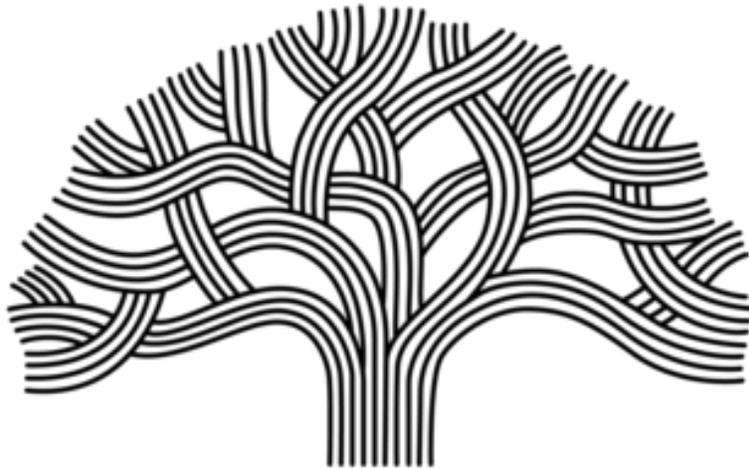


CONSOLIDATED PLAN
for
Housing and Community Development

July 1, 2015 – June 30, 2020



CITY OF OAKLAND

**FINAL for City Council Consideration on
July 7, 2015**

Housing and Community Development Department

Executive Summary

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

1. Introduction

The City's Consolidated Plan for Housing and Community Development is a comprehensive analysis of current market conditions, housing and community development needs and a five year strategy to address those needs. The Community Planning and Development section of the U.S. Department of Housing and Urban Development (HUD) requires four programs to submit a Consolidated plan at five year intervals. The four programs are the Community Development Block Grant (CDBG) Program, The Emergency Shelter Grant (ESG) programs, the Housing Opportunities for Persons with AIDS/HIV (HOPWA) program and the HOME Investment Partnerships program. The Consolidated Plan covers the five Fiscal Years 2015-2020.

This planning document contains a comprehensive five-year strategic plan designed to achieve the following: 1) Increase and maintain the supply of affordable supportive housing for low-income and special needs populations, including the homeless, 2) Create a suitable living environment through neighborhood revitalization and improvements in public facilities and services, 3) Expand economic opportunities for lower income households.

The Plan was developed with coordination with other City departments, analysis of demographic data, citizen participation, consultations with public, private and nonprofit organizations, and discussions with other government agencies. The purpose of the plan is to provide the framework for comprehensive, integrated approach to planning and implementing Oakland's housing, community development, economic development and homeless needs and priorities in the form of a Strategic Plan. Because funds are limited and unmet needs are great, the City leveraged Consolidated Plan Investments as much as possible. This plan also allows the City to apply for other grants when the federal government makes them available to local jurisdictions. The City prepares Certifications of Consistency with the Consolidated Plan to assure that both City and external agencies applying for other HUD programs are proposing activities consistent with the needs, goals and priorities identified in the City's Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

3. Evaluation of past performance

The Cumulative Matrix Table on the following pages shows the five-year goals for housing and homeless activities established in the City's previous 2010-15 Consolidated Plan and the progress toward these goals that was achieved as of June 2014.

The City made substantial progress toward meeting many but not all of its housing goals. As of June 30, 2015, the goals of expanding the supply of affordable rental housing and ownership housing fell short by about 40% and 20% respectively. Given that the City of Oakland's Redevelopment Agency was dissolved as of February 2012 there will be no future funding for the main source funding new affordable housing development—this is the main reason that the City was not able to meet these goals. Alternately, the City met its goals for new Senior and special needs housing units. Additionally, the City met its goals to preserve its affordable housing stock as there were many older affordable housing developments that had significant amounts of deferred maintenance.

The City's first-time homebuyer program continued to experience difficulty in 2010-12 due to the foreclosure crisis and recession. Additionally, this program was heavily funded by Oakland's Redevelopment Agency so its dissolution in February 2012 severely impacted the program. In recent years, City staff secured state funding to continue program operations. Unfortunately, this effort will not make up for the major funding losses to the program and it is unlikely that the City will realize its five-year goal.

Changes to the City's residential lending program for rehabilitation of owner-occupied housing, including increases in the maximum loan amounts, have produced an increase in activity that resulted in the City exceeding its 5 year goals by June 2014 (4th year of the 5-year plan).

Objectives for the Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG) and Housing Opportunities for Persons With AIDS (HOPWA) funded homeless housing services and special needs programs are to utilize the various funding streams to increase and maintain the supply of affordable supportive housing for homeless households, extremely low –income, low-income and special needs populations.

The City of Oakland's Permanent Access To Housing (PATH) Strategy is supported by HUD's HEARTH (Homeless Emergency And Rapid Transition To Housing) ESG to provide rapid rehousing, homeless prevention, housing relocation & stabilization services, rental assistance, emergency shelter, and street outreach (essential services) to assist homeless clients into permanent (supportive) housing. Additional funds accessed to support the City's PATH strategy include, but not limited to Community Development Block Grant funds, from Alameda County and the City of Berkeley, Housing Authority, and Supportive Housing Program funds.

The Department of Human Services – Community Housing Services Division has been successful in addressing the majority of the goals and objectives addressed in the 2014-15 Annual Action Plan. The City continues to work to improve the delivery of the restructured Citizen Participation and Evaluation process.

Outreach service goals have been exceeded, reaching those in homeless encampments, shelters, food distribution sites, City sponsored Homeless Outreach Fairs and the like in order to disseminate needed information and encourage access to available services and housing in Oakland.

Goals set under HIV/AIDS Housing and services are being met in the Oakland EMA (Eligible Metropolitan Area) which includes Alameda County and Contra Costa County providing housing, information & referral, and support services to persons living with AIDS and their households.

Within the Oakland Eligible Metropolitan Statistical Area (EMSA), HOPWA funds are used to: develop housing for persons with HIV/AIDS and their families; fund property acquisition and rehabilitation to increase HIV/AIDS housing inventory; maintain current inventory of HIV/AIDS housing within the Oakland EMSA; and to provide HIV/AIDS services including, but not limited to information and referral services, tenant based rental assistance, short term rental and utilities assistance, and other support services to assist HIV/AIDS clients and their families to stabilize their lives while housed.

Availability of funding to increase the number of permanent supportive housing units at the rate outlined in the City's PATH Strategy, published in May 2007 continues to be a serious challenge in meeting the permanent supportive housing stock goals. While improving, the state of the economy proves to be an overlaying barrier to HIV/AIDS housing development projects and needed services for persons living with AIDS and their families. Developers' decreased access to loans has caused delays in the development and the securing of mixed funds to support these projects. As a result, larger funding gaps are experienced for longer periods in the development of the housing projects. Agencies are collaborating and applying for less traditional fund sources in order to fully fund these highly needed projects, for the provision of affordable housing for persons with HIV/AIDS, as the availability of affordable housing in the bay area is another frequently stated barrier, especially for those clients living with HIV/AIDS that have bad credit and/or criminal records.

Under HOPWA, during the 2013/14 program year, 155 households with at least one persons living with AIDS were provided permanent supportive housing and housing assistance. Information and referral services were provided to more than 1,500 households for HIV/AIDS housing and other services. Twelve new units of HOPWA housing were completed in the last year, with another 46 units underway.

		Cumulative Matrix Summary Table 5-Year Strategy (FY 2010-2015)	
		Goals	Actual To Date (July 1, 2010 to June 30, 2014)
Objective 1: Expansion of the Supply of Affordable Rental Housing			
	Rental Housing New Construction: Units Built	403 Units Built or Underway	249
	Rental Housing New Construction: Units Underway		
Objective 2: Preservation of the Supply of Affordable Rental Housing			
	Rental Housing Preservation: Units (Preserved) Built	650 Units Built or Underway	941
	Rental Housing Preservation: Units (Preservation) Underway		
	Public Housing Reconstruction: Units (Reconstructed) Built		108
	Public Housing Reconstruction: Units (Reconstruction) Underway		
Objective 3: Expansion of the Supply of Affordable Ownership Housing			
	Ownership Housing Construction: Units Built	52 Units Built or Underway	42
	Ownership Housing Construction: Units Underway		
Objective 4: Expansion of Ownership Opportunities for First-Time Homebuyers			
	Mortgage and Down payment Assistance	165 Households	113
	Housing Counseling	Prepare Residents	1,341
	Mortgage Credit Certificates	100 Households	26
	CalHome Program	15 Households	50

		Cumulative Matrix Summary Table 5-Year Strategy (FY 2010-2015)	
		Goals	Actual To Date (July 1, 2010 to June 30, 2014)
Objective 5: Improvement of Existing Housing Stock			
	Owner-Occupied Housing Rehabilitation: Units Completed	1365 Housing Units	2,022
	Owner-Occupied Housing Rehabilitation: Units Underway		
Objective 6: Provision of Rental Assistance for Extremely Low and Very Low Income Families			
	Tenant Based Rental Assistance	Maintain Current Level of Assistance	1,000
Objective 7: Provision of Supportive Housing for Seniors and Persons with Special Needs			
	Senior Housing Development: Units Built	300 Units Built or Underway	299
	Senior Housing Development: Units Underway		
	Persons with Special Needs Housing Development: Units Built		68
	Persons with Special Needs Housing Development: Units Underway		
	Access Improvement: Units Completed	40 Housing Units	72
	Access Improvement: Units Underway		

		Cumulative Matrix Summary Table 5-Year Strategy (FY 2010-2015)	
		Goals	Actual To Date (July 1, 2010 to June 30, 2014)
Objective 8: Prevention of Foreclosures and Stabilization of Neighborhoods			
	Ownership Housing: Acquisition/Rehabilitation	150 Units Built or Underway	22
	Rental Housing: Acquisition/Rehabilitation	58 Housing Units	59
	Board Up/Clean Up Program	30 Households	162
	Foreclosure Counseling	1000 Households	3,200
	Land Trust Pre- and Post-Purchase Counseling	200 Households	6
Objective 9: Removal of Impediments to Fair Housing			
	Referral, Information, and Counseling to Residents w/Disabilities		6,246
	Referral, Information, and Counseling to Residents	7,500	9,441
	Discrimination Education and Investigation	300 Households	1,012
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness			
Homeless Reduction		4563 Individuals/Households	
	Outreach	2800 Individuals	2,244
	Winter Shelter	2700 Individuals	890
	Year-Round Shelter and Services	3500 Individuals	4,949
	HIV/AIDS Housing and Services	2500 Individuals	2,717
	Rapid ReHousing	Individuals/households	
Elimination of Homelessness		4427 Individuals/Households	
	Development & Maintenance of Existing Permanent and Supportive Housing	761 Beds	648
	Support of Collaborative to Assist Chronically Homeless in Enrolling in Appropriate Public Benefits Programs	10 Agencies	44

		Cumulative Matrix Summary Table 5-Year Strategy (FY 2010-2015)	
		Goals	Actual To Date (July 1, 2010 to June 30, 2014)
	Integrated Planning Activities Through the Continuum of Care Council	20 Agencies	79
Homeless Prevention		4563 Households	
Special Needs Objectives			
	HIV/AIDS Housing & Housing Development	216 Bedroom Units	40

4. Summary of citizen participation process and consultation process

The City of Oakland undertook an intensive Citywide Community and Neighborhood Needs Assessment as required by the U.S. Department of Housing and Urban Development (HUD). The assessment efforts gathered community input from those who live and work in Oakland on the priorities and resource allocations for federal HUD funds over the next five years.

City staff held two community meetings in May 2015 and circulated widely a Community Needs Survey in three languages (English, Spanish and Chinese). The first meeting was held at Oakland City Hall on May 6 from 5:30 to 7pm, a central location easily accessible by BART and with ample parking. The second meeting was held at the East Oakland Senior Center on May 18 from 6 to 8 pm. At the community wide meetings City staff solicited input on housing, economic development and community development needs and priorities. Other organizations and citizens invited to these meetings included East Bay Housing Organizations and City Council constituents. These meetings were advertised via email to a list of over 900 subscribers that included emails of participants from all Community Development District (CDD) boards and interested residents, representatives from community organizations and business owners involved in other Oakland community planning efforts (e.g.: Housing Element and Specific Plan email lists). In addition to the above email list, separate emails were sent to the constituent email lists for the Mayor and all City Council members. All CDD board representatives (approximately 59 members) received hard copy meeting announcements and surveys via USPS. A notice of these meetings was also posted on the City's webpage. Interpretation services in languages other than English and for American Sign Language were also available for both community meetings. All meeting locations were accessible to wheelchairs.

Consultations with local agencies on lead-based paint hazards occurred through the Community Development Partnership—a partnership between the City of Oakland, the Alameda County Lead Poisoning and Prevention Program (ACLPPP), and the U.S. Department of Housing and Urban Development's (HUD) Lead-Based Paint Hazard Control Grant Program. Alameda County will provide technical assistance, lead evaluations, risk assessments and paint inspections in up to 30 units of eligible housing pre year in Oakland for HUD 22. The Lead Hazard Control Grant, HUD 22, is a three-year grant. ACLPPP will also provide clearance inspections, health education, promotion of blood lead screening and limited assistance with temporary relocation.

For those unable to attend the community meetings, the City offered the opportunity to provide input and prioritization of community and neighborhood needs via both online paper surveys. The survey was translated into Spanish and Chinese and was available for three weeks. Links to online survey was circulated to the email list noted above (900+ interested subscribers). And again, in addition to the above noted email list, separate

emails were sent to the constituent email lists for the Mayor and all City Council members. In addition, to the online survey, hard copies were circulated via the Mayor's office, City Council members, the City's Department of Human Services and the Housing Assistance Center. Non-City agencies also participated in circulating both the links to the online survey and paper copies of survey in various languages—those agencies are listed in Table 2. Approximately 400 paper surveys were distributed. There were 1,346 online survey responses (of those 1 was in Spanish and 1 was in Chinese). There were 58 paper survey responses (of those 3 were in Spanish and 19 were in Chinese). City staff was pleased with the paper survey response as it was approximately a 15% response rate (paper survey responses / total number of paper surveys distributed). Overall, there was a total of 1,404 survey responses (of those 4 were in Spanish and 20 were in Chinese).

A draft of this document was released May 18, 2015. Notices of the availability to comment on this document went out to the above-mentioned mailing list. Additionally, a notification of the release of the draft document was circulated in 3 newspapers (Yo Soy Media, Sing Tao Daily, Tribune/Bay Area Newsgroup). The public was given until June 1, 2015 to provide comments on this document on the card provided or through email. Those comments are summarized below under "Summary of Public Comments." These comments were then used to inform edits to the next public review draft available for public comment prior to the second official public hearing to adopt this 5-year plan document.

5. Summary of public comments

Comments were received at two community meetings and a public request for comments was circulated May 20, 2015. The first Community Meeting was held at Oakland City Hall on May 6, 2015 (12 members of the public and 3 staff and consultants attended). The second Community Meeting was held at the East Oakland Senior Center on May 18, 2015 (46 members of the public, 2 City Council staff members, Council Member Desley Brooks, and 4 City staff member were in attendance).

See section PR-15 for details of comments from both of these meetings.

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

Once public comment period is complete, more narrative will be added to this section.

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency, CDBG Grant Administrator	City of Oakland	Housing and Community Development Department, CDBG Program
HOME Administrator	City of Oakland	Housing and Community Development Department, Housing Development Services
ESG Administrator	City of Oakland	Department of Human Services, Community Housing Services,
HOPWA Administrator	City of Oakland	Department of Human Services, Community Housing Services, Alameda and Contra Costa Counties

Table 1 – Responsible Agencies

Narrative

The City of Oakland (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City’s CDBG Program in the Housing and Community Development Department (HCD) is responsible for the administration of Housing and Urban Development (HUD) Entitlement grants which includes the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). CDBG Program works closely with HCD’s Housing Development Section that manages the HOME program and Oakland’s Department of Human Services that manages the ESG and HOPWA programs along with Alameda and Contra Costa Counties. CDBG Program staff is responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

Consolidated Plan Public Contact Information

Gregory Garrett, Acting Manager, CDBG Programs
 City of Oakland, Housing and Community Development Department
 250 Frank H. Ogawa Plaza, Ste. 5313
 Oakland, CA 94612
 510-238-3716
 cdbg@oaklandnet.com

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

A *Community Needs Survey* was conducted to solicit input from residents and workers in the City of Oakland. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

A total of 1,404 survey responses were collected between May 4 and May 20, 2015, including 1,346 surveys collected electronically and 58 collected on paper. Of these surveys, 1,380 individuals responded to the survey in English, 4 individuals responded in Spanish, and 20 individuals responded to the questionnaire in Chinese characters.

Two Consolidated Plan Community Meetings were conducted to provide an introduction to the City's Five-Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City of Oakland on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. A total of 58 individuals participated in the forums and provided feedback on what they considered the housing, economic, and community development priorities within the City.

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

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes Oakland, other cities in the jurisdiction and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services and mental health services — that share overlapping client populations. Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan, helped to form EveryOne Home into a community based organization to implement the Plan and now serve as the County's Continuum of Care.

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement

jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, and representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

The EveryOne Home plan is structured around five major goals: 1) Prevent homelessness and other housing crises. The most effective way to end homelessness is to prevent it in the first place by making appropriate services accessible at the time they are needed. In particular, people leaving institutions such foster care, hospitals, jails and prisons need interventions and planning that will prevent them from exiting into homelessness. 2) Increase housing opportunities for the plan's target populations. Increasing affordable and supportive housing opportunities requires creative use of existing resources, developing new resources and using effective models of housing and services. This plan identifies a need for 15,000 units of housing for people who are homeless or living with HIV/AIDS or mental illness over the next 15 years. 3) Deliver flexible services to support stability and independence. Culturally competent, coordinated support services must accompany housing. Direct service providers in all systems throughout the county must have a degree of knowledge about and access to a range of housing resources and supportive services. 4) Measure success and report outcomes. Evaluating outcomes will allow systems and agencies to identify successful programs and target resources toward best practices. 5) Develop long-term leadership and build political will. The goals of EveryOne Home will only be achieved by developing a long-term leadership structure that can sustain systems change activities. Implementation of this plan will also require building and sustaining political and community support for its vision and activities.

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

The City of Oakland is in regular consultation and participate with EveryOne Home (the Alameda County-wide continuum of care. Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Oakland, City of Berkeley, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional

consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY 15-16 to FY 19-20 ESG funding.

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

Agency, Group, Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency-Group-Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
East Bay Community Law Center	Services – Tenant/Landlord Counseling	Needs Assessment and Strategic Plan	Distributed paper surveys and links to online surveys to be distributed to members and constituents of this organization seeking input on community needs and housing discrimination.
Centro Legal de la Raza	Services – Tenant/Landlord Counseling	Needs Assessment and Strategic Plan	Distributed paper surveys and links to online surveys to be distributed to members and constituents of this organization seeking input on community needs and housing discrimination.
Causa Justa :: Just Cause	Services – Tenant/Landlord Counseling	Needs Assessment and Strategic Plan Target Area – International Blvd	Distributed paper surveys and links to online surveys to be distributed to members and constituents of this organization seeking input on community needs and housing discrimination.

Agency, Group, Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency-Group-Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Alameda County Public Health Department	Services-Public Health	Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
Alliance of Californians for Community Empowerment		Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
Allen Temple Baptist Church		Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
East Bay Housing Organizations	Affordable Housing Advocacy	Needs Assessment and Strategic Plan Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
East Bay Asian Local Development Corporation	Affordable Housing Developer – CHDO	Needs Assessment and Strategic Plan Target Area – International Blvd Target Area – San Pablo Corridor	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd (OSNI) and San Pablo Area Revitalization Collaborative (SPARC)
East Bay Asian Youth Center	Community Organization – Youth	Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd

Agency, Group, Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency-Group-Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
East Side Arts Alliance	Community Organization - Arts	Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
OCCUR	Community Organization	Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
OCO	Community Organization	Needs Assessment and Strategic Plan Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd Distributed surveys at a membership meeting seeking input on community needs and housing discrimination.
Policy Link		Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
TransForm		Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd

Agency, Group, Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency-Group-Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Unity Council		Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
Urban Strategies Council		Target Area – International Blvd	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
Community Development Corporations of North Richmond	Affordable Housing Developer – CHDO	Needs Assessment and Strategic Plan	Distributed paper surveys and links to online surveys to be distributed to members and constituents of this organization seeking input on community needs and housing discrimination.
Housing Consortium of the East Bay	Affordable Housing Developer	Needs Assessment and Strategic Plan	Attended Community Meeting #1
Asian Pacific Environment Network	Environmental justice organization	Needs Assessment and Strategic Plan	Distributed surveys at a membership meeting seeking input on community needs and housing discrimination.
Mayor Libby Schaaf-Constituents	Civic Leader	Needs Assessment and Strategic Plan	Distributed paper surveys and links to online surveys to be distributed constituents of this governing body seeking input on community needs and housing discrimination.

Agency, Group, Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency-Group-Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Council Members of City of Oakland- Constituents	Civic Leader	Needs Assessment and Strategic Plan	Distributed paper surveys and links to online surveys to be distributed constituents of this governing body seeking input on community needs and housing discrimination.
Department of Human Services (150 Frank H. Ogawa Plaza, 4 th Floor, Oakland, CA)	City Services	Needs Assessment and Strategic Plan	Distributed paper surveys to service recipients of this City Agency seeking input on community needs and housing discrimination.
Housing Assistance Center (250 Frank H. Ogawa Plaza, 6 th Floor, Oakland, CA)	City Services	Needs Assessment and Strategic Plan	Distributed paper surveys to service recipients of this City Agency seeking input on community needs and housing discrimination.
Community Development District Board Members	Community Advocates	Needs Assessment and Strategic Plan	Emailed community meeting announcement and links to online survey in addition to sending via USPS paper surveys and community meeting announcements.

Agency, Group, Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency-Group-Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Housing Element Email List Serve	Community Advocates	Needs Assessment and Strategic Plan	900+ email list-serve that was developed for the City's 2015-23 Housing Element outreach and public participation for this State-mandated document. This list included those involved in the development of the prior Housing Element (2007-2014) planning process, members of the public involved in the City's various Specific Planning processes, Community Development District Board Members, and former Redevelopment Agency Project Area Committee Members. Emailed community meeting announcements and meeting reminders, and links to online survey.

