds submitted for draw down week of 9.29.08.

# **Program Specific Narrative**

## **HOUSING OPPORTUNITIES FOR PESONS WITH AIDS (HOPWA)**



FISCAL YEAR 2007-08  
**Housing Opportunities for Persons With AIDS  
(HOPWA) Program**

**CITY OF OAKLAND**  
(California)

**Consolidated Annual Performance and  
Evaluation Report (CAPER)  
Measuring Performance Outcomes**

OMB Number 2506-0133 (Expiration Date: 12/31/2010)

The HOPWA CAPER report for formula grantees provides annual information on program accomplishments in meeting the program's performance outcome measure: maintain housing stability; improve access to care; and reduce the risk of homelessness for low-income persons and their families living with HIV/AIDS. This information is also covered under the Consolidated Plan Management Process (CPMP) report and includes Narrative Responses and Performance Charts required under the Consolidated Planning Regulations. The public reporting burden for the collection of information is estimated to average 45 hours per manual response, or less if an automated data collection and retrieval system is in use, along with 68 hours for record keeping, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Grantees are required to report on the activities undertaken only, thus there may be components of these reporting requirements that may not be applicable. This agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number.

Overview. The Consolidated Annual Performance and Evaluation Report (CAPER) provides annual performance reporting on client outputs and outcomes that enables an assessment of grantee performance in achieving the housing stability outcome measure. The CAPER, in conjunction with the Integrated Disbursement Information System (IDIS), fulfills statutory and regulatory program reporting requirements and provides the grantee and HUD with the necessary information to assess the overall program performance and accomplishments against planned goals and objectives

HOPWA formula grantees are required to submit a CAPER, and complete annual performance information for all activities undertaken during each program year in the IDIS, demonstrating coordination with other Consolidated Plan resources. HUD uses the CAPER and IDIS data to obtain essential information on grant activities, project sponsors, housing sites, units and households, and beneficiaries (which includes racial and ethnic data on program participants). The Consolidated Plan Management Process tool (CPMP) provides an optional tool to integrate the reporting of HOPWA specific activities with other planning and reporting on Consolidated Plan activities.

**The revisions contained within this edition are designed to accomplish the following: (1) provide for an assessment of unmet need; (2) streamline reporting sources and uses of leveraged resources; (3) differentiate client outcomes for temporary/short-term and permanent facility-based assistance; (4) clarify indicators for short-term efforts and reducing the risk of homelessness; and (5) clarify indicators for Access to Care and Support for this special needs population. In addition, grantees are requested to comply with the Federal Funding Accountability and Transparency Act 2006 (Public Law 109-282) which requires federal grant recipients to provide general information for all entities (including subrecipients) receiving \$25,000+ in federal funds.**

#### Table of Contents

##### PART 1: Executive Summary

1. Grantee Information
2. Project Sponsor Information
3. Contractor(s) or Subcontractor(s) Information
  - A. Grantee and Community Overview
  - B. Annual Performance under the Action Plan
  - C. Barriers or Trends Overview
  - D. Assessment of Unmet Housing Needs

##### PART 2: Sources of Leveraging

##### PART 3: Accomplishment Data

##### PART 4: Summary of Performance Outcomes

1. Housing Stability: Permanent Housing and Related Facilities
2. Prevention of Homelessness: Short-Term Housing Payments
3. Access to Care and Support: Housing Assistance with Supportive Services

##### PART 5: Worksheet - Determining Housing Stability Outcomes

##### PART 6: Certification of Continued Use for HOPWA Facility-Based Stewardship Units (Only)

**Continued Use Periods.** Grantees that use HOPWA funds for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for ten years for HOPWA-eligible beneficiaries. For the years in which grantees do not receive and expend HOPWA funding for these activities, the grantee must submit an Annual Certification of Continued Project Operation throughout the required use periods. This certification is included in Part 5 in CAPER.

**Final Assembly of Report.** After the entire report is assembled, please number each page sequentially.

**Filing Requirements.** Within 90 days of the completion of each program year, grantees must submit their completed CAPER to the CPD Director in the grantee's State or Local HUD Field Office, and to the HOPWA Program Office: Office of HIV/AIDS Housing, Room 7212, U.S. Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, D.C. 20410.

**Definitions: Facility-Based Housing Assistance:** All HOPWA housing expenditures which provide support to facilities, including community residences, SRO dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities approved by HUD.

**Grassroots Organization:** An organization headquartered in the local community where it provides services; has a social services budget of \$300,000 or less annually; and six or fewer full-time equivalent employees. Local affiliates of national or larger organizations are not considered "grassroots."

**Housing Assistance Total:** The non-duplicated number of households receiving housing subsidies and residing in units of facilities that were dedicated to persons living with HIV/AIDS and their families that were supported with HOPWA or leveraged funds during this operating year.

**In-kind Leveraged Resources:** These involve additional types of support provided to assist HOPWA beneficiaries such as volunteer services, materials, use of equipment and building space. The actual value of the support can be the contribution of professional services, based on customary rates for this specialized support, or actual costs contributed from other leveraged resources. In determining a rate for the contribution of volunteer time and services, use the rate established in HUD notices, such as the rate of ten dollars per hour. The value of any donated material, equipment, building, or lease should be based on the fair market value at time of donation. Related documentation can be from recent bills of sales, advertised prices, appraisals, or other information for comparable property similarly situated.

**Leveraged Funds:** The amount of funds expended during the operating year from non-HOPWA federal, state, local, and private sources by grantees or sponsors in dedicating assistance to this client population. Leveraged funds or other assistance used directly in HOPWA program delivery.

**Output:** The number of units of housing or households that receive HOPWA housing assistance during the operating year.

**Outcome:** The HOPWA assisted households who have been enabled to establish or better maintain a stable living environment in housing that is safe, decent, and sanitary, (per the regulations at 24 CFR 574.310(b)) and to reduce the risks of homelessness, and improve access to HIV treatment and other health care and support. The goal that eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care by 2011.

**Permanent Housing Placement:** A supportive housing service that helps establish the household in the housing unit, including reasonable costs for security deposits not to exceed two months of rental costs).

**Program Income:** Gross income directly generated from the use of HOPWA funds, including repayments. See grant administration requirements on program income for state and local governments at 24 CFR 85.25, or for non-profits at 24 CFR 84.24.

**Short-Term Rent, Mortgage and Utility Payments (STRMU):** Subsidy or payments subject to the 21-week limited time period to prevent the homelessness of a household (e.g., HOPWA short-term rent, mortgage and utility payments).

**Stewardship Units:** Units developed, where HOPWA funds were used for acquisition, new construction and rehabilitation, but no longer receive operating subsidies. Report information for the units subject to the three-year use agreement if rehabilitation is non-substantial, and those subject to the ten-year use agreement if rehabilitation is substantial.

**Tenant-Based Rental Assistance: (TBRA):** An on-going rental housing subsidy for units leased by the client, where the amount is determined based in part on household income and rent costs. Project-based costs are considered facility-based expenditures.

**Total by Type of Housing Assistance/Services:** The non-duplicated households assisted in units by type of housing assistance dedicated to persons living with HIV/AIDS and their families or services provided that were supported with HOPWA and leveraged funds during the operating year.

**Housing Opportunities for Persons with AIDS (HOPWA)  
Consolidated Annual Performance and Evaluation Report -  
Measuring Performance Outcomes**

OMB Number 2506-0133 (Expiration Date: 12/31/2010)

**Part 1: Grantee Executive Summary**

As applicable, complete the charts below followed by the submission of a written narrative to questions A through C, and the completion of Chart D. Chart 1 requests general grantee information and Chart 2 is to be completed for each organization selected or designated as a project sponsor, as defined by CFR 574.3. In Chart 3, indicate each subrecipient organization with a contract/agreement of \$25,000 or greater that assists grantees or project sponsors carrying out their activities. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

**1. Grantee Information**

<b>HUD Grant Number</b> CA-H07-F001, CA-H06-F001, CA-H05-F001, CA-H04-F001, and CA-H03-F001		<b>Operating Year for this report</b> <i>From (mm/dd/yy)</i> 07/01/07 <i>To (mm/dd/yy)</i> 06/30/08		
<b>Grantee Name</b> CITY OF OAKLAND				
<b>Business Address</b>		150 Frank H. Ogawa Plaza, Suite 4340		
<b>City, County, State, Zip</b>		Oakland,	Alameda County	CA 94612
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>		94-6000-384	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> 137137977	
<b>Congressional District of Business Address</b>		10		
<b>*Congressional District(s) of Primary Service Area(s)</b>		10		
<b>*Zip Code(s) of Primary Service Area(s)</b>		94553-65 94541 94612 94520 94565 94523 94541 94530 94801 Various		
<b>*City(ies) and County(ies) of Primary Service Area(s)</b>		Oakland, Hayward, San Leandro, Pittsburg, Richmond Castro Valley, El Cerrito, Various	Alameda County and Contra Costa County	
<b>Organization's Website Address</b> www.Oaklandnet.com www.oaklandhumanservices.org		<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If yes, explain in the narrative section how this list is administered.</b> Project Sponsors may have waiting lists.		
<b>Have you prepared any evaluation reports?</b> <i>If so, please indicate the location on an Internet site (url) or attach copy.</i>				

\* Service delivery area information only needed for program activities being directly carried out by the grantee

## 2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

<b>Project Sponsor Agency Name</b> ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT		<b>Parent Company Name, if applicable</b> ALAMEDA COUNTY		
<b>Name and Title of Contact at Project Sponsor Agency</b>		Hazel Weiss, Community Development Manager		
<b>Email Address</b>		<a href="mailto:hazel.weiss@acgov.org">hazel.weiss@acgov.org</a>		
<b>Business Address</b>		224 West Winton Avenue		
<b>City, County, State, Zip,</b>		Hayward	Alameda County	CA 94544
<b>Phone Number (with area codes)</b>		510.670.5941	<b>Fax Number (with area code)</b> 510.670.6368	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>		946000501	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>	
<b>Congressional District of Business Location of Sponsor</b>		10		
<b>Congressional District(s) of Primary Service Area(s)</b>		10		
<b>Zip Code(s) of Primary Service Area(s)</b>		Various		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>		Hayward, Oakland, San Leandro, Various	Alameda County	
<b>Total HOPWA contract amount for this Organization</b>		\$ 5,280,915		
<b>Organization's Website Address</b>  <a href="http://www.acgov.org/cda/hcd/">http://www.acgov.org/cda/hcd/</a>		<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  <b>If yes, explain in the narrative section how this list is administered.</b>		
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>				

<b>Project Sponsor Agency Name</b> CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT		<b>Parent Company Name, if applicable</b> CONTRA COSTA COUNTY		
<b>Name and Title of Contact at Project Sponsor Agency</b>	Kara Douglas			
<b>Email Address</b>	kdoug@cd.cccounty.us			
<b>Business Address</b>	2530 Arnold Drive, Suite 190			
<b>City, County, State, Zip,</b>	Martinez	Contra Costa County	CA	94553
<b>Phone Number (with area codes)</b>	925.335.7223		<b>Fax Number (with area code)</b> 925.335.7201	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	925.335.7201		<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>	
<b>Congressional District of Business Location of Sponsor</b>	10			
<b>Congressional District(s) of Primary Service Area(s)</b>	10			
<b>Zip Code(s) of Primary Service Area(s)</b>	Various			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Richmond, Martinez, Pittsburg, El Cerrito, Concord, Pinole, Various		Contra Costa County	
<b>Total HOPWA contract amount for this Organization</b>	\$ 747,671			
<b>Organization's Website Address</b>  http://www.co.contra-costa.ca.us/depart/cd/		<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		<b>If yes, explain in the narrative section how this list is administered.</b>		

### 3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

<b>Subrecipient Name</b> Ark of Refuge, Inc.		<b>Parent Company (if applicable)</b>		
<b>Name and Title of Contact at Subrecipient</b>	Franzetta Houston			
<b>Email Address</b>	fhouston@pacbell.net			
<b>Business Address</b>	1025 Howard Street			
<b>City, State, Zip, County</b>	San Francisco	CA		94103
<b>Phone Number (with area code)</b>	415.931.3046		<b>Fax Number (with area code)</b> 415.931.4066	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	943157940		<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>	
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94601			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Oakland		Alameda County	
<b>Total HOPWA Contract Amount</b>	\$ 307,138.31			

<b>Subrecipient Name</b> Hale Laulima		<b>Parent Company (if applicable)</b> Building Opportunities for Self Sufficiency		
<b>Name and Title of Contact at Subrecipient</b>				
<b>Email Address</b>				
<b>Business Address</b>	396 Fairmont Avenue			
<b>City, State, Zip, County</b>	Oakland	CA	94611	Alameda County
<b>Phone Number (with area code)</b>			<b>Fax Number (with area code)</b>	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>			<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>	
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94611			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Oakland		Alameda County	
<b>Total HOPWA Contract Amount</b>	\$ 52,964.24			

<b>Subrecipient Name</b> Eden I &R		<b>Parent Company (if applicable)</b>		
<b>Name and Title of Contact at Subrecipient</b>	Denise Ross, AHIP Director			
<b>Email Address</b>	dross@edenir.org			
<b>Business Address</b>	570 B Street			
<b>City, State, Zip, County</b>	Hayward	CA	94641	Alameda County
<b>Phone Number (with area code)</b>	510.537.2600		<b>Fax Number (with area code)</b> 510.537.0986	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>			
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	Alameda Countywide			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	All Alameda County		Il Alameda County	
<b>Total HOPWA Contract Amount</b>	\$ 134,556.44			