Agency, Group, Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency-Group-Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Alameda County Entitlement Jurisdictions/EveryOne Home	Other government – County Other government – Local Regional organization – Grantee Department	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy	Alameda County HCD, City of Berkeley and City of Oakland met to discuss regional issues affecting all three entitlement jurisdictions and to coordinate HOPWA and Continuum of Care consultations.
Alameda County Contra Costa County City of Oakland	Services-Persons with HIV/AIDS Other government – County Other government – Local Regional organization	HOPWA Strategy	Meeting with the Cities of Oakland, Berkeley, HCD and Contra Costa County to discuss regional HOPWA needs for the next five years.

Table 2 – Agencies, groups, organizations who participated

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

City staff is open to hear comments from the public on any organizations or constituents missing from Table 2 “Agencies, Groups, Organizations who Participated (in the strategic planning process).” This will be noted for future meetings and consultation processes.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Element	City of Oakland Housing and Community Development Department Bureau of Planning/Strategic Planning	The 5 Year Consolidated Plan Goals are all included in the Housing Element. The Housing Element Goals are more expansive in that they contain both housing policy goals beyond those noted for HUD in addition to land use planning policy goals directly related maintaining and growing the housing units for the City’s existing and projected population.
Making Transitions Work	Oakland Housing Authority	States goals of the Oakland Housing Authority directly quoted to demonstrate Oakland Housing Authority Programs.
Continuum of Care	EveryoneHome	County-wide plan that serves as a guide to the City of Oakland’s Strategic Plan to address homelessness, HIV/AIDS housing & services, rapid rehousing and those activities to eliminate homelessness in Oakland
Housing Equity Roadmap	City of Oakland, Housing and Community Development Department, Strategic Initiatives	
2013 Alameda Countywide Homeless Count and Survey	EveryoneHome	Homeless population data analysis.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In late 2014 Oakland met with City of Berkeley and Alameda County staff, area CDBG and HOME entitlement jurisdictions to coordinate planning efforts. Additionally during the 2010-15

Consolidated Planning period, Oakland worked with East Bay HOME Participating Jurisdictions (Alameda County, Contra Costa County, Berkeley and Richmond) to compare and coordinate monitoring of HOME-assisted projects. With technical assistance from HUD, this East Bay HOME Collaborative worked to (a) ensure that all HOME requirements for compliance and monitoring are being met, and (b) develop a set of more standardized reporting forms and procedures so that developers/owners working in multiple jurisdictions will have a common set of requirements and procedures across all jurisdictions where they work. This collaborative periodically re-connects to discuss issues related to the management of HOME program resources. Finally, and again during the 2010-15 Consolidated Planning period, Oakland staff worked with East Bay CDBG entitlement jurisdictions to compare and coordinate Fair Housing program implementation. Active jurisdictions included Alameda County, City of Alameda, Berkeley, Oakland, Pleasanton, Concord, Richmond; additional jurisdictions that participated in at least one meeting included: Walnut Creek, San Leandro, and Livermore.

The City of Oakland continues its collaboration with Alameda County Lead Poisoning Prevention Program (ACLPPP) via the Community Development Partnership (Partnership).

The current strategies to address known lead-based paint hazards in housing units are dependent on the complexity of the scope of work and the cost to remediate the project. Lead based paint remediation is mandatory for buildings constructed prior to 1978. When rehabilitation costs are less than or equal to \$5,000, lead hazards are presumed safe and safe work practices are required on all surfaces disturbed by the rehabilitation work. Rehabilitations between \$5,000 and \$25,000 require risk assessments and/or paint testing and the performance of interim controls on identified hazards. Rehabilitation over \$25,000 requires risk assessments and/or paint inspections and abatement only on identified lead-based paint hazards, which includes all applicable surfaces (e.g.: surfaces to be disturbed or surfaces with deteriorated paint resulting from impact, friction, or chewable surfaces).

As a result of a recent strategic planning process, following are specific activities that were identified to address lead-based paint hazards in the City of Oakland.

The Partnership, via the Lead Hazard Control team, will identify and remediate lead hazards in at least 25 eligible housing units. The City of Oakland's CDBG program will provide funds, and the Partnership will seek to leverage these funds for in-kind contributions resulting in a total program budget of \$144,000. These funds will be used for rehabilitation and lead hazard control activities.

The Partnership will maintain contact information for families and housing units receiving lead hazard control services under the contract with ACLLPP. The contact information will be used to do outreach in health education and the promotion of blood lead screening for families with children under six residing in or spending a significant amount of time in units known to have lead-based paint.

With regard to remediation of housing units known to have lead hazards, the Lead Hazard Control team will incorporate detailed scopes of work to avoid lead poisoning in the rehabilitation process. Areas that are covered in the scope of work will also include occupant protection from lead hazards during lead hazard control and rehabilitation.

In addition to the Partnership program, City of Oakland will continue to implement its own Lead Safe Homes Program and the Home Maintenance and Improvement Program. These programs provide loans and grants to low- and very low-income homeowners. Funds are used for interior and exterior house painting and other related lead-based paint hazard reduction repairs and services. Rehabilitation staff will incorporate detailed scopes of work to avoid lead poisoning in the rehabilitation process. Areas that are covered in the scope of work will also include occupant protection from lead hazards during lead hazard control and rehabilitation and conduct routine monitoring of conformity with Lead Paint regulations.

PR-15 Citizen Participation

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

Oakland's consultation strategy included a *Community Needs Survey* and two community meetings that were held in May 2015. This outreach was an effort to notify City residents that the 5 Year Consolidated Plan was being written, get input on community needs and to inform the City's needs analysis and priority establishment process for the 2015-2020 planning period. In addition, the City of Oakland met in consultation with other local jurisdictions including City of Berkeley, City of Hayward, Alameda County, and Contra Costa County regarding their planning process and the use of CDBG, HOPWA, ESG and HOME funds.

A *Community Needs Survey* was conducted to solicit input from residents and workers in the City of Oakland. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

The City sought responses from as many interested Oakland residents and workers as possible. The chose not to sample a statistically representative pool of the City's population, therefore the results should only be considered an indicator of opinions held by those respondents and not necessarily representative of the City population as a whole.

The survey was distributed to a selection of key service locations within the City and electronically with the intent of getting as many respondents as possible from the many diverse residents and workers of Oakland. The survey was available in hard copy format, as well as electronic format via Survey Monkey. The survey was available online and offline in English, Spanish, and Chinese characters. Electronic notification and distribution of the online survey was done through the City's GovDelivery email service to a list of about 900 emails. In addition, the survey was emailed to Oakland's Mayor and City Council Members so that they could forward

to their respective email lists. Additionally, City staff requested sent links to the survey to its Fair Housing and Housing Related Services contractors requesting wide distributions to its various email lists. Three email bulletins were sent during the survey period. Statistics collected by GovDelivery on these emails found that there was cumulatively about 96% successful delivery rate and of those emails delivered, 17-20% were opened by delivery recipients. Hard copies of the survey were distributed to the following locations, and interested community leaders and members: City of Oakland Housing Assistance Center and Department of Human Services, Fair Housing and Housing Related Services Contractors for the City's CDBG department, Council President MacElhaney's office, Asian Pacific Environmental Network and Oakland Community Organizations. All Community Development District board representatives (approximately 59 members) received hard copy meeting announcements and surveys via USPS.

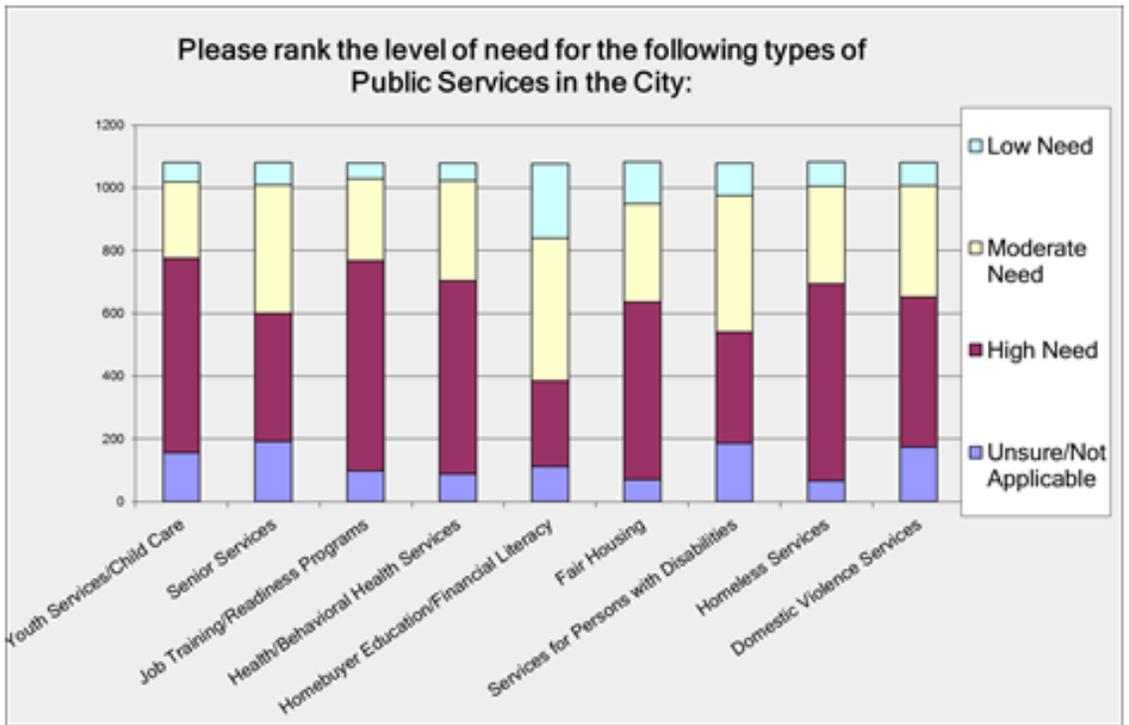
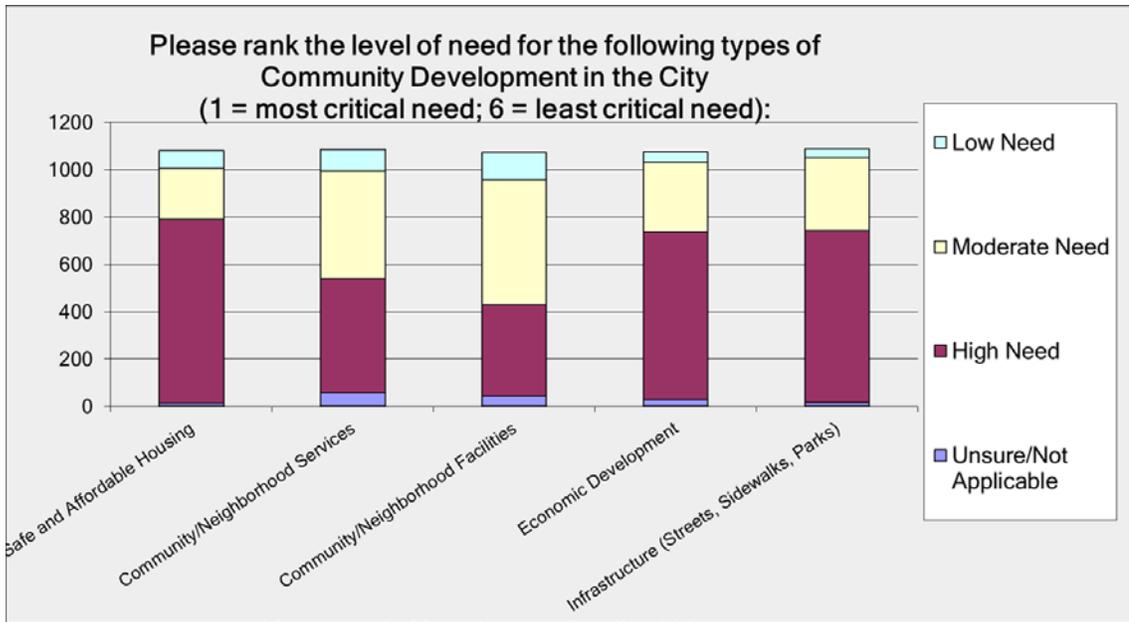
A total of 1,404 survey responses were collected between May 4 and May 20, 2015, including 1,346 surveys collected electronically and 58 collected on paper. Of these surveys, 1,380 individuals responded to the survey in English, 4 individuals responded in Spanish, and 20 individuals responded to the questionnaire in Chinese characters.

City staff held two community meetings in May 2015 and circulated widely a Community Needs Survey in three languages (English, Spanish and Chinese). The first meeting was held at Oakland City Hall on May 6 from 5:30 to 7pm, a central location easily accessible by BART and with ample parking. The second meeting was held at the East Oakland Senior Center on May 18 from 6 to 8 pm. At the community wide meetings City staff solicited input on housing, economic development and community development needs and priorities. Other organizations and citizens invited to these meetings included East Bay Housing Organizations and City Council constituents. These meetings were advertised via email to a list of over 900 subscribers that included emails of participants from all Community Development District (CDD) boards and interested residents, representatives from community organizations and business owners involved in other Oakland community planning efforts (e.g.: Housing Element and Specific Plan email lists). In addition to the above email list, separate emails were sent to the constituent email lists for the Mayor and all City Council members. All CDD board representatives (approximately 59 members) received hard copy meeting announcements and surveys via USPS. A notice of these meetings was also posted on the City's webpage. Interpretation services in languages other than English and for American Sign Language were also available for both community meetings. All meeting locations were accessible to wheelchairs. Following are the detail of comments and questions received during each community meetings and the City's response to each of those comments and questions.

Summary of Responses from Community Needs Assessment Survey as of survey close date May 20, 2015¹:

Neighborhood	Zip	Survey Respondents to this Question	Percent of Total Respondents to this Question
Fruitvale/Jefferson	94601	68	6%
Oakmore	94602	86	7%
E. 14th Business District	94603	15	1%
Downtown/Uptown/Chinatown	94604 & 94612	56	5%
Eastmont/Castlemont/Oakland Zoo	94605	128	11%
Lake Merritt/Clinton/San Antonio	94606 & 94617	77	6%
W.Oak/McClymonds/Cypress Village/Acorn/Old Oakland/Chinatown	94607	117	10%
N. Oakland near Emeryville	94608	79	6%
Pill Hill/Temescal	94609	113	9%
Adams Point/Grand Lake/Lakeshore/Trestle Glen	94610	138	11%
Montclair	94611	157	13%
Mills College	94613	1	0%
Fairview Park/Broadway Terrace/Hiller Highlands	94618	85	7%
Redwood Heights/Crestmont/Merritt College	94619	85	7%
Seminary/Lockwood Gardens/Coliseum BART/Oakland Airport	94621	14	1%
Elmhurst Park	94624	0	0%

¹ Note In this section of the 5/18/15 draft of this document there were a number of Oakland zip codes that did not have data. Staff did further research and found that those Oakland zip codes represent non-residential or non-Oakland areas. Those zip codes that were removed represent: Oakland Airport, USPS in West Oakland, Piedmont, and the land that is located near the Emeryville retail center (e.g. Target). Other zip codes were combined to reflect the fact that some zip codes are contained within other zip codes (94604 is contained within 94612 and 94617 is contained within 94606). Also note that these represent only those respondents who chose to include their zip codes in their survey response.



Comments and Questions from Community Meeting #1 held at Oakland City Hall on May 6, 2015 (12 members of the public and 3 staff and consultants attended).

Question: On Power Point slide #32, regarding benefit of designating a Neighborhood Revitalization Strategy Area, what does “exempt from aggregate public benefit standard” mean?

City response: All public services offered within the approved NRSA and carried out by Community Based Development Organizations are exempt from the 15% public services cap. This exemption permits recipients to offer a more intensive level of services within the approved area, if desired.

Comment: Resident remembers when MacArthur Blvd flourished with businesses. Is MacArthur Blvd corridor in the targeted revitalization area initiative? I would like to see it in the initiative. There are many buildings that need façade improvements; the Blvd needs more neighborhood serving businesses; Support Women’s Initiatives entrepreneurship program in East Oakland.

City Response: The City will consider other areas such as MacArthur Blvd, to target resources in the next 5 Year Plan period.

Comment: Resident is concerned about decisions to expand bus services—seems that they only provide services to areas where economic development is focused and not to all neighborhoods where residents need service and that might not currently have City or other resources focused.

City Response: City staff will try to work with AC Transit on targeted transportation service improvement that will benefit all neighborhoods regardless of City or other investments.

Question: Constituent is employed as a Patient Care Navigator and was concerned about the out-migration of the critically ill. I see many people disabled by illness whose symptoms are exacerbated because that are fearful of losing their housing. Some people in her case load are on the waiting list for Section 8 vouchers. Is there a way to expedite allocation to critically ill people who are at-risk of homelessness? Can HOPWA be expanded to assist those who are critically ill/disabled?

City Response: Oakland currently partners with Alameda Co. Public Health Dept, other jurisdictions in the Continuum of Care, and OHA. HUD’s emphasis on rapid re-housing could be an answer to this situation though it is only temporary housing assistance. City staff also works closely with the Oakland Housing Authority and will forward these comments.)

Question: Are any of the public service needs going to lose any money? Is money going to be cut from any of these services? Fair housing? Homeless services?

City Response: We know we need to beef up fair housing and homelessness services. Unfortunately we can’t fund everything. This public comment process will assist us in

determining what to prioritize. Public Safety and Housing are critical in Oakland. Education is important as well.)

Comment: Constituent employed at an agency that provides services to the homeless. He is limited by who he can provide case management services to. He can only provide services to people with mental health needs. He is concerned because the Rapid Re-housing funding gets cut to individuals after a certain period.

Comment from audience member who is a professional in affordable housing field: Rapid Rehousing is intended only as a temporary fix with the expectation that individuals find other permanent housing eventually.

City Response: HUD has redefined how they think about homeless program – looking more at rapid re-housing. The homeless population is a critical population that need services and we will consider this in our analysis.)

Comment on Section 8 voucher program: There is a problem with people waiting for years before they get a Section 8 housing voucher. During sequestration vouchers were frozen. When are they going to release the hold on funding additional vouchers? Also, there are permanently disabled persons (wheelchair users, on dialysis) who cannot find housing with these vouchers.

City Response: City staff understands that there is an effort currently to support reinstating Section 8 voucher funding levels to pre-sequestration levels. What she also knows is a current problem in Oakland is that people with vouchers cannot find housing in the currently over-heated rental housing market. People with vouchers are taking them to other nearby Cities to utilize them because they can't find units here in Oakland.

Comment: Regarding the chronically homeless living in Oakland: It is a lot easier to give them an SSI check or have them go to ER or go to jail. It makes a lot more sense economically to house these folks then to just throw them to wolves on the street or have them use services that are much more costly (i.e.ER or jail).

City Response: City staff are in agreement with this.

Question: How can City generate revenue to add to the pot that is allocated through these programs?

City Response: These funds are grants and considered subsidies. If the City generates program income from these subsidies, it is reported to HUD and then they determine if the City can keep the funds or not.)

Question: Do we know how much money is allocated to the City of Oakland for FY 15-16? Or is that the purpose of this event?

City Response: Oakland is allocated the following federal Entitlement Grants for FY 2015-16, upon HUD approval of the 2015-20 Consolidated Plan:

CDBG \$7,109,973

HOPWA	\$2,197,531
HOME	\$2,061,879
ESG	\$ 650,276

Question: How much of the CDBG funding will be allocated to District Programs?

City Response: Staff estimates District Program allocations up to \$1.2 million for FY 2015-16. Recommended allocations are not finalized as this point.

Comment: Thomas Gonzalez from Dream Catcher, and organizations that serves LGBTQ youth ages 13 to 18 years old. They program is focused on the commercial sexually exploited children (CSEC). The organization currently has 8 beds and is trying to add 6 beds to their program. He brought clients of the program to the meeting so that they could share their experiences in the program. Dream Catcher staff noted to look at the HUD Pilot Programs for CSEC in Cincinnati and Houston. It would be great to get assistance from Oakland staff to expand the program here in our City.

Dwayne Chenevert a staff member of Dream Catcher shared that he has been with the organization for 15 years. What are their needs? Youth are the future and we need to support them—especially those who have been abused and abandoned. The youth that this program serves are the heroes in the program. These kids are our future here. Dream Catcher is the only youth shelter for 13-18 year olds in Alameda County.

***NOTE:** Following names of youth from the Dream Catcher program who gave testimony have been anonymized for privacy purposes.*

L, former resident of Dream Catcher program, says that they have touched many youth. She was abandoned there by her father at 17 yrs old. Adults have failed the kids in this program. The program staff really care and continue to support her even if she is not a current resident. The program gives residents hope, listens to residents, it is a really good program. She is currently stably housed in her own apartment.

M has been a resident of Dream Catchers for 3 months. Prior to being a resident, she missed 90 days of school in the last school year, she would stay out all night, her parents threatened to throw her out at 18 years. Her parents were physically abusive. She feels safe at the program and program has encouraged her to go back to school. She is now a senior in high school. Her family placed her into bad situations with bad men that took advantage of her. They support her to do her school work and to encourage her to not do the things that she used to do. She feels more stable and does not lash out at people anymore.

C is a current resident of Dream Catcher. The night h came to dream catchers he saw his friend get stabbed. He walked all the way to Dream Catchers from San Leandro. He waited outside and didn't think anyone would answer the door. When the sun rose, he

knocked at the door and sure enough someone answered. He never thought he could trust people again until he came to Dream Catchers. He can let his guard down. When he came to Dream Catchers it was easy to trust the staff and residents. He is now transitioning into permanent housing. Staff assist him and they do it without expecting anything in return.

Comments and Questions from Community Meeting #2 held at the East Oakland Senior Center on May 18, 2015 (46 members of the public, 2 City Council staff members, Council Member Desley Brooks, and 4 City staff member were in attendance).

Councilmember Desley Brooks comment: She still hears that there is a proposal to have the 2 target areas and direct District Program funds to those target areas. When Michele Byrd went to City Council to propose this plan, Council requested that this item be further studied. HUD needs to see that there has been community input to redirect these funds and this community meeting is not sufficient to redirect this spending.