<b>Subrecipient Name</b> East Oakland Community Project		<b>Parent Company (if applicable)</b>		
<b>Name and Title of Contact at Subrecipient</b>	Wendy Jackson, Executive Director			
<b>Email Address</b>	<a href="mailto:eocp@eocp.net">eocp@eocp.net</a>			
<b>Business Address</b>	7515 International Boulevard			
<b>City, State, Zip, County</b>	Oakland	CA	94621	Alameda County
<b>Phone Number (with area code)</b>	510.532.3211		<b>Fax Number (with area code)</b> 510.532.2112	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>			
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94621			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Oakland		Alameda County	
<b>Total HOPWA Contract Amount</b>	\$ 277,210.64			

<b>Subrecipient Name</b> Providence House		<b>Parent Company (if applicable)</b>		
<b>Name and Title of Contact at Subrecipient</b>	Barbara Cook, Executive Director			
<b>Email Address</b>	Barbara.cook@providence.org			
<b>Business Address</b>	540 23rd St.			
<b>City, State, Zip, County</b>	Oakland	CA	94612	Alameda County
<b>Phone Number (with area code)</b>	510-444-0839		<b>Fax Number (with area code)</b> 510.465-5420	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>			
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94612			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Oakland		Alameda County	
<b>Total HOPWA Contract Amount</b>	\$ 34,917.67			

<b>Subrecipient Name</b> Catholic Charities of the East Bay		<b>Parent Company (if applicable)</b>		
<b>Name and Title of Contact at Subrecipient</b>	Carolyn Leahy, Director			
<b>Email Address</b>	<a href="mailto:cleahy@cceb.org">cleahy@cceb.org</a>			
<b>Business Address</b>	433 Jefferson Street			
<b>City, State, Zip, County</b>	Oakland	CA	94607	Alameda County
<b>Phone Number (with area code)</b>	510.768.3165		<b>Fax Number (with area code)</b> 510.451.6998	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>			
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94607			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Oakland		Alameda County	
<b>Total HOPWA Contract Amount</b>	\$ 112,575			

<b>Subrecipient Name</b> Resources for Community Development		<b>Parent Company (if applicable)</b>		
<b>Name and Title of Contact at Subrecipient</b>	Kathy Treggiari, Director of Resident Services			
<b>Email Address</b>	<a href="mailto:ktreggiari@rcdev.org">ktreggiari@rcdev.org</a>			
<b>Business Address</b>	2730 Telegraph Avneue			
<b>City, State, Zip, County</b>	Berkeley	CA	94705	Alameda County
<b>Phone Number (with area code)</b>	510.841.4410		<b>Fax Number (with area code)</b> 510.548.3502	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>			
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94612      94703      94610      94608			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Oakland, Emeryville, Berkeley		Alameda County	
<b>Total HOPWA Contract Amount</b>	\$ 52,856.54			

<b>Subrecipient Name</b> EveryHome Plan		<b>Parent Company (if applicable)</b> Alameda County Housing & Community Development		
<b>Name and Title of Contact at Subrecipient</b>	Elaine DeColigny, EveryOne Home Chairperson			
<b>Email Address</b>	<a href="mailto:everyonehome@acgov.org">everyonehome@acgov.org</a>			
<b>Business Address</b>	224 W. Winton Avenue, Suite 108			
<b>City, State, Zip, County</b>	Hayward	CA	94544	Alameda County
<b>Phone Number (with area code)</b>	510-670-5944		<b>Fax Number (with area code)</b> 510-670-6378	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>			
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	Various Alameda County			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	County-wide		County-wide	
<b>Total HOPWA Contract Amount</b>	\$35,000			

<b>Subrecipient Name</b>		<b>Parent Company (if applicable)</b>			
Homeless Count		Alameda County Housing & Community Development			
<b>Name and Title of Contact at Subrecipient</b>	Riley Wilkerson				
<b>Email Address</b>	<a href="mailto:riley.wilkerson@acgov.org">riley.wilkerson@acgov.org</a>				
<b>Business Address</b>	224 W. Winton Avenue, Suite 108				
<b>City, State, Zip, County</b>	Hayward	Hayward	Hayward	Hayward	
<b>Phone Number (with area code)</b>	510.670.5404		<b>Fax Number (with area code)</b>		
			510-670-6378		
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>			<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>		
<b>North American Industry Classification System (NAICS) Code</b>					
<b>Congressional District of Location</b>	10				
<b>Congressional District of Primary Service Area</b>	10				
<b>Zip Code of Primary Service Area(s)</b>	94541 94544 94612 Alameda County wilde				
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Hayward, Oakland, San Leandro, (Alameda County wide)			Alameda County	
<b>Total HOPWA Contract Amount</b>	\$15,000				

<b>Subrecipient Name</b>		<b>Parent Company (if applicable)</b>			
Alvarez Court Apartments		Resources For Community Development			
<b>Name and Title of Contact at Subrecipient</b>	Dan Sawiklak, Executive Director				
<b>Email Address</b>	<a href="mailto:ktreggiari@rcdev.org">ktreggiari@rcdev.org</a>				
<b>Business Address</b>	760 Alvarez Avenue				
<b>City, State, Zip, County</b>	Pinole	CA	94564	Contra Costa County	
<b>Phone Number (with area code)</b>	510.841.4410		<b>Fax Number (with area code)</b>		
			510.548.3502		
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>			<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>		
<b>North American Industry Classification System (NAICS) Code</b>					
<b>Congressional District of Location</b>	10				
<b>Congressional District of Primary Service Area</b>	10				
<b>Zip Code of Primary Service Area(s)</b>	94564				
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Pinole			Contra Costa County	
<b>Total HOPWA Contract Amount</b>					

<b>Subrecipient Name</b>	Parent Company (if applicable)			
Aspen Court Apartments	Resources For Community Development			
<b>Name and Title of Contact at Subrecipient</b>	Dan Sawiklak, Executive Director			
<b>Email Address</b>	<a href="mailto:ktreggiari@rcdev.org">ktreggiari@rcdev.org</a>			
<b>Business Address</b>	121 Aspen Drive			
<b>City, State, Zip, County</b>	Pacheco	CA	94553	Contra Costa County
<b>Phone Number (with area code)</b>	510.841.4410		<b>Fax Number (with area code)</b>	
			510.548.3502	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>			<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>	
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94564			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Pacheco		Contra Costa County	
<b>Total HOPWA Contract Amount</b>				