City Response: City Housing and Community Development Director Michele Byrd met with all but two of the City Council Members regarding this issue. Additionally, City staff held two community meetings in May 2015 and circulated widely a Community Needs Survey in three languages (English, Spanish and Chinese). The first meeting was held at Oakland City Hall on May 6 (12 members of the public and 3 staff and consultants attended) and the second meeting was held at the East Oakland Senior Center on May 18 (46 members of the public, 2 City Council staff members, Council Member Desley Brooks, and 4 City staff member were in attendance). At these community-wide meetings City staff solicited input on housing, economic development and community development needs and priorities. This section on Comments and Responses are derived from those meetings. Other organizations and citizens invited to these meetings included East Bay Housing Organizations and City Council constituents. These meetings were advertised via email to a list of over 900 subscribers that included emails of participants from all Community Development District (CDD) boards and interested residents, representatives from community organizations and business owners involved in other Oakland community planning efforts (e.g.: Housing Element and Specific Plan email lists). In addition to the above email list, separate emails were sent to the constituent email lists for the Mayor and all City Council members. All CDD board representatives (approximately 59 members) received hard copy meeting announcements and surveys via USPS. Also note Section PR-10 Consultation, question 2 for a list of community organizations who have been active and have been consulted in the Target Areas designated in this plan.

Comment: How much will be committed to District Programs in FY 15-16?

City Response: Approximately \$1.2 million—carrying forward most of what was funded in FY 14-15. City staff analysis shows that most of this funding is located in the proposed target areas (that will eventually be represented in an application for Neighborhood Revitalization Strategy Areas).

Comment from District 5 representative: A resident of the Fruitvale/San Antonio district wants to know what projects are going to be funded in FY 15-16 in District 5. This community has a large population of children and seniors.

City Response: See Table contained in Section AP-20 of this document.

Comment from District 7 representative: The outreach for required citizen participation was not sufficient to determine the allocation of CDBG funds. How can 3 council districts make a request for \$50 million in funds? The funds should be divided equally among the districts. She does not want district funds redirected to other City programs. The outreach to the community was insufficient—staff needed to do a mailing and not rely on email to communicate—especially since there are a number of residents that do not own computers.

City Response: Staff is not clear what the commenter is referencing with regard to the \$50 million in funds noted. With regard to District Funding priorities, please see the October 30, 2012 Supplemental Report to the Oakland City Council meeting held November 13, 2012. City Council voted to agree to proceed with Option 1 of Attachment A as the new guidance for the Community Development Block Grant Citizen Participation Process. Specifically, each Councilmember will have the responsibility to organize his/her District Board and each District Board prepares final recommendations for submission to City Council for final approval with technical assistance from CDBG Staff. In the next 5 Year Consolidated Planning Period, CDBG staff will work to make sure that Council Members are trained to carry out this function. With regard to prioritization of District Funds, comments are noted. With regard to outreach, the community meetings were advertised via email to a list of over 900 subscribers that included emails of participants from all Community Development District (CDD) boards and interested residents, representatives from community organizations and business owners involved in other Oakland community planning efforts (e.g.: Housing Element and Specific Plan email lists). In addition to the above email list, separate emails were sent to the constituent email lists for the Mayor and all City Council members. All CDD board representatives (approximately 59 members) received hard copy meeting announcements and surveys via USPS.

Comment from District 7 representative: What is the default rate of the 44 business loans listed in the PowerPoint presentation?

City Response: There is a 23% default rate for the loans listed in the PowerPoint presentation.

Comment from District 6 representative: The CDBG department ignores the voices of the people. They are planning to take away the District Funds. These funds are vital to many of the programs that are working within the district.

City Response: Please note this Comment and Response section—City staff are doing its best to address all concerns voiced in these meetings. City of Oakland staff proposes to

apply for two NRSA strategy areas in the last four years of the Five Year Consolidated Planning Period (2016-2020). The two proposed areas for the NRSA applications are the International Boulevard Corridor and the San Pablo Avenue Corridor. In preparation for these NRSA applications, this 5 Year Consolidated Plan is identifying these initially as Target Areas. City staff analyzed current CDBG program expenditures to understand if, by prioritizing these two target areas, it would significantly change current patterns of expenditure. Staff analyzed District Program expenditure data from the last two fiscal years (FY 13-14 and FY 14-15). Staff found that, within the International Blvd Corridor project area and including a half mile buffer, 32% of District funds (22 of 68 grants) were allocated in this corridor; within the San Pablo Avenue Corridor project area and including a half mile buffer, 9% of District Funds (6 out of 68 grants) were allocated in this corridor. That is to say that the City already allocates a significant portion of funds to these two target areas and that this proposed geographic targeting will further refine and prioritize that funding in a way that can make more impact in the City.

Comment from City Council Representative: Historically the Community Development District (CDD) Boards had real input into where the CDBG District funds should be spent. The representatives of the CDD Boards feel as though staff is circumventing the established process.

City Response: Please see the October 30, 2012 Supplemental Report to the Oakland City Council meeting held November 13, 2012. City Council voted to agree to proceed with Option 1 of Attachment A as the new guidance for the Community Development Block Grant Citizen Participation Process. Specifically, each Councilmember will have the responsibility to organize his/her District Board and each District Board prepares final recommendations for submission to City Council for final approval with technical assistance from CDBG Staff. In the next 5 Year Consolidated Planning Period, CDBG staff will work to make sure that Council Members are trained to carry out this function.

Comment by representative of the task force on the Commercial Sexual Exploitation of Children (CSEC): The efforts that City staff made to set up this community meeting are appreciated. There is a deep need for transitional and long-term housing specifically for victims of CSEC. There is also a deep need for sober living environments—people trying to kick their substance abuse need a living environment free of temptations and with services to support their efforts to stay clean and sober. The City should partner with public health departments; Kaiser Permanente should be considered to provide these services. She is concerned that there are only 8 beds in Alameda County that specifically serve victims of CSEC. There's also a need for housing and services for female and child victims of abuse. This is a public health crisis with all of these needs.

City Response: Both the International Boulevard and San Pablo Avenue Corridors have community-based planning efforts underway (Oakland Sustainable Neighborhoods Initiative—aka OSNI—and San Pablo Area Revitalization Collaborative—SPARC—respectively). Both of these corridors are heavily impacted by this issue. Both of these community planning efforts have City staff committed to working on these collaborative

community planning efforts. City staff encourages the commenter to talk to OSNI and SPARC representatives to see how their efforts can support the CSEC task force.

Comment from District 6 representative: Community Development Districts 6 and 7 do not want any more affordable and public housing located in their district.

City Response: Comments noted.

Comment from resident of Castlemont/Toler Heights: She lives in the foothills of District 7. Her husband's family has lived there for more than 25 years. This neighborhood does not have a library, does not have a park, does not have a senior center, or a community center. This neighborhood needs these services.

City Response: Comments noted. The Castlemont and Toler Heights neighborhoods are HUD designated Low-Mod Census Tracts.

Comment from District 3 representative: He understands the City's lack of staffing resources and attrition. Regardless, the outreach for community participation was not sufficient. City staff has barely kept up with this HUD requirement. The City needs to listen to the community's voice regarding the CDD Board participation in the funding priority process. The City's effort to contact CDD Board members by mail was not sufficient—he only received the notice on Saturday. This would not have given him sufficient time to get translation services if necessary.

City Response: City staff held two community meetings in May 2015 and circulated widely a Community Needs Survey in three languages (English, Spanish and Chinese). The first meeting was held at Oakland City Hall on May 6 (12 members of the public and 3 staff and consultants attended) and the second meeting was held at the East Oakland Senior Center on May 18 (46 members of the public, 2 City Council staff members, Council Member Desley Brooks, and 4 City staff member were in attendance). At these community wide meetings City staff solicited input on housing, economic development and community development needs and priorities. This section on Comments and Responses are derived from those meetings. Other organizations and citizens invited to these meetings included East Bay Housing Organizations and City Council constituents. These meetings were advertised via email to a list of over 900 subscribers that included emails of participants from all Community Development District (CDD) boards and interested residents, representatives from community organizations and business owners involved in other Oakland community planning efforts (e.g.: Housing Element and Specific Plan email lists). In addition to the above email list, separate emails were sent to the constituent email lists for the Mayor and all City Council members. All CDD board representatives (approximately 59 members) received hard copy meeting announcements and surveys via USPS. Also note Section PR-10 Consultation, question 2 for a list of community organizations who have been active and have been consulted in the Target Areas designated in this plan. Also, regarding the CDD Board process, With regard to District Funding priorities, please see the October 30, 2012 Supplemental Report to the Oakland City Council meeting held November 13, 2012. City Council voted to agree to

proceed with Option 1 of Attachment A as the new guidance for the Community Development Block Grant Citizen Participation Process. Specifically, each Councilmember will have the responsibility to organize his/her District Board and each District Board prepares final recommendations for submission to City Council for final approval with technical assistance from CDBG Staff. In the next 5 Year Consolidated Planning Period, CDBG staff will work to make sure that Council Members are trained to carry out this function.

Comment: She has been a City of Oakland homeowner since 1963 in East Oakland. Rents are too high for the wages that people in the community are making—one-bedroom apartments are renting for \$1500 - \$1600 per month; if we have jobs where people are making \$11.00 - \$15.00 an hour, what does that say? If it wasn't for the low-income housing and senior housing here in East Oakland, we'd have more people on the street. Members of her community (District 7?), feel like their district is a step-child of the City—they report crime but things don't get done. They report broken sidewalks and garbage and things don't get fixed. On International Blvd. car repair places park cars across the sidewalk making the sidewalks inaccessible to disabled people. The Mayor's Commission on Persons with Disabilities has record of issues since 2010 that have not been acted on. It's about time our quality of life changes. It's about time that young people that are here, families struggling from the cradle to the grave, get the things that we need.

City Response: Comments noted.

Comment from representative of Covenant House located in the Jack London Square neighborhood (District 3) and currently receiving District funds: The outreach for this Consolidated Plan was insufficient to for soliciting feedback. He is here tonight to submit his comments on the community's needs. There needs to be more focus and prioritization on youth aged 18-24 who are transitioning from foster care. In Alameda County, there are only 30 beds for this population; all of these beds are with their organization (Covenant House). The City's shift away from emergency and transitional housing toward rapid re-housing and permanent housing does not serve this population well. Those in this age group are in need of support and often are not developmentally capable of sustaining permanent housing. Regarding the youth that Covenant House serves: 65% are from East Oakland; 85% are African American and 15% are Latino; 25% of the youth they serve are LGBTQ; 25% are survivors of human trafficking (CSEC). They serve youth ages 13 – 24. The youth we serve are people of color; providing emergency and transitional housing will address economic injustice. LGBTQ youth are more likely to be homeless than not—why? This is a real social issue. The survey was insufficient given the services that the City sought to prioritize—he wanted to know if the survey could be re-done. He suggested that City staff ask community members to list their top 5 priorities.

City Response: Covenant House is currently receiving funds from the City's Department of Human Services, Community Housing Services section. Funds are allocated under the

Oakland Homeless Youth Housing Collaboration funded by State Supportive Housing Program (SHP) funds.

Councilmember Desley Brooks comments: Wanted to underscore that by participating in this meeting and providing recommendations for priorities that the City should make in the next 5 year plan, will co-opt the effort to preserve the Community Development District Boards. She believes that City staff is taking the power away from the CDD Boards by proposing to have a Citywide District Board. She believes that the CDD Boards know what they need in their districts and the CDD Board process should remain in place. The City needs to return to the CDD Boards every 2 years to proposed RFP process. Some districts want to try to restart the boards.

City Response: With regard to District Funding priorities, please see the October 30, 2012 Supplemental Report to the Oakland City Council meeting held November 13, 2012. City Council voted to agree to proceed with Option 1 of Attachment A as the new guidance for the Community Development Block Grant Citizen Participation Process. Specifically, each Councilmember will have the responsibility to organize his/her District Board and each District Board prepares final recommendations for submission to City Council for final approval with technical assistance from CDBG Staff. In the next 5 Year Consolidated Planning Period, CDBG staff will work to make sure that Council Members are trained to carry out this function.

Comment from District 7 representative: Regarding the funding sources listed on page 2 of the PowerPoint presentation handout, \$7.1 million for CDBG programs. Where does this money go? How much of the funding is going for services such as senior, youth, job training? They recommend that the funding go to services and not housing/capital programs.

City Response: The funding supports housing, capital improvements, economic development and public services: 45-50% on housing projects (residential lending); 18% on administration; 23-25% on district programs; and the remainder to economic development. The economic development program has seen dramatic cuts in recent years. CDD Board funding structure has drastically changed in recent years. The FY 15-17 funding cycle with CDD Boards should have been coordinated by City Council representatives. The CDD administers the public services portion of the total CDBG allocation and there is a 15% mandated cap on those expenditures. Capital improvements are not subject to that mandated cap so CDD have been encouraged to spend more of their allocated money on capital improvements such as community centers, childcare centers, street trees, etc. in order to maintain grant funding.

Councilmember Desley Brooks comment: Wanted to remind the meeting participant who lives in Castlemont/Toler Heights that the funding is based on the percentage of low and moderate income residents in the district and that it is likely that this neighborhood does not have many of those residents.

City Response: The Castlemont and Toler Heights neighborhoods are HUD designated Low-Mod Census Tracts.

Comment from District 7 representative: City staff is not managing or budgeting the CDBG funds well (e.g. high business loan default rate noted above). He wants a better participatory process that reflects the CDD Board program history.

City Response: The business loan default issue is being addressed.

Councilmember Desley Brooks comment: She wanted to make sure that it was noted that there were in attendance at this meeting representatives from Community Development District Boards 3, 5, 6, and 7. She asked the following questions: 1) Who agrees to not have a district process? No person raised their hands. 2) Who agrees with proposed target areas? No person raised their hands.

City Response: At the meeting staff recommended that, when filling out the survey, add comments in section #4. All comments will be compiled and reported. All comments and actions are noted.

Comment from District 6 representative: How did the City notify the Citizens of the community of this meeting and community input? Were there any announcements via the newspaper or in different languages? Were there any flyers circulated at community centers or libraries? He did not see anything in these formats.

City Response: This community meeting is not considered a public hearing therefore City staff is not required to go to such lengths to do such outreach for this meeting. Additionally, the CDD Boards are no longer required. HUD only requires 2 public hearings per year. They notice in multiple language newspapers. It does get done and will be done for the public hearing that will adopt the 5 Year Consolidated Plan.

Comment from District 7 representative: Why weren't RFPs not sent out for FY 15-17?

City Response: The FY 15-17 funding cycle with CDD Boards should have been coordinated by City Council representatives.

Councilmember Desley Brooks comment: Wanted to make sure that the attendees of this meeting know that it was a conscious decision to not put forth the RFP and to disband the CDD Boards.

City Response: Please see the October 30, 2012 Supplemental Report to the Oakland City Council that establishes a Citywide Advisory Board that was adopted by via Resolution No. 84092 on November 13, 2012. Option 1 of Attachment A to that report states "Each Councilmember will have the responsibility to organize his/her District Board and each District Board prepares final recommendations for submission to City Council for final approval with technical assistance from CDBG staff." In the next 5 Year Consolidated Planning Period, CDBG staff will work to make sure that Council Members are trained to carry out this function.

Comment from audience member: The outreach on the 5 Year Consolidated Plan document was not sufficient. Staff should have attended NCPC meetings; staff should have sent out PSAs to easily accessible television stations (those that you don't need to subscribe to—e.g.: channel 2, 4, 5, & 7). You need to ask the community what it wants and their responses need to be noted. This City is united across districts in wanting a better participatory process.

City Response: Attendees are encouraged to complete the survey and to encourage others who were unable to make it tonight to complete the survey.

Comment from City Council Representative: What was the area of focus for the survey?

City Response: The first part is a needs assessment, based on what CDBG money can be spent on; the second part is specific to fair housing. The Comments section is open for people to put in whatever they want to.

Comment from audience member: Both the elderly and the homeless need services. Her community is 20-30% Section 8 housing.

City Response: Comments noted.

Comment from audience member: She is a homeless youth currently living at Covenant House. She represents many people who are not attending this meeting and who live on the streets. There are many people suffering from sexual abuse and sex trafficking. Other populations that have tremendous needs are senior citizens and substance abusers. All of these communities need help now.

City Response: In the last 4 years 14,805 homeless youth were served with CDBG funds. The Emergency Solutions Grant has committed over \$600,000 for PY 15-16 to serve the homeless.

Comment from audience member: First Place for Youth no longer assists homeless youth. Housing costs are skyrocketing.

City Response: The needs that are identified in the Consolidated Plan will be supplemented by other City programs. The District Boards recommends programs. It is important for agencies to participate, come to the Boards and apply for funding. The City and County collaborate on the homeless issue.

Comment from audience member: At this point, agencies do not have the time required to go to the Boards to apply for funding. Staff will make decisions on who gets funded, not the community.

City Response: All of the comments will be compiled and given to the Acting Manager and Director, and then they will direct staff. Michele has been in meetings with councilmembers for direction on how to distribute CDBG funds. The community will be informed by mail, email and other means. Districts are asked to gather mailing lists for staff.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Community Meetings					
	Email List-serve					
	Social Media Outreach www.nextdoor.com	Civically engaged residents who are tech saavy 35,000 Oakland Residents or Business Owners are registered with this website	Posted 5/8/15. As of 6/1/15 there were 3 comments posted.	<ul style="list-style-type: none"> • Prescott Resident: "The questions (on the survey) did not have questions relating the needs of seniors that are trying to provide sustainability multi-generation." (3 acknowledgements of this comment from other readers) • Redwood Heights Resident "Not a perfect survey (did not address increase of rentals as opposed to ownerships) but covers a lot of various scenarios. I'm happy they are asking us. Now, let's see what they do with the responses they receive." (2 acknowledgements) • Rose Garden Resident: "completed this survey, wish I'd mentioned the homeless increase-- wish there was more help for them." (1 acknowledgements) 		
	City of Oakland HCD website					

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Non-English Speaking: Survey translated into Spanish and Chinese characters (Mandarin and Cantonese)	Limited English Proficient Oakland Residents and Workers				

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Oakland had a population of 390,724 in 2010 and was, according to the U.S. Census Bureau, the eighth largest city in California. According to the National Association of Home Builders “Housing Opportunity Index” for the first quarter of 2015, the Oakland-Fremont-Hayward Metropolitan is ranked 14 in the national list of least affordable metropolitan areas. Following describes how this index is calculated (www.nahb.org): “The Housing Opportunity Index for a given area is defined as the share of homes sold in that area that would have been affordable to a family earning the local median income based on standard mortgage underwriting criteria.” This statistic of the unaffordability of Oakland is supported by media articles, demand at the City’s Housing Assistance Center and responses to the City’s Community Needs Assessment survey.

According to HUD’s Comprehensive Housing Affordability Strategy 2007-11 (CHAS) data for Oakland, 52% of Oakland households (79,860 households) are extremely low-income, very low income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI). Of those, 23% are extremely low-income (35,610 households at 0-30% AMI), 14% are very low-income (21,455 households at 30-50% AMI), and 15% are low-income (22,795 households at 50-80% AMI).

Many low income households (0-80% AMI) are cost burdened. Of all low income households, 68% of homeowners and 71% of renters are paying more than 30% of their income towards housing costs (13,440 and 42,530 respectively); 49% of homeowners and 43% percent of renters are paying more than 50% of their income toward housing costs (9,640 and 25,780 respectively)—these households are considered households with severe cost burdens. Significantly, of the severely cost burdened renters, 56% of all households with severe cost burdens are extremely low income households (19,770 households).

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a picture of Oakland’s needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment

- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on 2007-2011 American Community Survey (ACS) Census. Other sources are noted throughout the Plan.

As defined by HUD, housing problems include:

- Units lacking a complete kitchen or plumbing facilities;
- Housing cost burden of more than 30 percent of the household income;
- Severe housing cost burden of more than 50 percent of gross income; and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

The following income categories are used throughout the Plan:

- Extremely low: households with income less than 30 percent of Area Median Income (AMI)
- Very low: households with income between 30 and 50 percent of AMI
- Low: households with income between 51 and 80 percent of AMI
- Moderate: households with income between 81 and 120 percent of AMI
- Above moderate: households with income above 120 percent of AMI

Homeless Needs

Based on information provided in the Alameda County 2013 Homeless County Homeless Count Report , it is estimated that 4,264 people were homeless in Alameda County on January 29, 2013. From this estimate, approximately 2,217 were homeless in Oakland on the same date. This slight 2.1% increase (86 people) from the 4,178 estimated in the 2011 count is not a statistically significant change. The net result is a reflection that people experiencing homeless are leaving the streets, shelters, and transitional housing programs at essentially the same rate as people with housing crises are becoming homeless.

To be counted as homeless, a person must either be sheltered (living in an emergency shelter or in a transitional housing program for the homeless) or be unsheltered (living outdoors or in a place not meant for habitation). The table below notes the household type and newly-required age categories of people who are homeless.

The overall number of people who are homeless in Alameda County is essentially the same as in 2011. This count of 4,264 homeless people follows a period of decline, most notable between 2007 and 2009. On one hand, these static results are encouraging in the context of the severe effects of recession, its impact on the housing and job market, the increase in the population of Alameda County, and its rate of poverty.

To be counted as homeless, a person must either be sheltered (living in an emergency shelter or in a transitional housing program for the homeless) or be unsheltered (living outdoors or in a place not meant for habitation).

Per the Everyone Home 2013 Homeless Count Report for Alameda County, 1,927 of the homeless population were counted as sheltered and 2,337 as unsheltered in Alameda County on January 29, 2013. It is estimated that 1,002 were sheltered in Oakland and 1,215 unsheltered in Oakland.