<b>Subrecipient Name</b>	Parent Company (if applicable)			
Bella Monte Apartments	Resources For Community Development			
<b>Name and Title of Contact at Subrecipient</b>	Dan Sawiklak, Executive Director			
<b>Email Address</b>	<a href="mailto:ktreggiari@rcdev.org">ktreggiari@rcdev.org</a>			
<b>Business Address</b>	2410 Willow Pass Road			
<b>City, State, Zip, County</b>	Bay Point	CA	94565	Contra Costa County
<b>Phone Number (with area code)</b>	510.841.4410		<b>Fax Number (with area code)</b>	
			510.548.3502	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>			<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>	
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94565			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Bay Point, CA		Contra Costa County	
<b>Total HOPWA Contract Amount</b>				

<b>Subrecipient Name</b>	Parent Company (if applicable)			
Lakeside Apartments	Resources For Community Development			
<b>Name and Title of Contact at Subrecipient</b>	Dan Sawiklak, Executive Director			
<b>Email Address</b>	<a href="mailto:ktreggiari@rcdev.org">ktreggiari@rcdev.org</a>			
<b>Business Address</b>	1897 Oakmead Drive			
<b>City, State, Zip, County</b>	Concord	CA	94520	Alameda County
<b>Phone Number (with area code)</b>	510.841.4410		<b>Fax Number (with area code)</b> 510.548.3502	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>			
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94520			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Concord		Contra Costa County	
<b>Total HOPWA Contract Amount</b>				

<b>Subrecipient Name</b>	Parent Company (if applicable)			
Villa Vasconcellos	Resources For Community Development			
<b>Name and Title of Contact at Subrecipient</b>	Dan Sawiklak, Executive Director			
<b>Email Address</b>	<a href="mailto:ktreggiari@rcdev.org">ktreggiari@rcdev.org</a>			
<b>Business Address</b>	1515 Geary Road			
<b>City, State, Zip, County</b>	Walnut Creek	CA		Contra Costa County
<b>Phone Number (with area code)</b>	510.841.4410		<b>Fax Number (with area code)</b> 510.548.3502	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>			
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94520			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Walnut Creek		Contra Costa County	
<b>Total HOPWA Contract Amount</b>				

<b>Subrecipient Name</b>	<b>Parent Company (if applicable)</b>			
Garden Park Apartments	Mercy Housing			
<b>Name and Title of Contact at Subrecipient</b>	Valerie Agostino, President			
<b>Email Address</b>	vagostino@mercyhousing			
<b>Business Address</b>	2387 Lisa Lane			
<b>City, State, Zip, County</b>	Pleasant Hill	CA	94523	Contra Costa County
<b>Phone Number (with area code)</b>	415.355.7100		<b>Fax Number (with area code)</b> 415.355.7101	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>			<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>	
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	10			
<b>Congressional District of Primary Service Area</b>	10			
<b>Zip Code of Primary Service Area(s)</b>	94523			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Pleasant Hill		Contra Costa County	
<b>Total HOPWA Contract Amount</b>				

<b>Subrecipient Name</b>	<b>Parent Company (if applicable)</b>			
Rubicon				
<b>Name and Title of Contact at Subrecipient</b>	Hallie Friedman, Program Administrator			
<b>Email Address</b>	<a href="mailto:hallief@rubiconprograms.org">hallief@rubiconprograms.org</a>			
<b>Business Address</b>	2500 Bissell Avenue			
<b>City, State, Zip, County</b>	Richmond	CA	94804	Contra Costa County
<b>Phone Number (with area code)</b>	510.231.3918		<b>Fax Number (with area code)</b> 510.235.2025	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	94-2301550	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> 293-290433		
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	7th			
<b>Congressional District of Primary Service Area</b>	7th			
<b>Zip Code of Primary Service Area(s)</b>	94530 94801			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	El Cerrito Richmond		Contra Costa County	
<b>Total HOPWA Contract Amount</b>				

<b>Subrecipient Name</b>	Parent Company (if applicable)			
Victoria Apartments	Shelter Inc.			
<b>Name and Title of Contact at Subrecipient</b>	Tom Gilbert, Director of Property Management			
<b>Email Address</b>	<a href="mailto:tomg@shelterincoffccc.org">tomg@shelterincoffccc.org</a>			
<b>Business Address</b>	1620, 1670, 1680 Detroit Avenue			
<b>City, State, Zip, County</b>	Concord	CA	94520	Contra Costa County
<b>Phone Number (with area code)</b>	925.957.7569		<b>Fax Number (with area code)</b> 925.335.9815	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	68-0117241		<b>DUN &amp; Bradstreet Number (DUNS) if applicable</b> 62-569-1985	
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	7			
<b>Congressional District of Primary Service Area</b>	7			
<b>Zip Code of Primary Service Area(s)</b>	94520			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Concord		Contra Costa County	
<b>Total HOPWA Contract Amount</b>	\$31,065			

<b>Subrecipient Name</b>	Parent Company (if applicable)			
The Landings	Shelter Inc.			
<b>Name and Title of Contact at Subrecipient</b>	Tom Gilbert, Director of Property Management			
<b>Email Address</b>	<a href="mailto:tomg@shelterincoffccc.org">tomg@shelterincoffccc.org</a>			
<b>Business Address</b>	935 East Street			
<b>City, State, Zip, County</b>	Pittsburg	CA	94565	Contra Costa County
<b>Phone Number (with area code)</b>	925.957.7569		<b>Fax Number (with area code)</b> 925.335.9815	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	68-0117241		<b>DUN &amp; Bradstreet Number (DUNS) if applicable</b> 62-569-1985	
<b>North American Industry Classification System (NAICS) Code</b>				
<b>Congressional District of Location</b>	7			
<b>Congressional District of Primary Service Area</b>	7			
<b>Zip Code of Primary Service Area(s)</b>	94565			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Concord		Contra Costa County	
<b>Total HOPWA Contract Amount</b>	\$31,065			

<b>Subrecipient Name</b>		<b>Parent Company (if applicable)</b>	
<b>Name and Title of Contact at Subrecipient</b>			
<b>Email Address</b>			
<b>Business Address</b>			
<b>City, State, Zip, County</b>			
<b>Phone Number (with area code)</b>			<b>Fax Number (with area code)</b>
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>			<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>
<b>North American Industry Classification System (NAICS) Code</b>			
<b>Congressional District of Location</b>			
<b>Congressional District of Primary Service Area</b>			
<b>Zip Code of Primary Service Area(s)</b>			

### **A. Grantee and Community Overview**

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD's website. *Note: Text fields are expandable.*

#### ***Housing Assistance:***

Within the Oakland EMSA, HOPWA funds were used during the 2007-08 operating year to support property acquisitions, rehabilitation, and construction of 70 living units, with three units dedicated to persons living with HIV/AIDS and their families. In addition, construction of Crossroads, a 125 bed shelter facility was completed with 25 beds dedicated for persons with HIV/AIDS. Two-hundred, thirty four units with twelve to fifteen HOPWA dedicated units are currently in construction. Inventory of 277 HOPWA units were maintained during the 2007-08 program year.

A total of 380 people received some form of housing assistance. Of the 380, 117 of the 380 to have received housing assistance were living with HIV/AIDS. Housing placement assistance and information and referral services were provided to over 490 households.

Since 1993, 838 housing units have been created with HOPWA funds, with 230 HIV/AIDS dedicated housing units within these housing development projects. With the completion of Crossroads (emergency shelter), 125 beds have been made available to the homeless, with 25 of those beds for persons living with HIV/AIDS.

Below are a few highlight accomplishments:

#### ***Resources for Community Development - Catholic Charities:***

Catholic Charities of the East Bay (CCEB) is contracted by Resources for Community Development (RCD) to provide support services to very low income HIV/AIDS diagnosed, disabled persons living at the following owned and operated RCD housing sites: the Harrison, Dwight Way, Marlon Riggs and Bay Bridge apartments. During this operating year, the goal was to serve 34 households. The actual number of HOPWA-eligible tenants that were served included 42 individuals. There were 8 new tenants to the program during this operating year, and 10 tenants moved out.

The significant accomplishments for this operating year include: 24 tenants retained their permanent housing situation through the interventions and support given by the CCEB case manager, 8 tenants were new to the projects and 5 tenants moved on to better housing opportunities.

94% (32 out of 34) HOPWA-eligible tenants retained their housing.

25% (2 out of 8) tenants who moved out moved to a private housing situation.

37.5% (3 out of 8) tenants who moved out moved to another subsidized housing situation.

25% (2 out of 8) tenants who moved out went to an unknown destination and abandoned their unit.

37.5% (3 out of 8) tenants died.

100% of tenants requesting assistance to identify or obtain income sources were contacted in a timely manner; within 5 days of their request for assistance. 100% of all HOPWA tenants received case management with an emphasis on tailoring the services to their needs and goals.

The Catholic Charities of the East Bay case manager is in regular contact with the Property Manager at all sites along with the RCD-assigned Services Coordinator to insure that tenants retain their housing and any problems are addressed in a timely fashion.

RCD currently has stewardship of over 61 HOPWA units in Alameda County. With current projects in construction, we will be adding another 15 available HOPWA units in the Oakland MSA area by March, 2009.

*Providence House:*

Providence House is a project with 34 one-bedroom and 6 two-bedroom units. Project preferences include 1.) extremely low-income applicants, 2.) applicants with one of the following: rent burden, or involuntary displacement, or homeless, or substandard housing, and 3.) the presence of disabling HIV or AIDS. The project is conceived as supportive and permanent housing and opened in August 1991.

*Ark of Refuge:*

Clients who remained in the program for at least 30 days received benefits assistance, referrals and linkages to providers who could assist with stabilization. Each client received a complete assessment and assistance with their desired long term housing plan. Onsite recovery support services assisted clients early in recovery to develop a harm reduction plan to insure continued sobriety and ultimately move to independent living.

*Garden Place Apartments:*

During the operation, eight HOPWA tenants and five of their beneficiaries received permanent housing with onsite support services. Each tenant and tenant family member developed an individual service plans and goals and were able to make progress in achieving these goals. 100% tenants remained permanently housed either at Garden Place or other housing. Each tenant's physical and mental health is stabilized, and one tenant in training to become a peer advocate for other people living with AIDS. Another mother is successfully raising her 6month old son utilizing HOPWA services and another tenant serving on the Contra Costa Homeless Council.

*Rubicon – Idaho Apartments:*

Due to continual outreach to service providers in Alameda and Contra Costa Counties, Rubicon was able to recruit eligible tenants for this program. Idaho serves homeless individuals with HIV (additional unit for homeless individuals with mental health issues. Idaho apartments operated at 81% occupancy at the beginning of the program year. At the end of the program year, Idaho Apartments was at full capacity (11), enabling tenants to access permanent housing with health care. 97% of clients maintained stable housing during the program year.

*Support Services:*

Priority populations are being served as planned under the HOPWA program. Substantial improvements in AIDS housing information and referrals have progressed well. AIDS housing standards have been developed for the Oakland EMSA and licensing for HIV/AIDS housing has been maintained.

As a result various support services have been provided under the HOPWA program, ranging from case management, information and referrals, housing placements, social service coordination, education and addictions counseling, pain management, herbal remedy services, support groups, medication management, benefits advocacy, emergency shelter, career development and income generation for HOPWA clients. In 2007/08 approximately 490 HOPWA clients received supportive services.

**B. Annual Performance under the Action Plan**

Provide a narrative addressing each of the following four items:

**1. Outputs Reported.** Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans.

**2. Outcomes Assessed.** Assess program goals against actual client outcomes for achieving housing stability, reducing risks of homelessness, and improving access to care. If current year results are lower than the national program targets (80 percent of HOPWA clients maintain housing stability, avoid homelessness and access care), please describe the steps being taken to achieve the national outcome goal in next operating year.

**3. Coordination.** Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

**4. Technical Assistance.** Describe any program technical assistance needs and how they would benefit program beneficiaries.

**C. Barriers and Trends Overview**

Provide a narrative addressing items 1 through 3. Explain how barriers and trends affected your program’s ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

<input type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Housing Availability	<input type="checkbox"/> Rent Determination and Fair Market Rents
<input type="checkbox"/> Discrimination/Confidentiality	<input type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input type="checkbox"/> Technical Assistance or Training
<input checked="" type="checkbox"/> Supportive Services	<input type="checkbox"/> Credit History	<input type="checkbox"/> Rental History	<input type="checkbox"/> Criminal Justice History
<input checked="" type="checkbox"/> Housing Affordability	<input type="checkbox"/> Other, please explain further		

Lack of public funding for critically needed on-site supportive services at Garden Place Apartments.

At Ark of Refuge, a number of the clients are triple-diagnosed, which means they need comprehensive HIV support services, mental health and recovery support services. Some services are limited in East Oakland. The addition of onsite recovery support services addressed this barrier.

Clients who were ready to move to independent housing often found it difficult to find subsidized housing. With a fixed income, these clients are not financially able to pay fair market rent.

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.

Due to new HIV medications that have been developed over the years, tenants are living longer. Unfortunately, many of them are having financial difficulties with the small amount of income

they receive from SSI and/or SSDI. The cost of living is high in the Bay Area, and tenants find it frustrating to make ends meet. Many times, tenants would like to work but then become sick and need to take time off; therefore, they need a job that is flexible and can accommodate their needs.