Approximately 1,040 persons are becoming homeless in Oakland each year, compared to Alameda County count of 2,000 each year.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (amebic)

Summary of Housing Needs

The last three decades have brought significant changes to Oakland. Before 1980, Oakland had experienced three decades of population decline due to changes in the local economy, migration to suburban communities, and other factors. Since 1990, Oakland has experienced growing interest as a place to live and work. In recent decades the San Francisco Bay Area has been the focal point of significant economic development and investment in the technology sector. In the early 2000s this resulted in significant constraints on housing in areas located near Silicon Valley (San Mateo County and San Francisco City and County). The bursting of the housing bubble and resulting foreclosure crisis and economic slowdown after 2008 saw a decline in housing demand and costs both in rental and ownership units in Oakland. Resurgence in the technology sector in recent years has resulted in another period of high housing demand that has spilled over to other regional cities including Oakland. One indicator of the regional nature of housing demand is the “Google Bus” phenomenon. Information technology companies provide free luxury coach bus shuttles from area cities to their corporate campuses in Silicon Valley. Those busses now have pick-up locations at four Oakland locations (including three BART stations). The regional impact of housing demand on the City of Oakland is present and growing as the demand and costs of rental and ownership housing in the City are at an all-time high. There are a number of barriers to increasing affordability within the housing sector: income and wages are not keeping pace with rising housing costs and the overall cost of living; federal resources for programs, such as Section 8, do not match the need experienced; homeownership is out of reach for the majority of residents; and low housing vacancy rates are contributing to higher rents.

These issues were highlighted in the research conducted for the drafting of this Consolidated Plan, and in the City of Oakland 2015-2023 Housing Element. They are also reflective of the responses received from the community needs survey.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	399,484	389,397	-3%
Households	150,971	154,537	2%
Median Income	\$40,055.00	\$51,144.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Value/Rent	1990	2000	1990 to 2000 Change	1990 to 2000 Percent Change	ACS 2011	ACS Margin of Error	2000 to 2011 Change	2000 to 2011 Percent Change
Median Home Value	177,440	235,500	58,060	33%	492,200	+/-7,585	256,700	109%
Median Gross Rent	485	696	211	44%	961	+/-9	265	38%

Table 6.1 - Housing Needs Assessment Demographics 2 (Median Value/Rent 1990 to 2011)

Data Source: American Community 5-Year Survey 2007-2011 and U.S. Census 1990, 2000.

Notes: Margin of Error for American Community Survey 2007-2011 data represents the degree of uncertainty for an estimate arising from sampling variability. Also note: Comparing Census and American Community Survey is typically not recommended. This comparison was done per guidance from California Housing and Community Development Department, Housing Element Requisite Analysis.

Number of Households Table

According to HUD's Comprehensive Housing Affordability Strategy 2007-11 (CHAS) data for Oakland, 52% of Oakland households (79,860 households) are extremely low-income, very low income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI). Of those, 23% are extremely low-income (35,610 households at 0-30% AMI), 14% are very low-income (21,455 households at 30-50% AMI), and 15% are low-income (22,795 households at 50-80% AMI). A significant number of Small Family Households (17%) are extremely low-income, very low income, or low-income.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	35,610	21,455	22,795	13,560	61,120
Small Family Households *	10,795	7,575	8,390	3,955	26,800
Large Family Households *	3,115	2,360	2,195	1,125	2,890
Household contains at least one person 62-74 years of age	5,030	3,720	3,555	1,955	10,190
Household contains at least one person age 75 or older	5,575	2,965	2,380	970	3,840
Households with one or more children 6 years old or younger *	6,975	4,065	3,875	1,885	6,395
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,010	320	250	80	1,660	35	55	55	95	240
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,355	535	475	370	2,735	55	130	170	40	395
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,675	1,260	830	290	4,055	240	510	600	255	1,605
Housing cost burden greater than 50% of income (and none of the above problems)	17,065	4,530	1,165	45	22,805	3,020	2,970	2,800	1,260	10,050
Housing cost burden greater than 30% of income (and none of the above problems)	3,325	5,795	5,465	1,465	16,050	735	885	1,640	1,515	4,775
Zero/negative Income (and none of the above problems)	1,170	0	0	0	1,170	410	0	0	0	410

Table 8 – Housing Problems Table

Data 2007-2011 CHAS
Source:

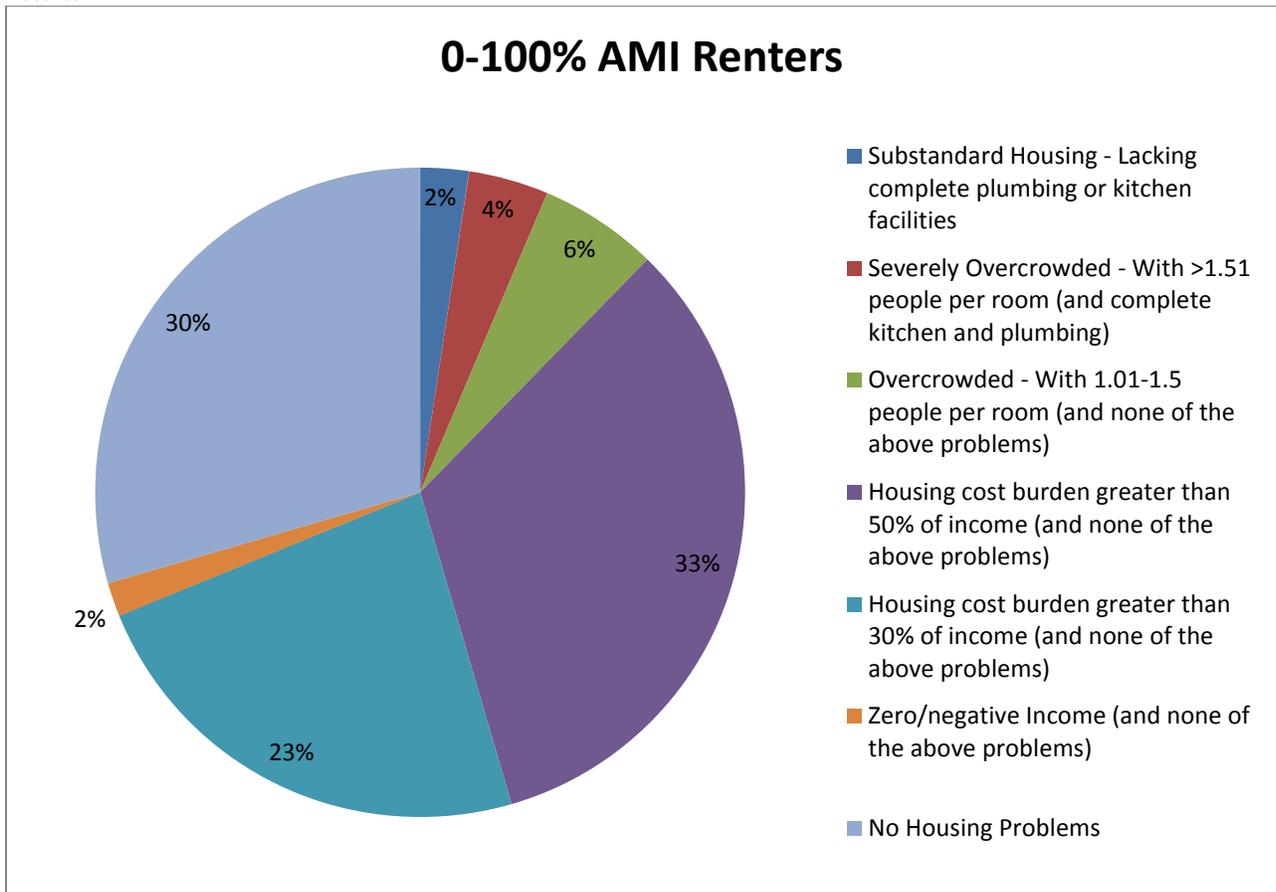


Exhibit XX – Low/Moderate Income Households with Housing Problems-Renters

0-100% AMI Owners

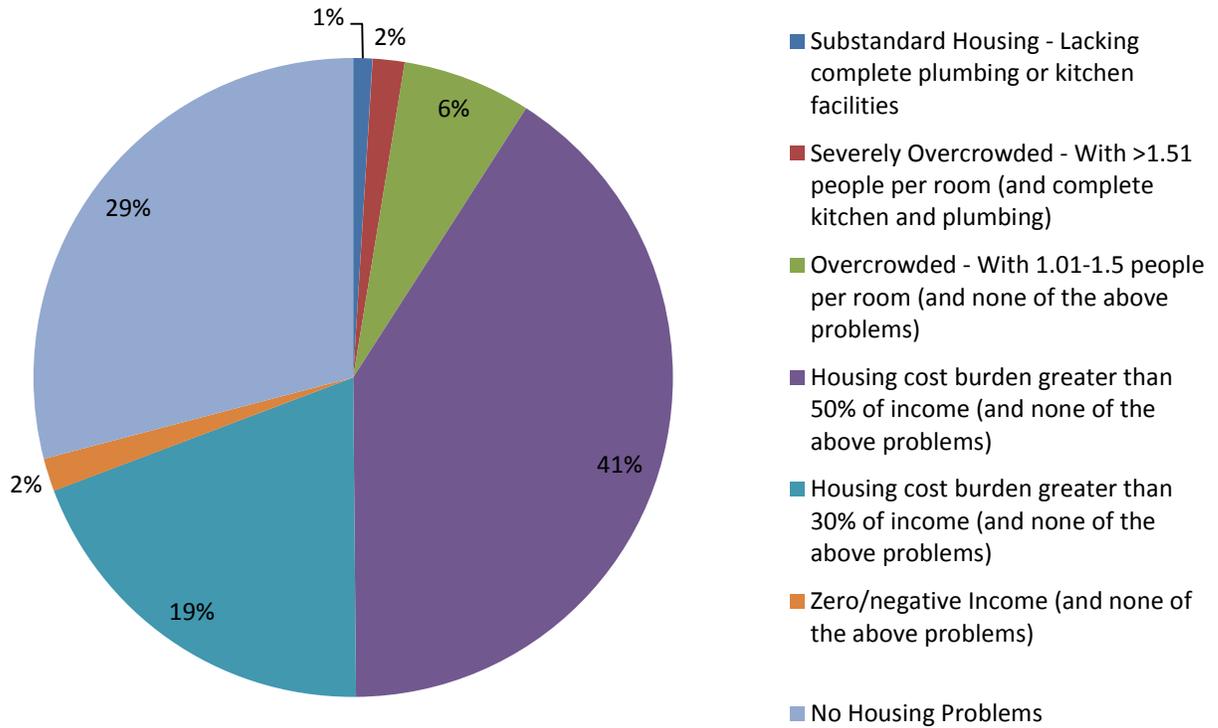


Exhibit XX – Low/Moderate Income Households with Housing Problems-Owners

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	21,105	6,645	2,725	780	31,255	3,350	3,660	3,620	1,650	12,280
Having none of four housing problems	7,945	8,430	12,195	7,775	36,345	1,630	2,715	4,255	3,350	11,950
Household has negative income, but none of the other housing problems	1,170	0	0	0	1,170	410	0	0	0	410

Table 9 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	8,640	4,415	2,150	15,205	985	1,525	2,040	4,550
Large Related	2,450	1,020	245	3,715	355	705	830	1,890
Elderly	4,165	1,525	945	6,635	1,905	1,635	1,160	4,700
Other	8,680	4,695	3,600	16,975	815	480	1,005	2,300
Total need by income	23,935	11,655	6,940	42,530	4,060	4,345	5,035	13,440

Table 10 – Cost Burden > 30%

Data 2007-2011 CHAS

Source:

0-80% AMI Renters with >30% Cost Burden

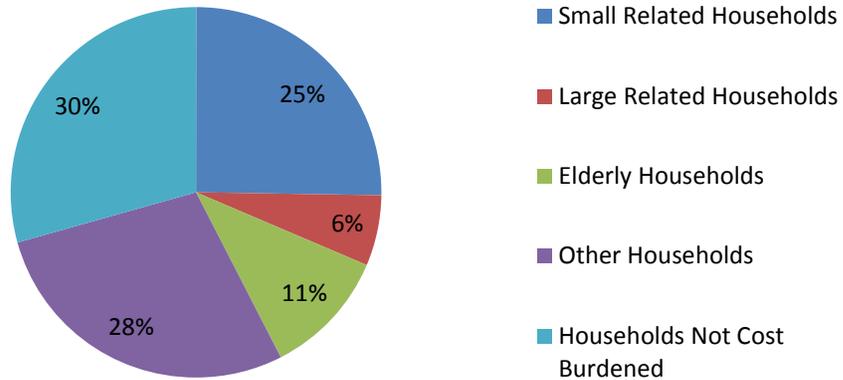


Exhibit XX – Low Income Households with >30% Cost Burden-Renters

0-80% AMI Owners with >30% Cost Burden

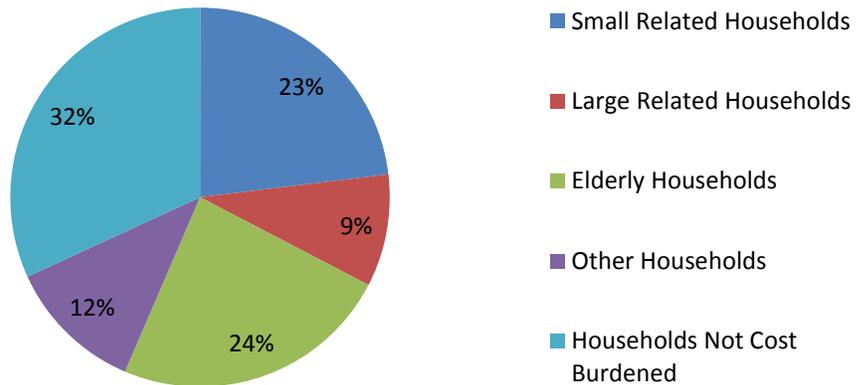


Exhibit XX – Low Income Households with >30% Cost Burden-Owners

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,150	1,720	385	9,255	775	1,280	1,345	3,400
Large Related	2,035	300	0	2,335	310	545	380	1,235
Elderly	2,730	610	175	3,515	1,405	1,115	665	3,185
Other	7,855	2,170	650	10,675	795	385	640	1,820
Total need by income	19,770	4,800	1,210	25,780	3,285	3,325	3,030	9,640

Table 11 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

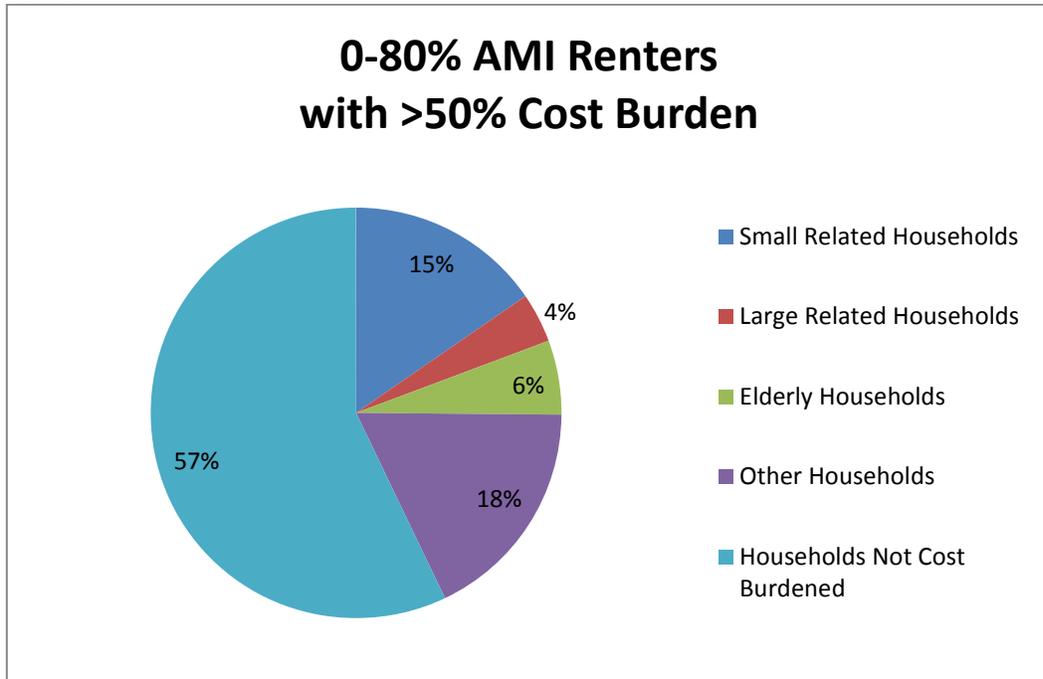


Exhibit XX – Low

Income Households with >50% Cost Burden-Renters

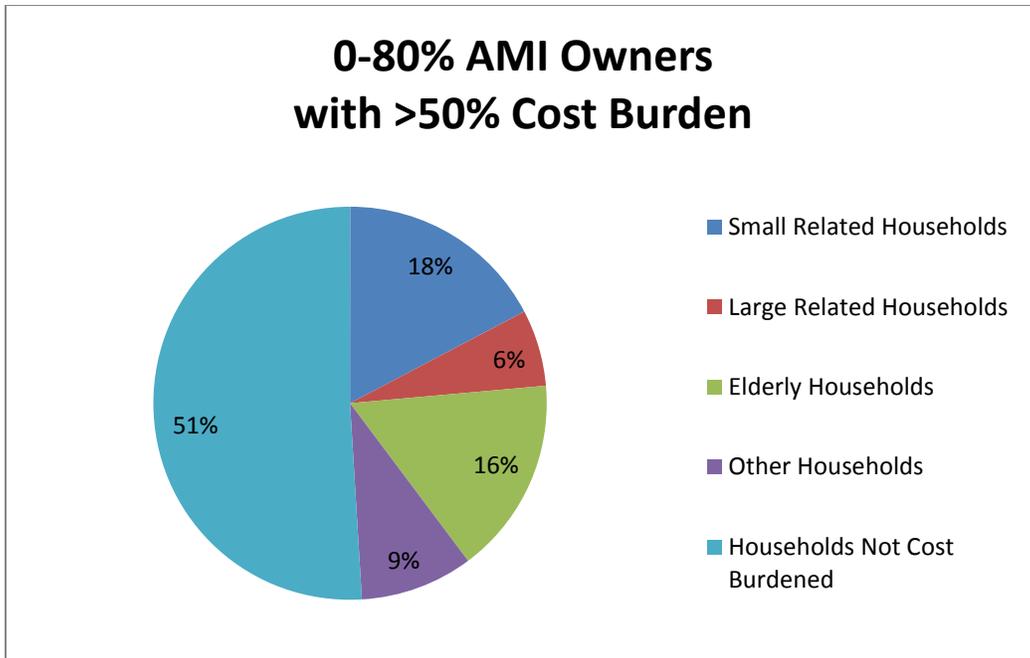


Exhibit XX – Low Income Households with >50% Cost Burden-Owners

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,705	1,485	1,045	430	5,665	225	525	400	150	1,300
Multiple, unrelated family households	195	285	190	205	875	70	120	370	145	705
Other, non-family households	165	75	105	25	370	0	0	0	0	0
Total need by income	3,065	1,845	1,340	660	6,910	295	645	770	295	2,005

Table 12 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

0-100% AMI Renters with Crowded Households (More than one person per room)

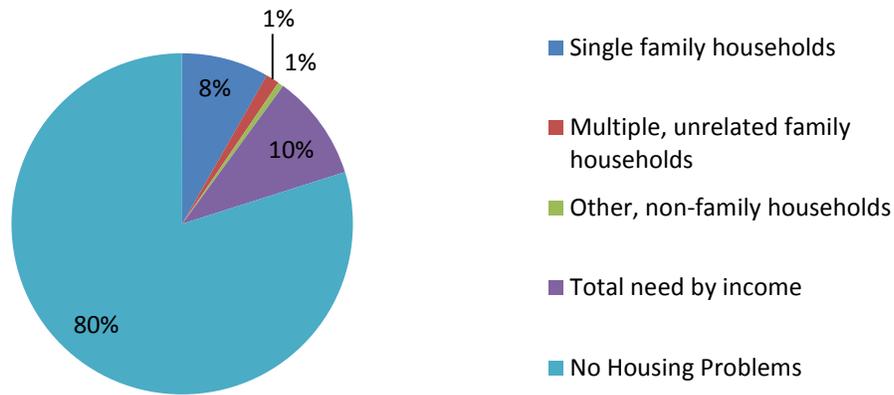


Exhibit XX –

Low/Moderate Income Renters with Crowded Households

0-100% AMI Owners with Crowded Households (More than one person per room)

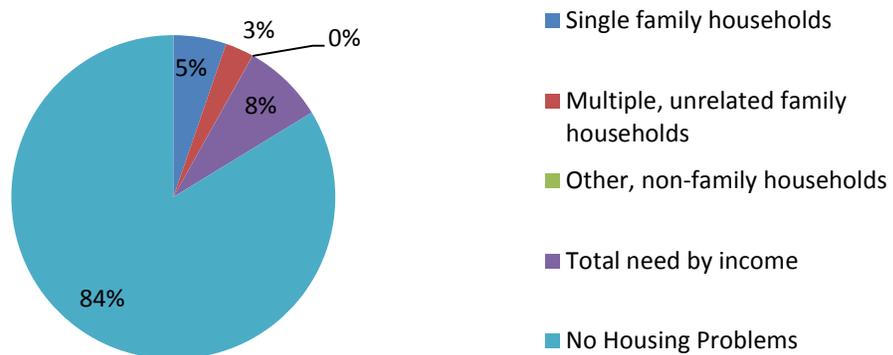


Exhibit XX – Low/Moderate Income Owners with Crowded Households

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 13 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Oakland does not collect specific data on single person households nor is this data provided by HUD in the eCon Planning Suite. To estimate the number of single person households in need of housing assistance, Oakland gathered data from the American Community Survey 2007-2011 B11001 table.

Data indicates an estimated 55,383 single person households, accounting for 80% of all Oakland non-family households during 2009-2013 and 37% of all Oakland households.

Applying this share (80%) to the “Other, Non-Family Households” category in the cost burdened tables, we have calculated that more than 7,209 single-person households (80% of the 19,275 total cost burdened “Other, Non-Family Households” category both renters and owners) in the City are cost-burdened and may require some level of housing assistance. Among this population, 4,673 are severely cost-burdened (housing cost is greater than 50% of income). This problem is most prevalent for extremely-low income households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the American Community Survey 2009-2013 S1810 table that estimates the total number of individuals who are disabled in Oakland, an estimated 45,067 individuals are non-institutionalized and living with a disability, accounting for 11.4% of the total population in Oakland:

- Population under 5 years old with a disability – 226 individuals or .9% of the population within this age range
- Population 5 to 17 years old with a disability – 2,331 individuals or 4% of the population within in this age range
- Population 18 to 64 years old with a disability – 25,548 individuals or 9.6% of the population within this age range
- Population 65 years old and over with a disability – 19,962 or 38.3% of the population within this age range

Oakland does not have an estimate of the number and type of households in need of assistance who are victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

HUD Comprehensive Housing Affordability Strategy (CHAS) data defines housing problems as 1) Housing lacking complete kitchen facilities, 2) Housing lacking complete plumbing facilities, 3) Household is overcrowded (with more than 1 person per room), and 4) Household is cost burdened (paying more than 30% of income towards housing costs, including utilities). Additionally, HUD defines severe housing problems as 1) severely overcrowded, with more than 1.5 persons per room and 2) severely cost burdened families paying more than 50% of income towards housing costs (including utilities).

The most common housing problem in the City of Oakland is cost burden, with 70% of all low and moderate income (L/M) households (71% of renters and 68% of owners) paying more than 30% of their income towards housing costs. Significantly, 43% of the total L/M households with cost burden are extremely low income renters (23,935 out of 55,970). In summary, 55,970 households between 0-100% AMI are paying more than 30% of their income toward housing.

Additionally, 44% of all L/M households (43% of renters and 49% of owners) are severely cost burdened, and are paying more than 50% of their income towards housing costs. Significantly, 56% of the total L/M households with severe cost burden are extremely low income renters (19,770 out of 35,420). In summary, 35,420 households between 0-100% AMI are paying more than 50% of their income toward housing.

The next most common housing problem in Oakland is overcrowding, with a total of 17,830 L/M households (19% of households) experiencing overcrowding (more than 1 person per room). Of this, 20% are L/M renter households (13,820) and 16% are L/M owner households (4,010). There are 3,130 L/M households experiencing severe overcrowding (more than 1.5 persons per room). The majority of severe overcrowding is experienced in L/M renter households (4% renter compared to 2% for owner households).

Are any populations/household types more affected than others by these problems?

In all cases of L/M households with housing problems—substandard housing, overcrowded or severely overcrowded, high housing cost burdens (>30% and >50% of income toward housing costs)—by far the most highly impacted are the population of residents that are extremely low-income households (<30% AMI) either renters or owners. There are 30,095 L/M households, or 32% of the total L/M household population that has one of the four housing problems as noted above.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

Families experiencing homelessness are similar to other, housed families living in poverty. In fact, many poor families, homeless or not, share similar characteristics: they are usually headed by a single woman with limited education, are usually young, and have high rates of domestic violence and mental illness.

Some families living in poverty, however, fall into homelessness, usually due to some unforeseen financial challenge, such as a death in the family, a lost job, or an unexpected bill, creating a situation where the family cannot maintain housing.

Fortunately, homelessness among families is typically not a long-term experience. About 75 percent of families who enter shelter are able to quickly exit with little or no assistance and never return. Some families, however, require more intensive assistance.

While the City of Oakland has a significant inventory of affordable housing, there are very long waiting lists for these units and most of them do not have supportive services or are not affordable to the current homeless population. There is tremendous unmet need for housing the unsheltered homeless households or those at risk of being homeless. The City of Oakland's Permanent Access to Housing (PATH) contends that homelessness can be prevented or ended for these households only by creating affordable and supportive housing units affordable to those with extremely low incomes. While PATH has been extremely successful with providing rapid rehousing to those in need, providers of the various programs tend to cite the same reasons for homelessness. Individuals continue to share common characteristics such as poverty, lack of education, mental health concerns, felony convictions and substance abuse issues. These issues are continuously linked with housing instability and increased risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a household with disproportionately greater need when the member of a racial or ethnic group at a given income level experiences housing problems at a greater rate (10 percentage points or more) than the income level of Oakland as a whole. An example, provided by HUD is as follows: assume that 60% of all low income households within a jurisdiction have a housing problem and 70% of low-income African American households have a housing problem. In this example, low-income African American households have a disproportionately greater need.

As noted earlier, there are four HUD-identified housing problems: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%. This section analyzes the extent of these housing problems and identifies populations that have a significantly greater need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,620	5,635	1,730
White	5,200	850	345
Black / African American	13,980	2,250	785
Asian	4,320	1,745	265
American Indian, Alaska Native	214	15	10
Pacific Islander	140	15	15
Hispanic	5,940	635	260

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

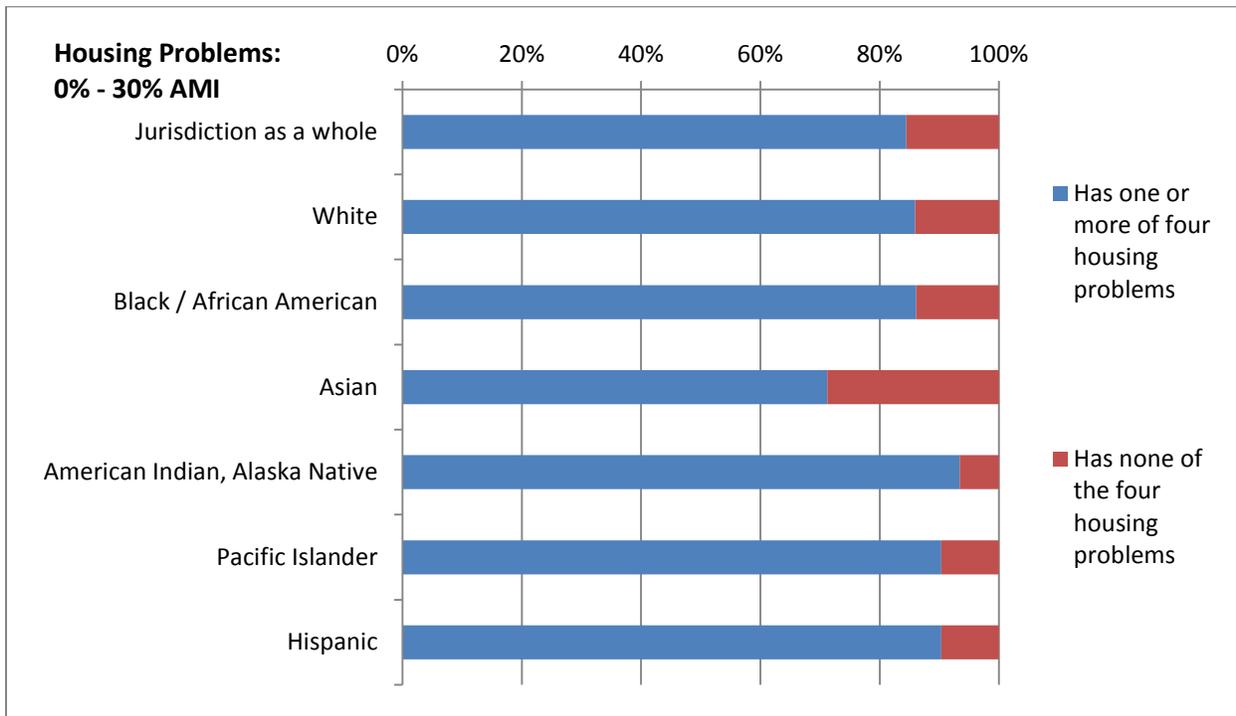


Exhibit XX – Housing Problems by Race/Ethnicity-Extremely Low-Income Households

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,105	5,040	0
White	3,630	835	0
Black / African American	5,880	2,305	0
Asian	2,395	900	0
Pacific Islander	220	10	0
Hispanic	4,325	865	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

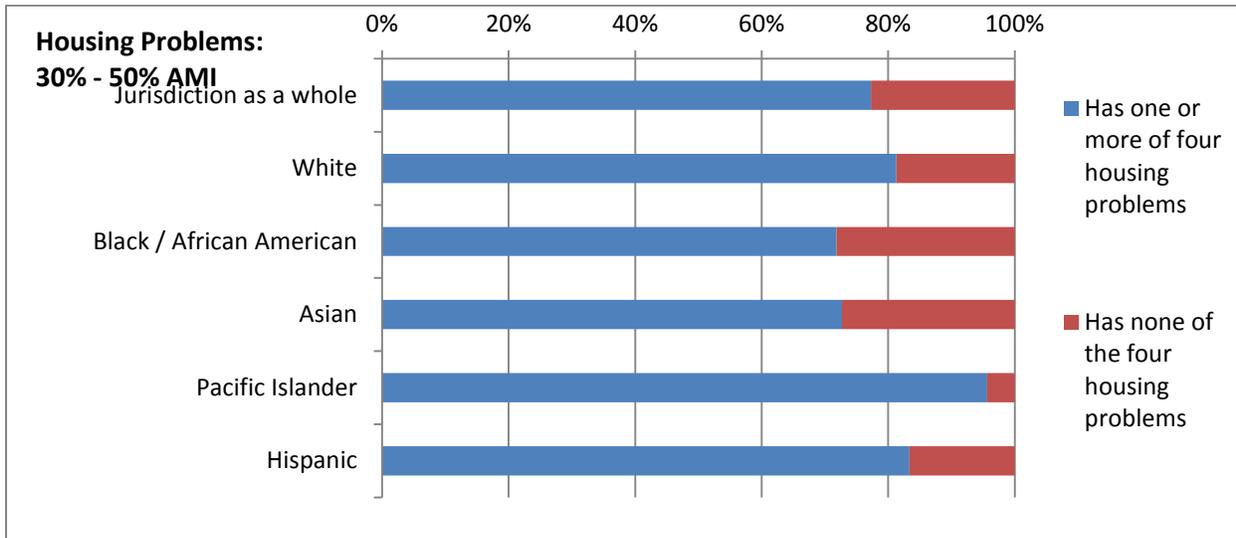


Exhibit XX – Housing Problems by Race/Ethnicity- Very Low-Income Households

Note: Due to insufficient data, this income category does not include American Indian/Alaska Native.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,875	9,065	0
White	3,260	2,815	0
Black / African American	3,850	3,080	0
Asian	1,390	1,200	0
American Indian, Alaska Native	50	55	0
Pacific Islander	55	95	0
Hispanic	2,905	1,460	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

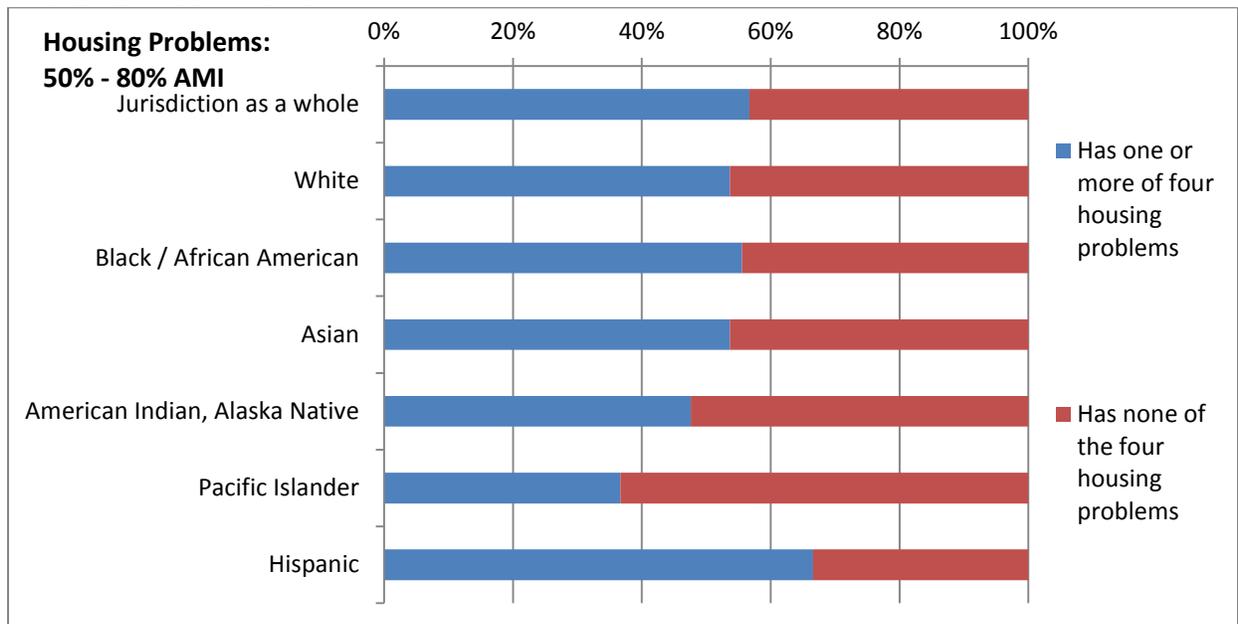


Exhibit XX – Housing Problems by Race/Ethnicity- Low-Income Households

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,530	8,330	0
White	1,740	2,725	0
Black / African American	1,515	2,890	0
Asian	790	1,140	0
Hispanic	1,365	1,305	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

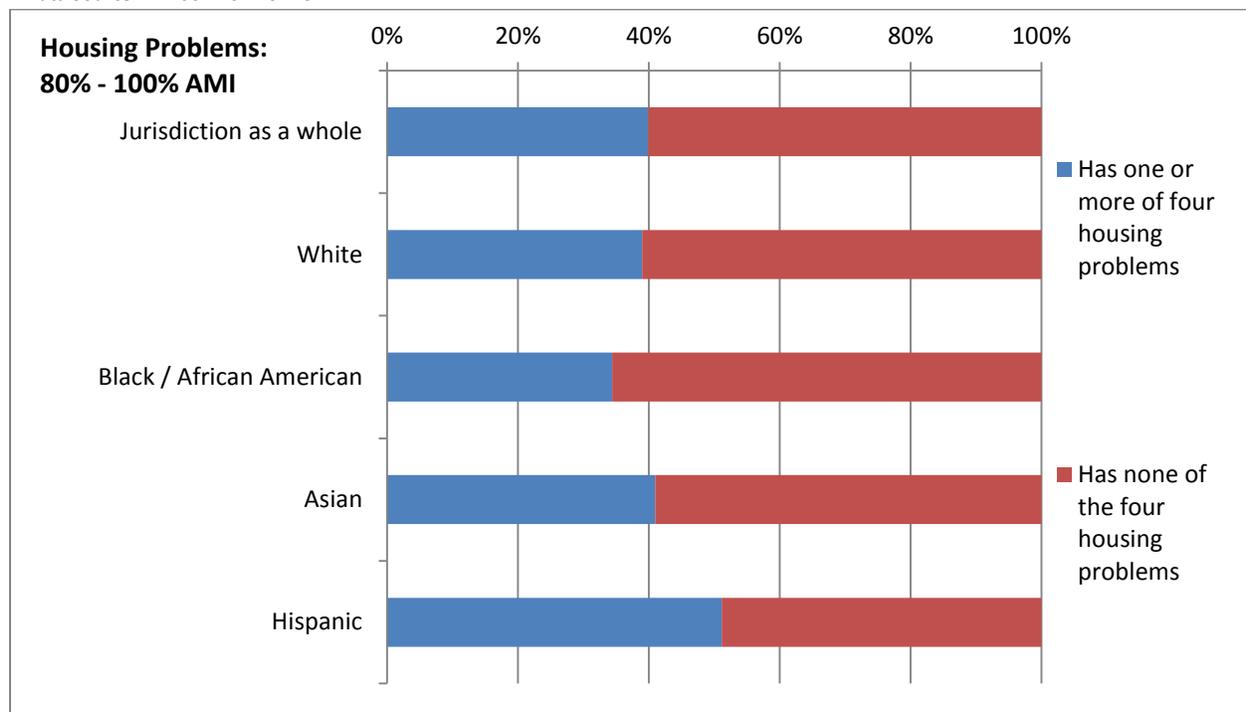


Exhibit XX – Housing Problems by Race/Ethnicity- Low-Income Households

Note: Due to insufficient data, this income category does not include American Indian, Alaska Native and Pacific Islanders.

Discussion

For Oakland, the Pacific Islanders and Hispanic populations are experiencing a disproportionately greater need when it comes to one or more of the HUD identified housing problems. The highest needs overall are experienced by Pacific Islander households earning 30-50% AMI, and Hispanic households earning 50-80% AMI and 80-100% AMI. Pacific Islander households earning 30-50% AMI are experiencing housing problems nearly 18.5 percentage points higher (almost 96% of their total population in this income category) than all other race/ethnicities in that income category. Hispanic households are experiencing housing problems at 10 to 11 percentage points higher than all other race/ethnicities in the 50-80% and 80-100%

income categories. Across all income categories, with the two noted exceptions above, there was not one racial or ethnic group most likely to experience a disproportionate amount of housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a household with disproportionately greater need when the member of a racial or ethnic group at a given income level experiences housing problems at a greater rate (10 percentage points or more) than the income level of Oakland as a whole. An example, provided by HUD is as follows: assume that 60% of all low income households within a jurisdiction have a housing problem and 70% of low-income African American households have a housing problem. In this example, low-income African American households have a disproportionately greater need.

As noted earlier, there are four HUD-identified housing problems: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%. The four severe housing problems are: 1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than 1.5 persons per room, 4) Cost Burden over 50%. This section analyzes the extent of severe housing problems and identifies populations that have a significantly greater need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,025	10,225	1,730
White	4,635	1,415	345
Black / African American	11,700	4,530	785
Asian	3,195	2,875	265
American Indian, Alaska Native	204	25	10
Pacific Islander	140	15	15
Hispanic	5,395	1,175	260

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

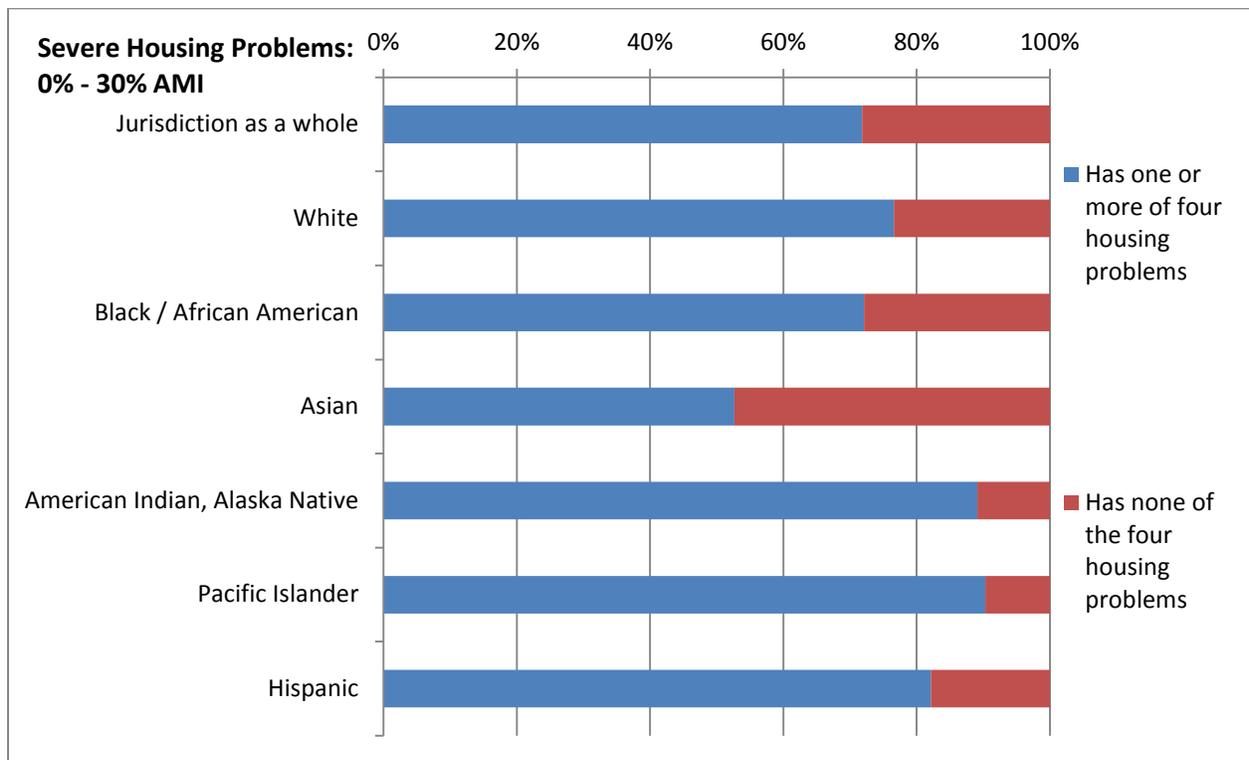


Exhibit XX – Severe Housing Problems by Race/Ethnicity- Extremely Low-Income Households

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,715	12,425	0
White	2,155	2,315	0
Black / African American	3,045	5,140	0
Asian	1,360	1,935	0
American Indian, Alaska Native	65	50	0
Pacific Islander	130	100	0
Hispanic	2,665	2,525	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