3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

**D. Unmet Housing Needs: An Assessment of Unmet Housing Needs**

*In Chart 1, provide an assessment of the number of HOPWA-eligible households that require housing assistance but are not currently served by HOPWA in this service area.*

*In Line 1, report the total unmet need of the geographical service area, as reported in Unmet Needs for Persons with HIV/AIDS, Table 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool. Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.*

*In Rows a through c, enter the number of HOPWA-eligible households by type of housing assistance whose housing needs are not met. For an approximate breakdown of overall unmet need by type of housing assistance refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds.*

***1. Assessment of Unmet Need for HOPWA-eligible Households***

1. Total number of households that have unmet housing needs	5,104
<b><i>From Item 1, identify the number of households with unmet housing needs by type of housing assistance</i></b>	
a. Tenant-Based Rental Assistance (TBRA)	1,408
b. Short-Term Rent, Mortgage and Utility payments (STRMU)	2,075
c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities	1,621

**2. Recommended Data Sources for Assessing Unmet Need (check all sources used)**

<input checked="" type="checkbox"/> = Data as reported in the area Consolidated Plan, e.g. Table 1B, CPMP charts, and related narratives
<input checked="" type="checkbox"/> = Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care (EveryOne Home Plan)
<input type="checkbox"/> = Data from client information provided in Homeless Management Information Systems (HMIS)
<input type="checkbox"/> = Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on need
<input type="checkbox"/> = Data from prisons or jails on persons being discharged with HIV/AIDS, if mandatory testing is conducted
<input type="checkbox"/> = Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
<input type="checkbox"/> = Data collected for HIV/AIDS surveillance reporting or other health assessments, e.g. local health department or CDC surveillance data

**End of PART 1**

**PART 2: Sources of Leveraging**

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars.

[1] Sources of Leveraging		Total Amount of Leveraged Dollars (for this operating year)	
		[2] Housing Assistance	[3] Supportive Services and other non-direct housing costs
1.	Program Income	0	0
2.	Federal government (please specify):	\$11,208,505	\$50,000
	HUD Supportive Housing Program	208,502	
		11,000,000	
			50,000
3.	State government (please specify)	0	\$ 4,500
	Community State Block Grant		4,500
4.	Local government (please specify)	\$28,594,669	
	Tenant Assistance Payments	276,989	
	Ryan White Title 1-Alameda County office of AIDS Case Management - Medical	55,400	
	Ryan White Title 1-Alameda County office of AIDS Case Management – Substance Abuse	90405	
	HIV Education & Prevention -Alameda County Office of AIDS	\$19,859	
	Supportive Housing Program	214,162	
		110,854	
		27,827,000	
5.	Foundations and other private cash resources (please specify)		
6.	In-kind Resources		
7.	Resident rent payments in Rental, Facilities, and Leased Units	\$179,625	
8.	Grantee/project sponsor (Agency) cash		
9.	<b>TOTAL (Sum of 1-7)</b>	\$39,982,796	\$54,500

**End of PART 2**

### **PART 3: Accomplishment Data - Planned Goal and Actual Outputs**

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families. *Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.*

**1. HOPWA Performance Planned Goal and Actual Outputs**

	<b>HOPWA Performance Planned Goal and Actual</b>		<b>Output Households</b>				<b>Funding</b>	
			<b>HOPWA Assistance</b>		<b>Non-HOPWA</b>		<b>e.</b>	<b>f.</b>
			<b>a.</b>	<b>b.</b>	<b>c.</b>	<b>d.</b>		
			<b>Goal</b>	<b>Actual</b>	<b>Goal</b>	<b>Actual</b>	<b>HOPWA Budget</b>	<b>HOPWA Actual</b>
<b>Housing Subsidy Assistance</b>		<b>Output Households</b>						
1.	Tenant-Based Rental Assistance	20	21	0	0	\$112,575	\$35,352	
2a.	Households in permanent housing facilities that receive operating subsidies/leased units							
2b.	Households in transitional/short-term housing facilities that receive operating subsidies/leased units							
3a.	Households in permanent housing facilities developed with capital funds and placed in service during the program year							
3b.	Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year							
4.	Short-Term Rent, Mortgage and Utility Assistance							
5.	Adjustments for duplication (subtract)							
6.	<b>Total Housing Subsidy Assistance</b>							
<b>Housing Development (Construction and Stewardship of facility based housing)</b>		<b>Output Units</b>						
7.	Facility-based units being developed with capital funding but not opened (show units of housing planned)	12	12	222	222	\$365,695	345695	
8.	Stewardship Units subject to 3 or 10 year use agreements							
		171	182	529	525			
9.	<b>Total Housing Developed</b>	183	194	751	747	\$365,695	\$345,695	
<b>Supportive Services</b>		<b>Output Households</b>						
10a.	Supportive Services provided by project sponsors also delivering HOPWA housing assistance	198	209			\$868,727	\$322,153	
10b.	Supportive Services provided by project sponsors serving households who have other housing arrangements							
11.	Adjustment for duplication (subtract)							
12.	<b>Total Supportive Services</b>	198	209			\$868,727	\$322,153	
<b>Housing Placement Assistance Activities</b>								
13.	Housing Information Services	134	184			\$134,556	\$49,214	
14.	Permanent Housing Placement Services		17					
15.	Adjustment for duplication		17					
16.	<b>Total Housing Placement Assistance</b>	134	167			\$134,556	\$49,214	
<b>Grant Administration and Other Activities</b>								
17.	Resource Identification to establish, coordinate and develop housing assistance resources							
18.	Technical Assistance (if approved in grant agreement)							
19.	Grantee Administration (maximum 3% of total HOPWA grant)					\$185,498	\$47,669	
20.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)					\$200,204	\$192,278	
<b>Total Expenditures for program year (Sum of rows 6, 9, 12, 16, and 20)</b>						\$1,867,255	\$992,361	

## 2. Listing of Supportive Services

Report on the use of HOPWA funds for all supportive services. In Rows 1 through 16, provide the (unduplicated) total of all households and expenditures for each type of supportive service for all project sponsors.

Supportive Services		Number of <u>Households</u> Receiving HOPWA Assistance	Amount of HOPWA Funds Expended
1.	Adult day care and personal assistance		
2.	Alcohol and drug abuse services	73	
3.	Case management/client advocacy/ access to benefits & services	137	33,352
4.	Child care and other child services		
5.	Education	13	
6.	Employment assistance and training	6	
7.	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310		
8.	Legal services	11	
9.	Life skills management (outside of case management)	132	
10.	Meals/nutritional services	125	
11.	Mental health services	74	33697
12.	Outreach	33	
13.	Transportation	18	
14.	Other Activity (if approved in grant agreement). Specify:	0	
15.	<b>Adjustment for Duplication (subtract)</b>	190	
16.	<b>TOTAL Households receiving Supportive Services (unduplicated)</b>	188	\$220,522*

Cost per service not recorded separately for several project sponsors.

**End of PART 3**

**Part 4: Summary of Performance Outcomes**

*HOPWA Long-term Performance Objective:* Eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care each year through 2011.

**Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)**

In Column 1, report the total number of eligible households that received HOPWA housing assistance, by type. In Column 2, enter the number of households continuing to access each type of housing assistance, the following year.