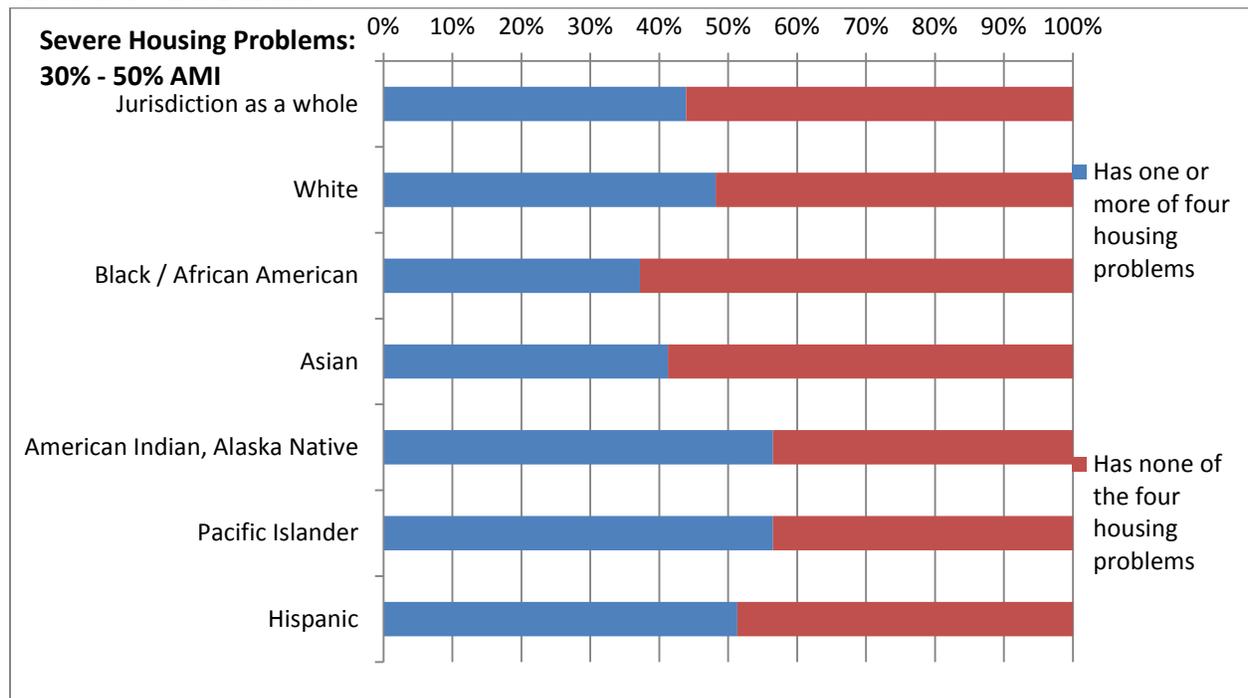


Exhibit XX – Severe Housing Problems by Race/Ethnicity- Very Low-Income Households

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,175	15,760	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,195	4,880	0
Black / African American	1,295	5,630	0
Asian	690	1,900	0
American Indian, Alaska Native	50	55	0
Pacific Islander	40	110	0
Hispanic	1,840	2,520	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

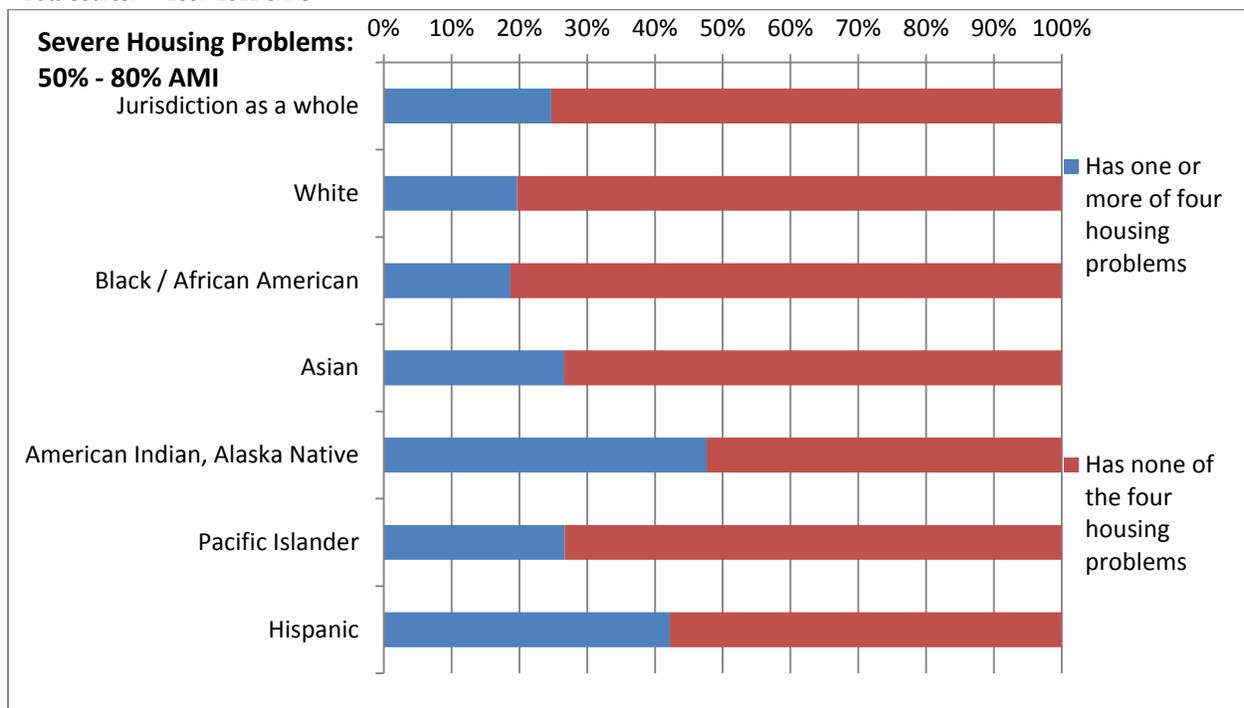


Exhibit XX – Severe Housing Problems by Race/Ethnicity- Low-Income Households

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,715	11,145	0
White	590	3,870	0
Black / African American	735	3,665	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	470	1,460	0
American Indian, Alaska Native	0	35	0
Pacific Islander	35	35	0
Hispanic	850	1,815	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

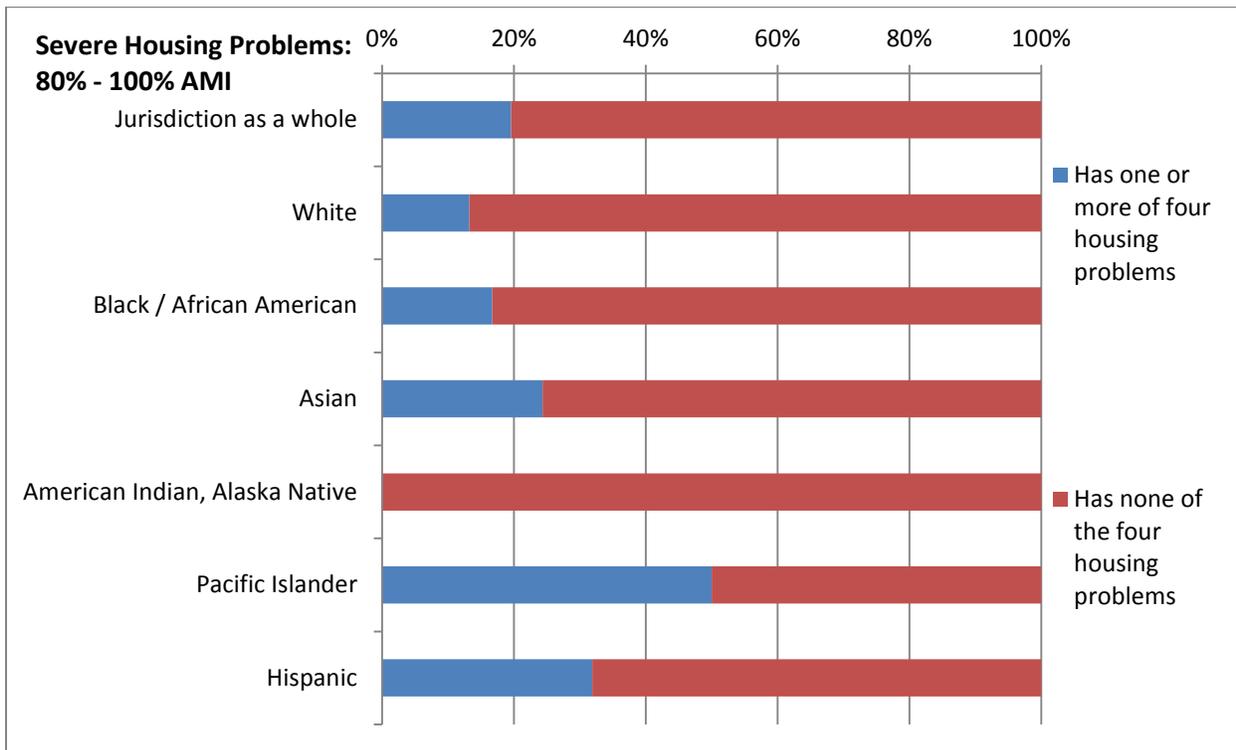


Exhibit XX – Severe Housing Problems by Race/Ethnicity- Low-Income Households

Discussion

For Oakland, in every income bracket, there are multiple racial/ethnic groups that have a disproportionate amount of severe housing problems. Across all racial/ethnic groups the highest disproportionate need overall is experienced by American Indian/Alaska Native, Pacific Islanders and Hispanic populations when it comes to the HUD identified severe housing problems. In the 0-30% AMI income category, these three racial/ethnic groups are experiencing disproportionate greater need at between 11 to 17 percentage points higher than the jurisdiction as a whole. In the 30-50% AMI income category, American Indian/Alaska Native and Pacific Islanders are experiencing disproportionate greater need that is 13 percentage points higher than the jurisdiction as a whole. In the 50-80% AMI income category, American Indian/Alaska Native and Hispanics are experiencing disproportionate greater need at between 17 (Hispanic) to 23 (American Indian/Alaska Native) percentage points higher than the jurisdiction as a whole. In the 80-100% AMI income category, Pacific Islanders and Hispanics are experiencing disproportionate greater need at between 12 (Hispanic) to 30 (Pacific Islander) percentage points higher than the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent cost burden and identifies populations that are disproportionately affected.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	78,960	35,675	40,275	1,875
White	32,665	11,865	9,530	380
Black / African American	21,335	11,285	16,555	810
Asian	11,365	5,165	4,770	330
American Indian, Alaska Native	340	65	300	10
Pacific Islander	305	180	215	15
Hispanic	10,540	6,025	7,830	280

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Overall, 45% of owner households and 51% of renter households in Oakland experience housing cost burden. Specifically, 23% of owners are paying 30-50% of their income towards housing costs, and 22% are paying more than 50%. American Indian/Alaska Native owner households experience a disproportionate housing cost burden. For the American Indian/Alaska Native households, close to 40% of this ethnic/racial group is paying more than 50% of their income towards housing costs (compared to 22% for the City overall).

Significantly, this is similar with renter households. American Indian/Alaska Native renter households experience a disproportionate housing cost burden. For the American Indian/Alaska Native households, 47% of this ethnic/racial group is paying more than 50% of their income towards housing costs (compared to 29% for the City overall).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As stated above, within every income bracket in the City of Oakland, at least one racial/ethnic group has a disproportionate amount of housing problems. Please see the discussion for NA-15, NA-20, and NA-25 above.

If they have needs not identified above, what are those needs?

Further analysis of HUD CHAS data was conducted to understand the status of populations in Oakland that have historically had disproportionate greater needs identified: Senior Citizens, Large Families and Overcrowding by Income level.

With regard to Senior Citizen Households, City staff analyzed data on the four HUD identified housing problems to understand if there was a disproportionate greater need among this population. Although there are high numbers of Senior Citizen households in all low and moderate income household categories for both renters and owners, their needs were not disproportionately greater (10 or more percentage points) than the jurisdiction as a whole.

With regard to Large Family Households (5+ persons), City staff analyzed data on cost burden to understand if there was a disproportionate greater need among this population. Staff found that among the extremely low- to low-income (0-80% AMI) owner-occupied households, there were 13 to 23 percentage points higher population of households with >30% to >50% cost burden than the jurisdiction as a whole. Further, with regard to Large Family Households that were extremely low renters, there were 12 percentage points higher population of households with >50% cost burden than the jurisdiction as a whole.

With regard to overcrowded households (and also a confirmation above-noted issues with Large Family Households), city staff analyzed data on overcrowding by income level and tenure (renter vs. owner) to understand if there was a disproportionate greater needs among this population. Staff found that among the extremely low- and very low-income renter households, there were 10 to 12 percentage points higher population of households that were overcrowded; in the very low-income owner households, there were 10 percentage points higher population of households that were overcrowded.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Despite a great deal of diversity at the City level, neighborhoods are still segregated by race and ethnicity. While Whites constitute 35 percent of the population and Black, Asians and Hispanics each constitute less than 30 percent, there are numerous areas of the City where more than 50%

of the residents belong to a single racial/ethnic group. In addition, each racial/ethnic group has distinct patterns of concentration where the percentage in a neighborhood is either 1.5 times the citywide average, or less than half the citywide average, as illustrated in Figures 3-1 to 3-5.

Additionally, as is the case for race and ethnicity, Oakland has clear geographic patterns of concentration by income. As seen in the maps on the following pages, in most of the neighborhoods in the flatland areas of the City, at least 51 percent of the population qualifies as “low and moderate income” under guidelines established by the U.S. Department of Housing and Urban Development. These federal definitions correspond to the terms “low” and “very-low” income as used in the Housing Element. Within those areas, there are neighborhoods with percentages that are more than 1.5 times the citywide average, while in the hill areas, most neighborhoods have concentrations less than half the citywide average. See Figures 3-6 and 3-7 for detailed maps.

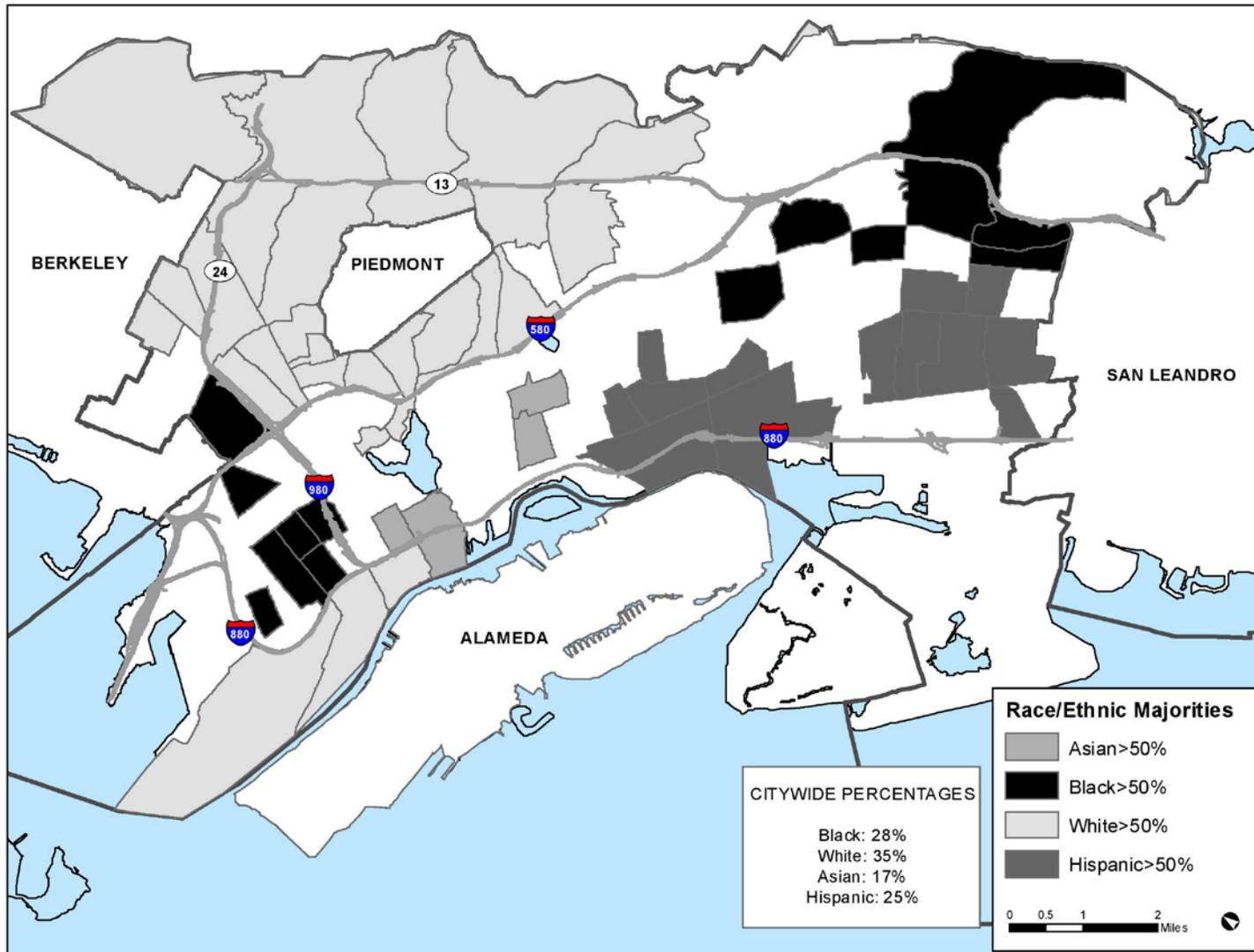


Figure 3-1 Areas of Racial/Ethnic Majorities

Source: U.S. Census 2010

December 24, 2013

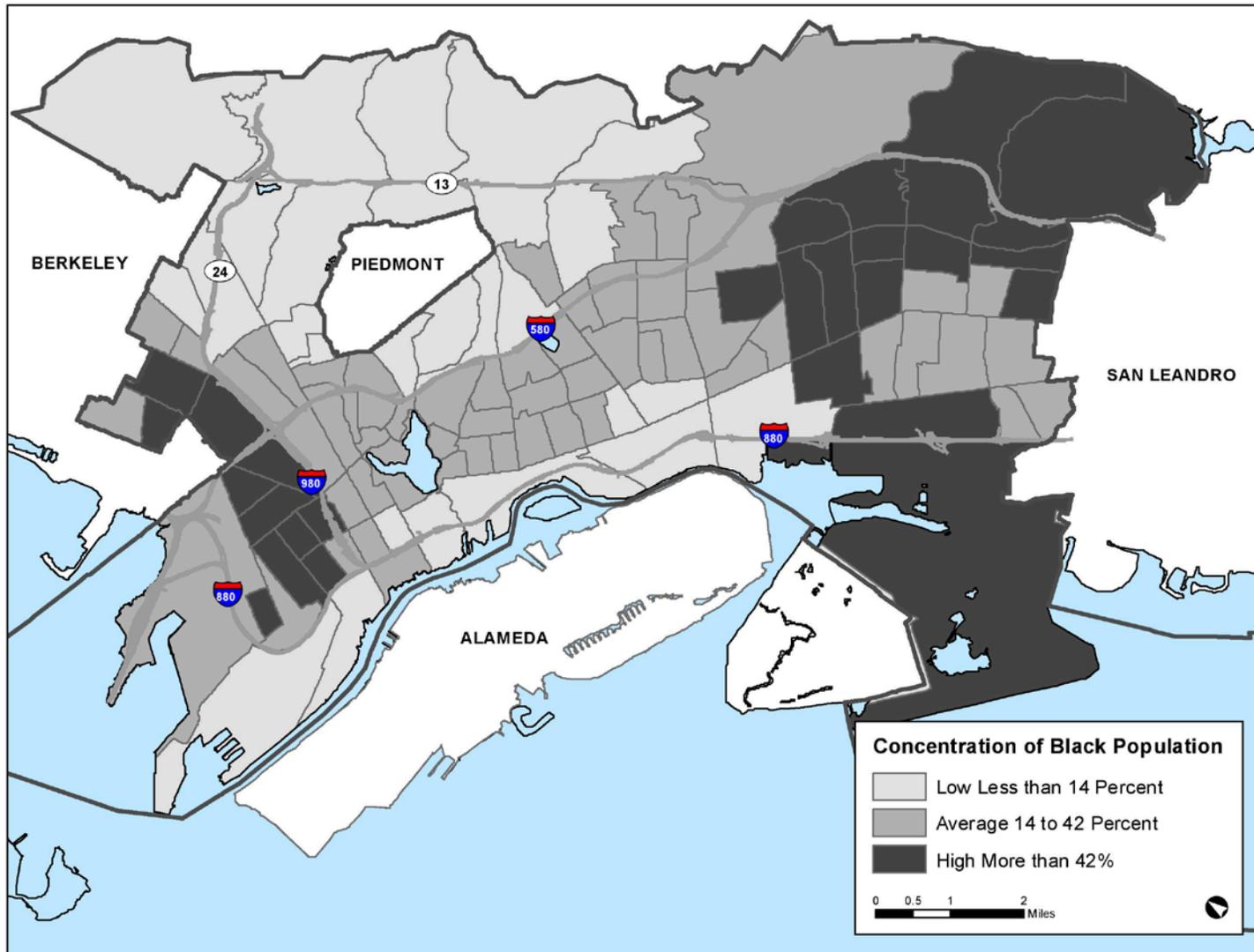


Figure 3-2 Areas of High and Low Concentration of Black Population

Source: U.S. Census 2010
December 24, 2013

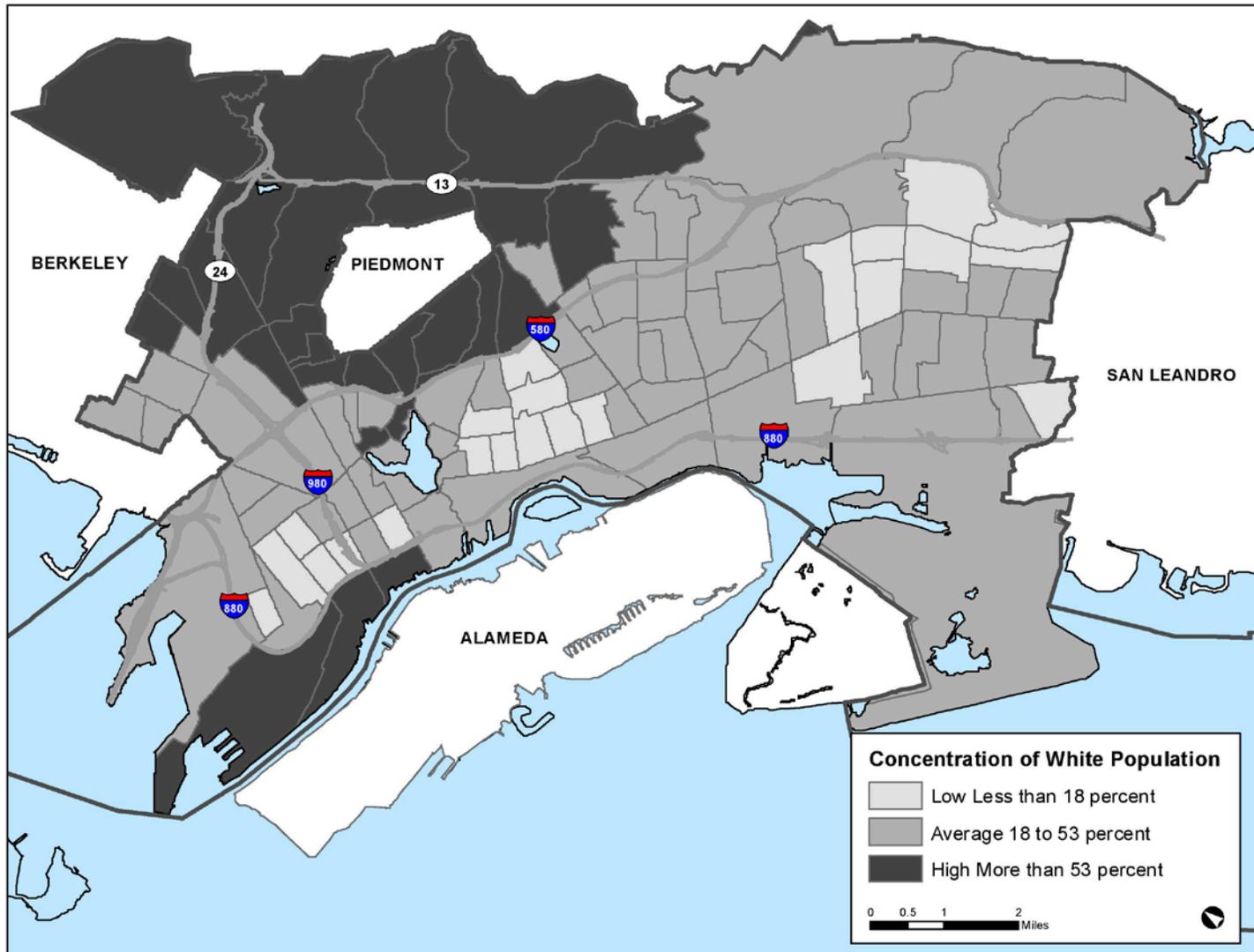


Figure 3-3 Areas of High and Low Concentration of White Population

Source: U.S. Census 2010

December 24, 2013

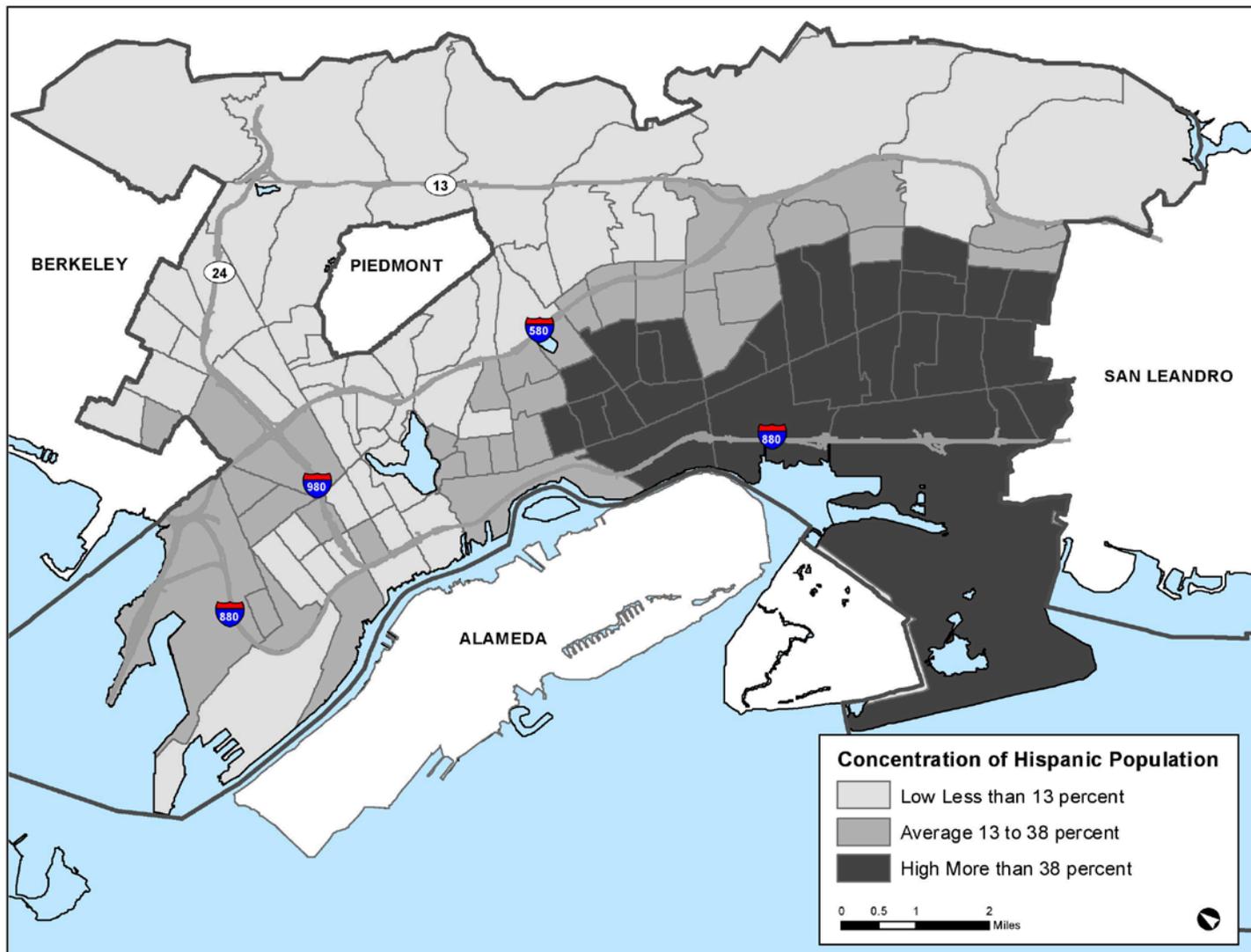


Figure 3-4 Areas of High and Low Concentration of Hispanic/Latino Population

Source: U.S. Census 2010
December 24, 2013

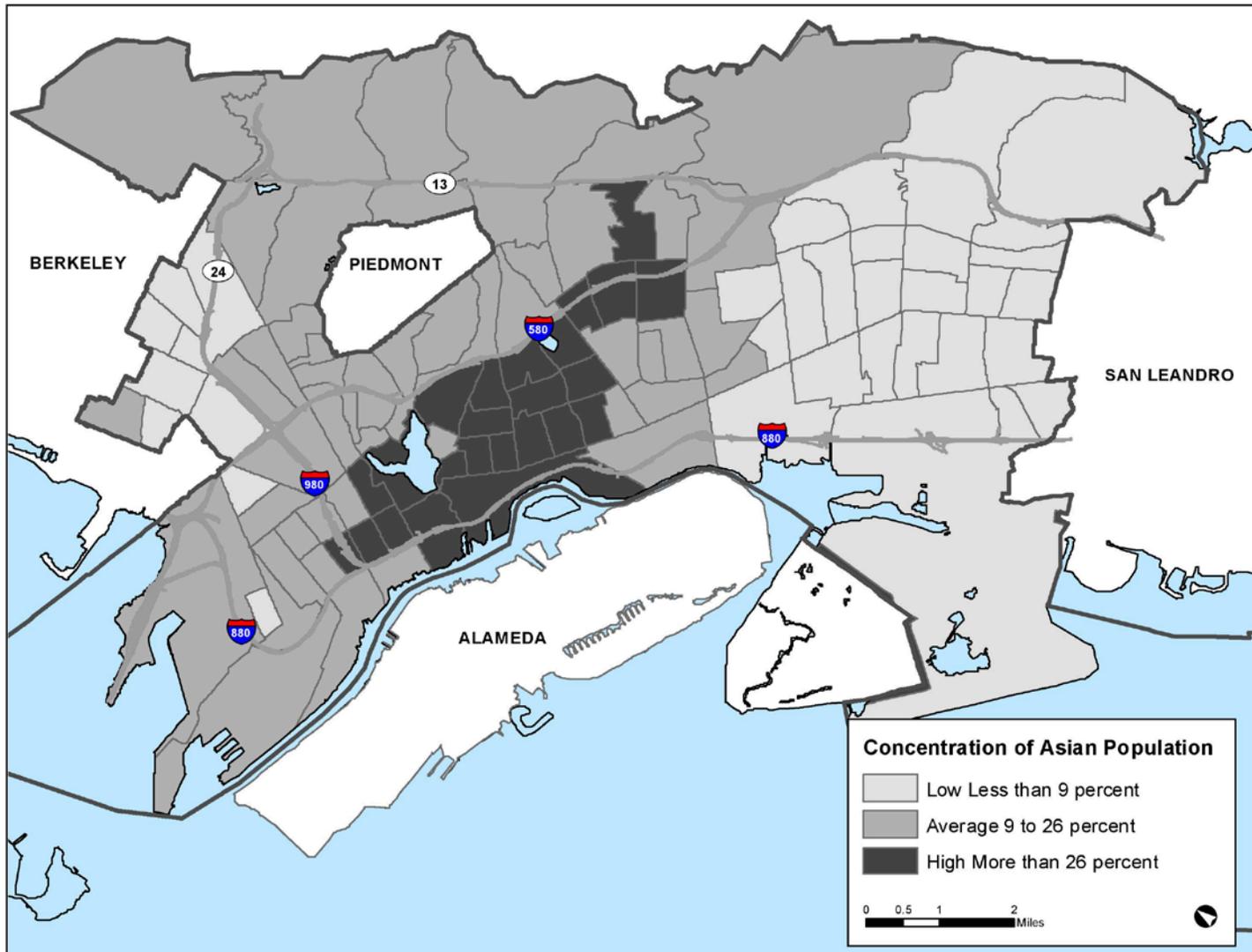


Figure 3-5 Areas of High and Low Concentration of Asian Population

Source: U.S. Census 2010
December 24, 2013

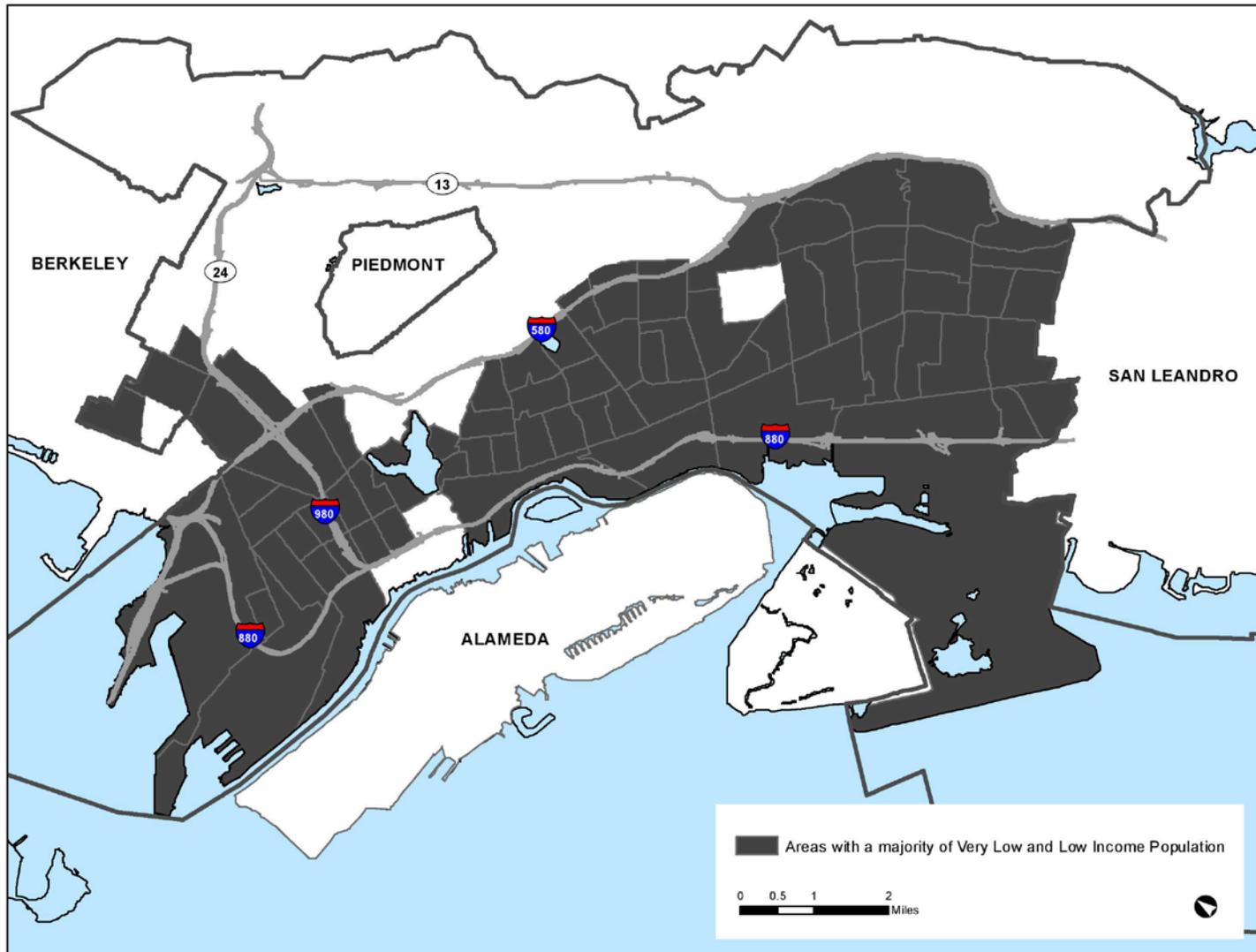


Figure 3-6 Areas with a Majority of Very Low and Low Income Persons

Source: U.S. Census 2010
December 24, 2013

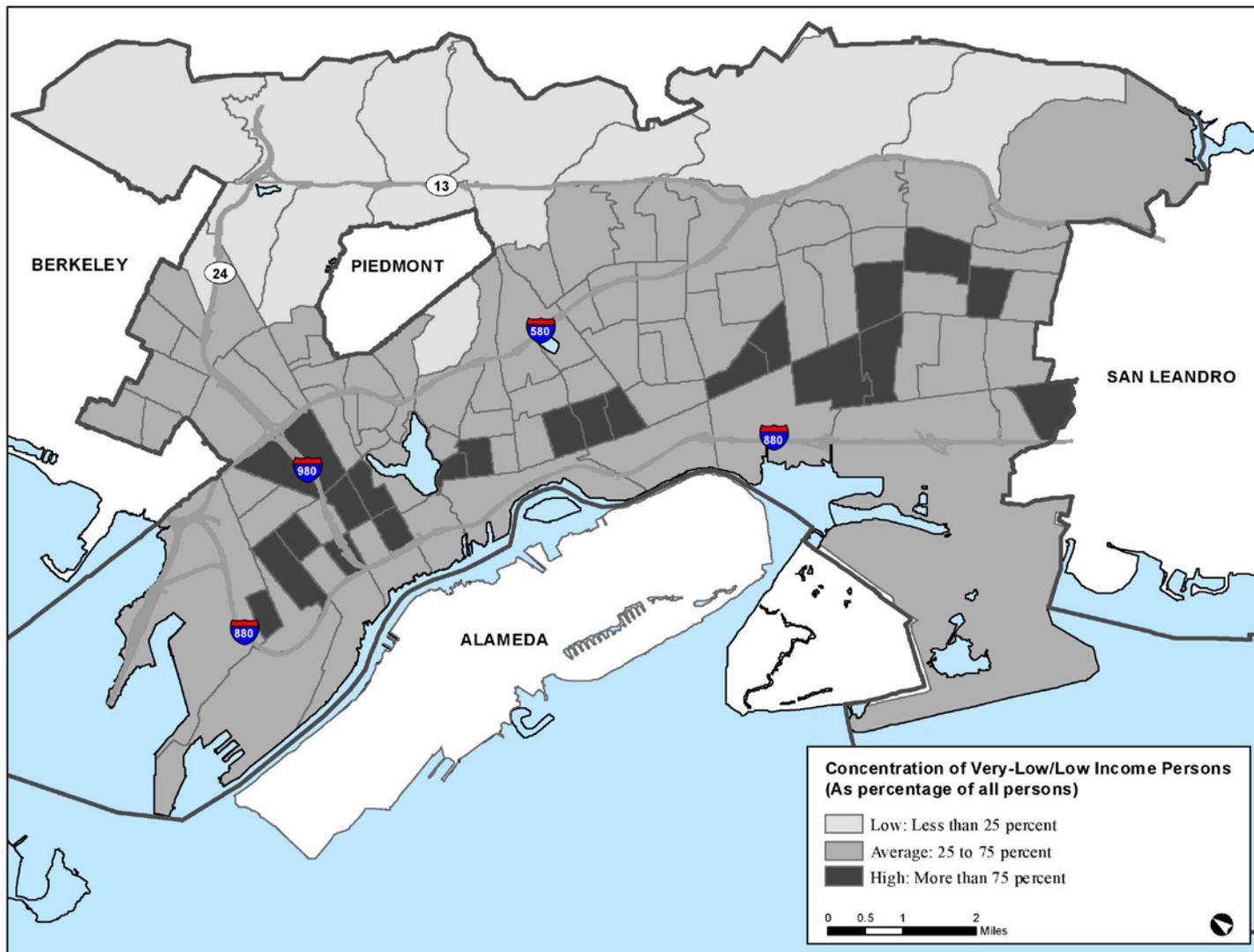


Figure 3-7 Areas of High and Low Concentration of Very Low and Low Income Persons

Source: CHAS 2006-2010 Data derived from American Community Survey 2006-2010 5 Year Average

March 18, 2014

NA-35 Public Housing – 91.205(b)

Introduction

The Oakland Housing Authority (OHA) is responsible for the operation, management and maintenance of 1,606 public housing units, and also operates the Housing Choice Voucher Program. Both programs serve low-, very low-, and extremely low-income persons. The housing authority programs are the principal programs available to meet the needs of persons with incomes below 30 percent of median income. One of the most pressing needs of this population, with the very high cost of housing in the bay area, is affordable housing. With the extreme and ongoing federal state and local funding cuts, related social services for this population are at a minimum. Job training programs, subsidized childcare, GED courses, English as a second language, substance abuse programs, and a variety of Senior Services are needed for this population. To take full advantage of the booming local economy in Oakland job sectors with increasing employment opportunities, require special training and education; increased funding for job training, education and employment targeting this population is needed.

Totals in Use (HUD data incorrect—following corrected data supplied by OHA)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	215	1,544	12,269	1,795	10,474	195	29	125
		387	1,444	9,914	411	9,399	59	0	0

Table 23 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents (Some HUD data incorrect—following corrected data supplied by OHA)

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	\$12,045	\$14,985	\$18,461	\$18,356	\$18,819	\$18,344	\$21,010
		9,443	14,033	15,031	11,033	15,169	10,443	0
Average length of stay	0	6	3	11	21	11	0	0
Average Household size	0	1	2	2	2	2	2	3
							±	0
# Homeless at admission	0	13	0	10	0	6	4	0
# of Elderly Program Participants (>62)		62	708	3,198	443	2,561	39	3
	0	121	512	2,046	123	1,906	11	0
# of Disabled Families		60	336	2,819	289	2,237	70	9
	0	140	179	2,294	79	2,177	25	0
# of Families requesting accessibility features	0	387	1,444	9,914	411	9,399	59	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type
Note that Table 24 excludes data for 307 units of Public Housing at HOPE VI sites.**

Data Source: PIC (PIH Information Center)

Race of Residents (Some HUD data incorrect—following corrected data supplied by OHA)

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White		19	64	962	225	627	35	3	
	0	52	66	597	60	519	13	0	0
Black/African American		160	993	8,592	1,012	7,107	133	23	
	0	257	997	7,244	208	6,965	45	0	0
Asian		28	412	2,512	491	1,936	2	1	
	0	75	370	1,963	139	1,810	0	0	0
American Indian/Alaska Native			10	76	27	44	0		
	0	2	4	49	3	45	1	0	0
Pacific Islander		0	6	35	8	24	1		
	0	1	1	21	1	20	0	0	0
Other			14	92	320	57	3	1	
	0	0	6	40	0	40	0	0	0

Table 25 – Race of Public Housing Residents by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Ethnicity of Residents (Some HUD data incorrect—following corrected data supplied by OHA)

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic		1	48	533	157	348	7	3	
	0	12	57	315	27	284	3	0	0
Not Hispanic		208	1,448	11,736	1,638	9,447	167	25	
	0	375	1,385	9,562	384	9,078	56	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Domestic Violence

OHA manages confidential Violence Against Women Act (VAWA) requests for residents and receives reports through property management which are then reviewed by management to determine appropriate action such as relocation, installation of protective items such as window bars, etc. The table below summarizes the VAWA client request for 2014.

VAWA Confidential Client Requests for 2014	
Section 8 (HCV)	33
Public Housing	17
Total	50

The OHA police department also tracks the number of reports related to domestic violence, but these reports do not always involve residents making a formal request for assistance under the VAWA act. In 2014, the OHA police department received 75 reports of domestic disputes, 26 reports of spousal abuse and 39 reports of battery against a spouse for a total of 140 reports of incidents involving domestic violence.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Public Housing Residents: The Oakland Housing Authority (OHA) is responsible for the operation, management and maintenance of 1,606 public housing units, and also operates the Housing Choice Voucher Program. Both programs serve low-, very low-, and extremely low-income persons. The housing authority programs are the principal programs available to meet the needs of persons with incomes below 30 percent of median income. One of the most pressing needs of this population, with the very high cost of housing in the San Francisco Bay Area, is affordable housing. With the extreme and ongoing federal state and local funding cuts, related social services for this population are at a minimum. Job training programs, subsidized childcare, GED courses, English as a second language, substance abuse programs, and a variety of Senior Services are needed for this population. To take full advantage of the booming local economy in Oakland job sectors with increasing employment opportunities, require special training and education; increased funding for job training, education and employment targeting this population is needed.

Families on the Public Housing and Section 8 Tenant-Based Waiting Lists: One indicator of the substantial unmet need for affordable housing is the length and status of the waiting lists for public housing and Section 8. OHA maintains site based wait lists for both public housing and section 8. The conversion to site-based waiting lists allows families to apply for and be on one or more lists depending on personal preference. As a result, in some cases these

numbers may represent duplicated households. The section 8 (Housing Choice Voucher) wait list was last opened in Spring 2011 and currently has 8,560 applicants. In September of 2012, OHA opened the wait list for a select group of site based section 8 properties and three public housing sites (Lockwood Gardens, Peralta Village and Palo Vista) and received 14,871 applications.