In Column 3, report the housing status of all households that exited the program. Columns 2 (Number of Households Continuing) and 3 (Exited Households) summed will equal the total households reported in Column 1.

Note: Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes.

[A] Permanent Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Assessment: Number of Households Continuing with this Housing (per plan or expectation for next year)		[3] Assessment: Number of Exited Households and Housing Status	
Tenant-Based Rental Assistance	21	0		1 Emergency Shelter/Streets	
				2 Temporary Housing	
				3 Private Housing	
				4 Other HOPWA	
				5 Other Subsidy	
				6 Institution	
				7 Jail/Prison	
				8 Disconnected/Unknown	
				9 Death	
Permanent Supportive Housing Facilities/Units	140	45		1 Emergency Shelter/Streets	
				2 Temporary Housing	
				3 Private Housing	28
				4 Other HOPWA	
				5 Other Subsidy	6
				6 Institution	5
				7 Jail/Prison	3
				8 Disconnected/Unknown	48
				9 Death	4
[B] Transitional Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Of the Total Number of Households Receiving Housing Assistance this Operating Year		[3] Assessment: Number of Exited Households and Housing Status	
Transitional/Short-Term Supportive Facilities/Units	0	Total number of households that will continue in residences:	0	1 Emergency Shelter/Streets	=
				2 Temporary Housing	=
				3 Private Housing	=
				4 Other HOPWA	=
				5 Other Subsidy	=
		Total number of households whose tenure exceeded 24 months:	0	6 Institution	=
				7 Jail/Prison	=
				8 Disconnected/unknown	=
				9 Death	=

**Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness**

**(Short-Term Housing Assistance)**

Report the total number of households that received STRMU assistance in Column 1. In Column 2, identify the result of the housing assessment made at time of assistance, or updated in the operating year. (Column 3 provides a description of housing outcomes; therefore, data is not required.) In Row 1a, enter the total number of households served in the prior operating year that received STRMU assistance this year. In Row 1b, enter the total number of households that received STRMU Assistance in the 2 prior operating years that received STRMU assistance this year. Note: The sum of Column 2 should equal the number of households reported in Column 1.

**Assessment of Households receiving STRMU Assistance**

[1] STRMU Housing Assistance	[2] Assessment of Housing Status		[3] HOPWA Client Outcomes
=	Maintain Private Housing without subsidy (e.g. Assistance provided/completed and client is stable, not likely to seek additional support)	= 32	<i>Stable/Permanent Housing (PH)</i>
	Other Private Housing without subsidy	=	
	Other HOPWA support (PH)	=	
	Other housing subsidy (PH)	=	
	Institution (e.g. residential and long-term care)	=	
	Likely to maintain current housing arrangements, with additional STRMU assistance	=	<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
	Transitional Facilities/Short-term (e.g. temporary or transitional arrangement)	=	
	Temporary/non-permanent Housing arrangement (e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days)	=	
	Emergency Shelter/street	=	<i>Unstable Arrangements</i>
	Jail/Prison	=	
Disconnected	=		
Death	=	<i>Life Event</i>	
1a. Total number of households that received STRMU assistance in the prior operating year, that also received STRMU assistance in the current operating year.			=
1b. Total number of those households that received STRMU assistance in the two (2 years ago) prior operating years, that also received STRMU assistance in the current operating year.			=

### Section 3. HOPWA Outcomes on Access to Care and Support

#### 1A. Status of Households Accessing Care and Support by Project Sponsors delivering HOPWA Housing Assistance/Housing Placement/Case Management

Use Table 1 A for project sponsors that provide HOPWA housing assistance/housing placement with or without case management services. In Table 1A, identify the number of client households receiving any type of HOPWA housing assistance that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. *Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 1C and 1D.*

Categories of Services Accessed	Households Receiving Housing Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.		<i>Support for Stable Housing</i>
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan..		<i>Access to Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan,		<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.		<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income.		<i>Sources of Income</i>

#### 1B. Number of Households Obtaining Employment

In Table 1B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. Note: This includes jobs created by this project sponsor or obtained outside this agency.

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job		<i>Sources of Income</i>

#### Chart 1C: Sources of income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> <li>• Earned Income</li> <li>• Unemployment Insurance</li> <li>• Supplemental Security Income (SSI)</li> <li>• Social Security Disability Income (SSDI)</li> <li>• Veteran's Disability Payment</li> <li>• General Assistance, or use local program name</li> <li>• Temporary Assistance for Needy Families (TANF) income, or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>• Veteran's Pension</li> <li>• Pension from Former Job</li> <li>• Child Support</li> <li>• Alimony or Other Spousal Support</li> <li>• Retirement Income from Social Security</li> <li>• Private Disability Insurance</li> <li>• Worker's Compensation</li> </ul>
--	--

#### Chart 1D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> <li>• MEDICAID Health Insurance Program, or local program name</li> <li>• Veterans Affairs Medical Services</li> <li>• State Children's Health Insurance Program (SCHIP), or local program name</li> </ul>	<ul style="list-style-type: none"> <li>• MEDICARE Health Insurance Program, or local program name</li> <li>• AIDS Drug Assistance Program (ADAP)</li> <li>• Ryan White-funded Medical or Dental Assistance</li> </ul>
---	---

**2A. Status of Households Accessing Care and Support through HOPWA-funded Services receiving Housing Assistance from Other Sources**

In Table 2A, identify the number of client households served by project sponsors receiving HOPWA-funded housing placement or case management services who have other and housing arrangements that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 2C and 2D.

Categories of Services Accessed	Households Receiving HOPWA Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	165	Support for Stable Housing
2. Successfully accessed or maintained qualification for sources of income.	31	Sources of Income
3. Had contact with a primary health care provider consistent with the schedule specified in clients individual service plan.	96	Access to Health Care
4. Has accessed and can maintain medical insurance/assistance.	16	Access to Health Care
5. Has contact with case manager, benefits counselor, or housing counselor consistent with the schedule specified in client's individual service plan.	138	Access to Support

**2B. Number of Households Obtaining Employment**

In Table 2B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. Note: This includes jobs created by this project sponsor or obtained outside this agency.

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	7	Sources of Income

**Chart 2C: Sources of income include, but are not limited to the following (Reference only)**

<ul style="list-style-type: none"> <li>• Earned Income</li> <li>• Unemployment Insurance</li> <li>• Supplemental Security Income (SSI)</li> <li>• Social Security Disability Income (SSDI)</li> <li>• Veteran's Disability Payment</li> <li>• General Assistance, or use local program name</li> <li>• Temporary Assistance for Needy Families (TANF) income, or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>• Veteran's Pension</li> <li>• Pension from Former Job</li> <li>• Child Support</li> <li>• Alimony or Other Spousal Support</li> <li>• Retirement Income from Social Security</li> <li>• Private Disability Insurance</li> <li>• Worker's Compensation</li> </ul>
--	--

**Chart 2D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)**

<ul style="list-style-type: none"> <li>• MEDICAID Health Insurance Program, or local program name</li> <li>• Veterans Affairs Medical Services</li> <li>• State Children's Health Insurance Program (SCHIP), or local program name</li> </ul>	<ul style="list-style-type: none"> <li>• MEDICARE Health Insurance Program, or local program name</li> <li>• AIDS Drug Assistance Program (ADAP)</li> <li>• Ryan White-funded Medical or Dental Assistance</li> </ul>
---	---

**End of PART 4**

## **PART 5: Worksheet - Determining Housing Stability Outcomes**

1. This chart is designed to assess program results based on the information reported in Part 4.

<b>Permanent Housing Assistance</b>	<b>Stable Housing</b> (# of households remaining in program plus 3+4+5+6=#)	<b>Temporary Housing</b> (2)	<b>Unstable Arrangements</b> (1+7+8=#)	<b>Life Event</b> (9)
Tenant-Based Rental Assistance (TBRA)				
Permanent Facility-based Housing Assistance/Units				
Transitional/Short-Term Facility-based Housing Assistance/Units				
<b>Total Permanent HOPWA Housing Assistance</b>				
<b>Reduced Risk of Homelessness: Short-Term Assistance</b>	<b>Stable/Permanent Housing</b>	<b>Temporarily Stable, with Reduced Risk of Homelessness</b>	<b>Unstable Arrangements</b>	<b>Life Events</b>
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)				
<b>Total HOPWA Housing Assistance</b>				

### **Background on HOPWA Housing Stability Codes**

#### **Stable Permanent Housing/Ongoing Participation**

3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self sufficient arrangements) with reasonable expectation that additional support is not needed.

4 = Other HOPWA-funded housing assistance (not STRMU), e.g. TBRA or Facility-Based Assistance.

5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, public housing).

6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility).

#### **Temporary Housing**

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

#### **Unstable Arrangements**

1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).

7 = Jail /prison.

8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

#### **Life Event**

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

**Tenant-based Rental Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that

accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item: 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Permanent Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Transitional/Short-Term Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Tenure Assessment.** A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

**STRMU Assistance:** Stable Housing is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance; Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements Unstable Situation is the sum of number of households reported under housing status: Emergency Shelter; Jail/Prison; and Disconnected.

**End of PART 5**

**PART 6: Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)**

Grantees that use HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years. If non-substantial rehabilitation funds were used they are required to operate for at least three years. Stewardship begins once the facility is put into operation. This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility that had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

**1. General information**

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input checked="" type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  12-31-2001

**2. Number of Units and Leveraging**

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	<b>3</b>	

**3. Details of Project Site**

Name of HOPWA-funded project site	<b>International Boulevard Phase 1 "Seminary Havenscourt"</b>
Project Zip Code(s) and Congressional District(s)	<b>94621 District 9</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>510.638.5329</b> <b>6000 International Boulevard, Oakland, CA 94621</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input checked="" type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  12-31-2001

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	2	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Stanley Avenue Apartments International Boulevard Phase II</b>
Project Zip Code(s) and Congressional District(s)	<b>94621 District 9</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>510.638.5329 6001 International Boulevard, Oakland, CA 94621</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input checked="" type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  2005

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	4	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Eastmont Court Apartments</b>
Project Zip Code(s) and Congressional District(s)	<b>94605 District 9</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>510.568.9259</b> <b>6850Foothill Boulevard</b> <b>Oakland, CA 94605</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input checked="" type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  12-2002

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	4	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Adeline Street Apartments</b>
Project Zip Code(s) and Congressional District(s)	<b>94703 District 9</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>510.595.9995</b> <b>3222 Adeline Street</b> <b>Berkeley, CA 94703</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input checked="" type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input checked="" type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  12-31-2001

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	8	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Concord House</b>
Project Zip Code(s) and Congressional District(s)	<b>94541 District 9</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>510.278.1843</b> <b>20373 Concord Avenue</b> <b>Hayward, CA 94541</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input checked="" type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input checked="" type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  1998

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	6	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Regent Street House</b>
Project Zip Code(s) and Congressional District(s)	<b>94704 District 9</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>510.845.0940</b> <b>2511 Regent Street</b> <b>Berkeley, CA 94704</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input checked="" type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  01-10-2006

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	2	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Lorenzo Creek Apartments</b>
Project Zip Code(s) and Congressional District(s)	<b>94621 District 9</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>510.881.0800</b> <b>22198 Center Street</b> <b>Castro Valley, CA 94546</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input checked="" type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  05-2003

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	<b>10</b>	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Alvarez Court Apartment</b>
Project Zip Code(s) and Congressional District(s)	<b>94564 District 10</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>510.724.1928</b> <b>760 Alvarez Avenue, Pionole, CA 94564</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input checked="" type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  1999

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	<b>11</b>	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Aspen Court Apartments</b>
Project Zip Code(s) and Congressional District(s)	<b>94553 District 1 District 9</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>925.686.9008</b> <b>121 Aspen Drive, Pacheco, Ca 94553</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input checked="" type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  12-31-2001

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	5	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Bella Monte Apartments</b>
Project Zip Code(s) and Congressional District(s)	<b>94565 District 10</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>925.261.1256</b> <b>2410 Willow Pass Road, Bay Point, CA 94565</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input checked="" type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  12-31-2001

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	5	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Lakeside Apartments</b>
Project Zip Code(s) and Congressional District(s)	<b>94520 District 10</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>925.827.2805</b> <b>1897 Oakmead Drive, Concord, CA 94520</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>  Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b>  510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr <input checked="" type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Resources for Community Development	Date Facility Began Operations (mm/dd/yy)  12-31-2001

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	3	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Villa Vasconcellos</b>
Project Zip Code(s) and Congressional District(s)	<b>94565 District 10</b>
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>925.465.3858</b> <b>1515 Geary Road, Walnut Creek, CA</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b> Dan Sawislak, Executive Director	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> (person who can answer questions about the report and program) Kathy Treggiari, Director of Resident Services	<b>Contact Phone (with area code)</b> 510.841.4410

### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input checked="" type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Garden Park Apartments Community	Date Facility Began Operations (mm/dd/yy)  12-11-2004

### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	6	

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Garden Park Apartments Community</b>
Project Zip Code(s) and Congressional District(s)	<b>94523 District 10</b>
Is the address of the project site confidential?	<input checked="" type="checkbox"/> <i>Yes, protect information; do not list.</i> <input type="checkbox"/> <i>Not confidential; information can be made available to the public.</i>
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b> Valerie Agostino, President	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i> Valerie Agostino, President	<b>Contact Phone (with area code)</b> 415.335.7100

**End of PART 6**