Five senior developments (Oak Grove Plaza North & South, Adel Court, Palo Vista Gardens, and Harrison Towers), one family housing development (Campbell Village), and five HOPE VI sites are managed by third party property management companies. The third party management companies are responsible for administering their own site-based waiting lists, processing annual re-certifications, rehabilitation and leasing of vacant units and lease enforcement.

In its administration of the Housing Choice Voucher program, OHA slowed down the pace of leasing new vouchers in order to respond to federal funding cuts and sequestration. The portfolio of porting of vouchers in and out of Oakland, created administrative and operational challenges to participants and the Authority during FY 2014.

An extensive analysis of demographic characteristics of wait list applicants for these HCV and Public Housing waitlists is available on pages 10-21 of the MTW Annual Report FY 2013, which is available on the OHA website (oakha.org).

Most recently, OHA opened wait lists for the public housing sites of Campbell Village in July of 2013 and received 1,246 applications. In November of 2014, OHA opened the wait list for the public housing sites of Peralta Village and Lockwood Gardens. The opening focused on applicants meeting the occupancy standards for two and three bedroom units and OHA received 4,722 applications.

See table below for Wait list totals as of December 31, 2014.

Waitlists	Public Housing	Section 8	PBV
OHA Managed Wait Lists			
Public Housing (site based)	8,851		
Section 8 (community wide)		8,560	
Section 8 (site based scattered sites)		2,996	
Public Housing sites privately managed for OHA	5,259		
Project Based Voucher (site based)			3,071
Project Based Voucher privately managed for OHA		15,428	
Sub-totals	14,110	26,984	3,071
Total			44,165

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The largest category of housing assistance is the tenant-based Section 8 Housing Choice Voucher Program. Under this program, tenants receive subsidy vouchers and seek out private rental housing on the open market. The Housing Authority pays a subsidy to the landlord that is approximately the difference between 30 percent of tenant income and a payment standard set by the Housing Authority (similar to the Fair Market Rent). Tenants are free to rent units for either more or less than the payment standard, and their contribution towards the rent is adjusted accordingly.

Section 8 assistance enables low income households somewhat greater flexibility in apartment location. However, a significant problem with the program is the inability of households to find sufficiently large or moderately priced apartments, which will allow use of Section 8 programs. Eligibility for the programs is open to people with incomes up to 50 percent of area median income, but most recipients have incomes well below this level. For this reason the OHA has increased the number of Project Based Section 8 awards in its Housing Choice Voucher program to provide quality available housing units to program participants.

How do these needs compare to the housing needs of the population at large

Information pertaining to housing problems is not collected for Oakland Housing Authority waitlist applicants, so it is difficult to compare households on the waitlist to the population at-large.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless Needs Assessment

Con Plan Oakland 2015-2020 – Homeless Data

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	1182	247	147	183
Persons in Households with Only Children	0	0	16	2	1	183
Persons in Households with Only Adults			3650	1134	392	183
Chronically Homeless Individuals	89	395	396	0	0	0
Chronically Homeless Families	15	49	17	0	0	0
Veterans	72	184	590	348	429	183
Unaccompanied Child	NA	NA	496	241		183
Persons with HIV	13	37	82	62	218	183

The number of people experiencing homelessness each year was estimated from data from the **January 2015, Alameda County Point In Time Homeless Count**. Numbers from the county were multiplied by 60% to get Point In Time estimates for Oakland. For most categories, the Point In Time numbers were then multiplied by 2 to estimate the numbers of people experiencing homelessness in a year. By definition, chronic homelessness implies a significant time period of homelessness so it is assumed in this chart that the Point In Time numbers would be the same as the yearly numbers for these populations.

The numbers of people becoming homeless each year was taken from an **HMIS demographic report** run for the 12 month time period of June 2014 through May 2015. The report shows clients served by all Oakland homeless programs during those 12 months. The report was sorted by clients who did not have any other program entries in the HMIS system in the past 12 months, thus indicating that they were newly homeless. A limitation of this data source is that it does not capture clients who were served by non HMIS using agencies.

For adults with and without children, the numbers of people exiting homelessness were taken from an **HMIS APR report** run for the 12 month time period of June 2014 through May 2015. The report shows clients served by all Oakland homeless programs during those 12 months. The numbers exiting homelessness includes all permanent exits and does not include exits to temporary destinations or exits to institutions. A limitation of this data source is that it does not capture clients who were served by non HMIS using agencies. The APR does not separate out exits by TAY (18-24 year old) populations so the numbers representing “adults and children” and “single adults” include TAY populations. The APR also does not show exits broken down by chronically homeless status, veteran status or HIV status. Exits of HIV positive homeless people were estimated by using the most recent **City of Oakland, Community Housing Services performance measures**, from FY 13-14, which showed that 218 HOPWA units had been made available to homeless persons living with HIV in that 12 month period. Exits of homeless veterans were estimated from the **Alameda County SSVF (Supportive Services for Veteran Families) Community plan** for 2015 which projects that 716 homeless veterans in Alameda County will be housed in the next year. The data above assumes that 60% of those housed will be from Oakland.

The number of days people experience homelessness was taken from an **HMIS APR report** run for the 12 month time period of June 2014 through May 2015. The APR shows the average length of time homeless for all clients in the system during that time period was 183 days. Limitations of this data source are that it does not capture clients who were served by non HMIS using agencies and it does not show average time lengths of time homeless for any sub populations. The data above assumes that the average of 183 days applies to all sub populations except people who are chronically homeless. The APR does indicate, for some populations, whether their length of time homeless was greater than 90 days or less than 90 days. For households of “adults with children”, 121 people were homeless for more than 90 days and 26 people were homeless for less than 90 days. For Households with “single adults”, 269 people were homeless for more than 90 days and 123 people were homeless for less than 90 days.

Homeless Needs Assessment -Subpopulations

	County of Alameda			Oakland		
	Sheltered ¹	Unsheltered ²	Total	Sheltered	Unsheltered	Total
Chronically Homeless Individuals ³	171	760	931	89	395	484
Chronically Homeless Families ⁴	11	26	37	6	14	19
Persons in Chronically Homeless Families	29	94	123	15	49	64
Veterans	139	353	492	72	184	256
Female Veterans	9	11	20	5	6	10
Severely Mentally Ill	477	629	1,106	248	327	575
Chronic Substance Abuse	354	935	1,289	184	486	670
Persons with HIV/AIDS	25	72	97	13	37	50
Victims of Domestic Violence	381	665	1,046	198	346	544

Data Source Comments: Source: 2013 Alameda Countywide Homeless Count and Survey Report; Oakland's homeless share derived from County survey.

Notes:

¹Includes persons in emergency shelters and transitional housing, except that chronically homeless individuals and families include only persons in emergency shelters.

² Literally Homeless: An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) has a primary nighttime residence that does not provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or businesses); or (ii) has resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

³ HUD defines a chronically homeless individual as an unaccompanied homeless adult living on the street or in a shelter who has a disabling condition and has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

⁴ A chronically homeless family is a family (including at least one minor child) with at least one adult member (18 or older) who has a disabling condition.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

CHS researching homeless count info for final report

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	13226
Area incidence of AIDS	Alameda and Contra Costa County
Rate per population	14.3
Number of new cases prior year (3 years of data)	825
Rate per population (3 years of data)	14.3
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	8229
Area Prevalence (PLWH per population)	Alameda and Contra Costa County
Number of new HIV cases reported last year	267

Table 27 - HOPWA Data

Data CDC HIV Surveillance

Source:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	27
Short-term Rent, Mortgage, and Utility	5
Facility Based Housing (Permanent, short-term or transitional)	5

Table 28 - HIV Housing Need

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Source:

The City of Oakland is the grantee for the Oakland Eligible Metropolitan Statistical Area (EMSA) under HUD's Housing Opportunity for Persons with AIDS (HOPWA) formula grant. HUD selected the City of Oakland in 1993 as the designated grantee for the Oakland Eligible Statistical Metropolitan Area (EMSA) due to Oakland being the most populous unit of general, local government in the EMSA. The Oakland EMSA includes Alameda County which encompasses the cities of Alameda, Berkeley, Fremont, Hayward, Livermore, Oakland, San Leandro, Union City and select cities in Contra Costa County which include Antioch, Concord, Richmond and Walnut Creek. The Oakland EMSA is geographically, ethnically and economically diverse, spanning 1,458 square miles. Approximately 1.5 million people reside within the Oakland EMSA², with an estimated 13,822 cumulative HIV/AIDS cases from 1983 – 2012³.

Alameda County Housing & Community Development Department⁴ and Contra Costa County Community Development Department⁵ are the project sponsors for the City's HOPWA grants.

² 2011 census totals for Alameda County (1,554,720) and Contra Costa County (1,079,597), <http://quickfacts.census.gov/qfd/states/06/06001.html>

³ CDPH Office of AIDS, 2011 California HIV/AIDS Surveillance Report

⁴ Alameda County Point of Contact: Hazel Weiss, Community Development Manager – hazel.weiss@acgov.org

⁵ Contra Costa County Points of Contact: Kristin Sherk, Housing Planner - Kristin.Sherk@dcd.cccounty.us or Carmen Bayer, Program Coordinator of Client Services - cbayer@hsd.cccounty.us

A wide range of AIDS housing and related services are administered by and through each of the counties. Said services include, but not limited to housing and benefits advocacy, HIV/AIDS housing (community residence housing, family housing, single resident occupancy housing, transitional housing, and permanent supportive housing), tenant services, end-stage care, substance abuse counseling, mental health services, service enriched emergency housing and other supportive services for people with HIV/AIDS and their families. HIV/AIDS housing developments are implemented to increase HIV/AIDS housing inventory throughout Alameda County and Contra Costa County through new construction projects, rehabilitation and renovation projects, and housing set-asides for special needs populations.

The Oakland EMSA, comprised of Alameda and Contra Costa Counties distributes annual HOPWA awards to the two counties based on the number of People Living With AIDS (PLWA) as reported in each of the county's latest (prior year) Epidemiology reports. PLWA totals for both counties are added to provide total number of PLWA in the Oakland EMSA. Each County's individual PLWA total is divided by the Oakland EMSA PWLA total, yielding each County's percentage share of PLWA cases in the Oakland EMSA. This percentage is then applied to the fund allocation of HOPWA service and housing funds. The PLWA percentages results are applied to the distribution of the overall grant award to the member counties for housing, services and project sponsor administration.

Once funds are allocated to each county, the counties then publish Notices of Fund Availability (NOFA) of HOPWA funds. In each NOFA, housing and service priorities are outlined. Applicants submit proposals based on the stated housing and service priorities (to be accomplished in a 2-3 year period). Once proposals are ranked, proposed HOPWA projects are submitted to the City for approval.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The need for public facilities in the City of Oakland are met in two ways: through facilities owned and operated by the City and through facilities owned and operated by non-profit agencies.

The types of public facilities that are owned and operated by the City include parks and recreation facilities, public libraries, senior centers, homeless centers, and teen centers.

Management of Oakland parks and recreation facilities is guided by the Open Space, Conservation and Recreation (OSCAR) Element of the Oakland General Plan. This document specifies the official policy and criteria for the management of open land, natural resources, recreation services and parks that provide programs and opportunities for Oakland residents to engage in recreational activities and exercise environmental stewardship. The Oakland Public Works Department maintains a prioritization list for capital improvement of parks and recreation facilities that was updated for FY2013-15 by Resolution 85056 C.M.S. adopted by the Oakland City Council on July 17, 2014. This list itemizes facilities that are in need of improvements and upgrades to enhance safety and comply with ADA accessibility standards. They include: rehabilitation of play surfaces, installation of play and sports equipment, building of accessible walkways, development of teen centers, creation of recreation centers kitchen gardens, improvement of outdoor lighting, installation of safety equipment, and interior and exterior renovation of centers.

Oakland's Library Services provides access to resources for information, knowledge and research; opportunities for artistic and literary expression; innovative services in technology, children and youth activities, adult literacy, and tool lending; expanded services for disabled persons; and branches dedicated to the preservation of Native American, Latin American, Asian and African American culture and history. Many of Oakland's libraries are landmark or historic buildings which are in need of renovation of windows and flooring as well as exterior and interior painting. The Historic Preservation Element of the Oakland General Plan addresses the preservation and enhancement of historic and landmark properties that are deteriorated, experience adverse alterations, or may be destroyed. In June 2006, the City Council adopted a Master Facilities Plan identifying specific improvements to facilities, and an annual Capital Improvement Projects list of improvements needed at specified library locations is prepared by Library Services staff. In November 2006 voters rejected Measure N, a ballot proposition which would have authorized the issuance of bonds to generate funds for acquisition, improvement, expansion, repair, and new construction of library facilities.

The Human Services Department operates and partners with non-profit organizations to operate multi-purpose centers that meet the needs of seniors. There are six senior centers throughout the

City, two of which are operated by non-profit community organizations, which provide a full range of social, recreational, nutrition, computer access and health education activities, as well as low cost hot lunches. Tenant, accessibility, facility and safety improvements are needed to the centers.

The Human Services Department partners with two non-profit organizations each of which operates a multi-purpose center that serve the homeless population. The centers provide the following support services specific to the needs of the homeless: transitional shelter, information and referral, food, employment, physical and mental health, drug and domestic violence programs. Funding has been invested for acquisition, construction, rehabilitation and reconfiguration of units. Improvements needed to the centers have included replacement of the interior elevation; installation of a sidewalk elevator; upgrading of the heating, ventilation and air-conditioning systems; electrical and plumbing renovation; compliance with ADA accessibility standards; flooring; and interior and exterior painting. Maintenance needs, especially for the older facility, will include kitchen improvements, safety enhancements, and ongoing renovation.

There is a City operated teen center in two of the low- and moderate-income Community Development Districts of Oakland, and funds are needed to develop teen centers in the other five Districts. Funding for this purpose may include acquisition, design and engineering costs, and rehabilitation of existing buildings. The community based facilities house and support public service activities that may include: counseling; tutoring; employment and entrepreneurial training; support services for at risk youth; academic and recreational youth programs; health services; fitness; and arts programs.

Facilities owned and operated by non-profit agencies have included child care and child development centers, youth centers, senior centers, neighborhood centers, community gardens, health centers, cultural and community arts centers, domestic violence shelters, and facilities that serve special needs population. Funding has been allocated for facility planning, predevelopment costs, architectural and engineering design, supplementing of acquisition costs, tenant improvements, and renovation of these various facilities at various times in the past. Many of the service facilities are in need of interior and exterior rehabilitation, ADA compliance improvements, safety enhancements, bathroom and kitchen appliances, playground resurfacing and equipment, lighting and heating upgrades, and exterior signage and banners.

How were these needs determined?

The needs for public facilities have been determined in the following three ways: (1) by priority categories identified by the seven Community Development District Boards for capital improvement projects to be funded from annual allocations; (2) by responses to a Community Needs Assessment Survey conducted to gather input for the FY2015-20 Consolidated Plan. The tool solicited comments on whether the physical condition of neighborhood public space is

stable, improving or declining; and whether the need for community and neighborhood facilities is low, moderate or high; and (3) by comments on public facility needs and priorities solicited from City Council offices, residents and community-based organizations in two community meetings in the low- and moderate-income areas of the City.

Describe the jurisdiction’s need for Public Improvements:

Public improvement needs in the City of Oakland include addressing and enhancing public safety, beautification of community space, neighborhood and commercial development, and housing marketability. Activities that have been funded in prior years include street improvements, sidewalks, curbs and gutters, street lighting, street trees, median landscaping, blight removal and neighborhood clean ups, parking improvements and street surveillance cameras.

How were these needs determined?

The needs for public improvements have been determined in the following three ways: (1) by priority categories identified by the seven Community Development District Boards for infrastructure projects to be funded from annual allocations; (1) by responses to a Community Needs Assessment Survey conducted to gather input for the FY2015-20 Consolidated Plan. The tool solicited comments on whether the need for public infrastructure is low, moderate or high; and (3) by comments on public facility needs and priorities solicited from City Council offices, residents and community-based organizations in two community meetings in the low- and moderate-income areas of the City.

Describe the jurisdiction’s need for Public Services:

Grant and foundation resources for services have not kept pace with the needs for vital support and social services that have resulted from the increases in the economic downturn, rates of unemployment, cost of living, homelessness, and shrinking safety nets. The activities that have been provided by City Departments and by non-profit agencies to meet the needs of economically marginalized, vulnerable and underserved residents include the following:

- a. Homeless/AIDS Patients Programs: Supportive services to enable the homeless population and persons living with AIDS/HIV to obtain information and referral, technical assistance, transitional housing and shelter, hunger relief, rental assistance, health care, and case management.
- b. Senior Services: Transportation to reduce isolation and enable independence; information and referral; in-home support and companionship; adult day care; health care; meals, nutrition and food security; training and education for seniors and caregivers; information on crime and safety issues; leveraging services and access for those with language and cultural barriers and with disabilities.

- c. Handicapped Services: Supportive services to enable persons with physical disabilities obtain information and referral, technical assistance, housing and shelter, health care, and case management.
- d. Legal Services: Legal counseling, assistance, representation and referral on tenant/landlord issues and issues.
- e. Youth Services: Job development, training and placement; summer jobs and other employment opportunities; paid internships; career and personal development; support and enrichment training for youth and families; microenterprise training; tutoring and mentoring; street outreach to youth involved in gangs and criminal activities; providing healthy alternatives to crime and gang related activities; traffic safety and education for school-aged children; peer tutoring and mentoring; case management, financial management and job training, housing referrals and support services for current and emancipated foster youth.
- f. Transportation Services: Assistance to enable seniors, persons with disabilities, and other extremely low income persons obtain transportation to access basic services and reduce isolation and foster independence.
- g. Substance Abuse Services: Intervention, case management, counseling and support services to assist persons overcome substance addiction.
- h. Services for Battered/Abused Spouses: Emergency residential shelter; intervention and therapeutic counseling; support groups; advocacy and legal assistance; assistance to locate and establish new residency; community outreach and education; workshops to address teen dating violence and sexual harassment; and other support services to meet the needs of victims of domestic violence.
- i. Employment Training: Job development and placement, training and skills building, tutorial services, and employment assistance for target populations such as youth, displaced workers, and persons with language barriers.
- j. Crime Awareness/Prevention: Services are provided to parents and caregivers, children and youth, at-risk youth, seniors and non- and limited-English speaking new immigrants. Activities include outreach; improving linkages; establishing networks; education on crime and gang activities; compiling and dissemination of data on types and locations of crimes; crime and gang intervention and prevention training for youth; reentry support for youth in the criminal justice system; education to encourage crime reporting; multi-lingual access to crime information and personal safety training.
- k. Tenant/Landlord Counseling: Information and referral, outreach, mediation and reconciliation, and maintenance of client intake and services database.
- l. Childcare and Child Development Services: Childcare services for infants and school-age children; summer food distribution and meals; support for parents, guardians and families; case management; information and referral; collaboration between school and existing community programs and services; assistance to working single parents or those in school or job training.

- m. **Health Services:** Access to comprehensive medical, dental, vision, pediatric, prenatal and postpartum, adult and geriatric care for persons regardless of income, insurance status, language and culture; services to the underserved immigrant and refugee population, including the Asian and Spanish-speaking populations; services to seniors; chronic disease and HIV/AIDS treatment; school-based health services; mobile dental services to the homeless; peer education; risk counseling; psychosocial support; social and legal services; community outreach and education; case management.
- n. **Services for Abused/Neglected Children:** Outreach and assistance to sexually exploited minors; and intervention and support for children who are parents are victims of domestic violence.
- o. **Mental Health Services:** Supportive services to enable persons with physical disabilities obtain information and referral, technical assistance, housing and shelter, health care, hunger relief, and case management.
- p. **Other:**
 - i. **Neighborhood Revitalization:** Increasing the economic development capacity of small and minority businesses; workshops and information to enhance neighborhood and community empowerment; microenterprise and local business assistance; and commercial revitalization.
 - ii. **Micro-Enterprise Assistance:** Training to encourage local businesses to green their services and facilities; assisting local businesses in creating and maintaining clean, safe environment that attracts patrons; encouraging water and energy conservation and efficiency; creating and improving waste reduction and recycling programs; providing access and linkages.
 - iii. **Computer and Technology Training:** Classes for youth, adults and seniors; internet access; and training that enhances job marketability.

How were these needs determined?

The needs for public services have been determined in the following three ways: (1) by priority categories identified by the seven Community Development District Boards for public services activities to be funded from annual allocations; (2) by responses to a Community Needs Assessment Survey conducted to gather input for the FY2015-20 Consolidated Plan. The tool solicited comments on whether the need for community and neighborhood services is low, moderate or high; and (3) by comments on public services needs and priorities solicited from City Council offices, residents and community-based organizations in two community meetings in the low- and moderate-income areas of the City.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Bay Area is one of the most expensive housing markets in the country. In Oakland, rents and median sales prices rose slowly during much of the 1990s, price increases accelerated in the late 1990s and continued to increase rapidly until 2007. From 2008 to approximately 2012, prices declined considerably as the housing bubble burst and the foreclosure crisis ensued. In 2013 housing costs (both market rents and home sales prices) have had significant increases with prices in some zip codes reaching heights close to those at the peak of the housing bubble.

Comparing 1990 and 2000 Census data and American Community Survey (ACS) data on Median Home Values and Rents⁶, the widening gap between housing costs and incomes is especially acute for family households, whose incomes lagged in the 1990s, 2000s and through 2010 and who represented a large share of Oakland's population growth during that period. According to the ACS 2011 5-year survey data, the widening gap between housing costs and incomes continued. Increases in overpayment and overcrowding in the 1990s and 2000s (though in 2010 the number of persons per household has decreased slightly) are further indicators of the problems faced by lower-income households, especially family households, and those with very low-incomes.

⁶ Comparing Census and American Community Survey is typically not recommended. This comparison was done per guidance from California Housing and Community Development Department, Housing Element 2015-23 Requisite Analysis.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Oakland experienced a net gain of over 13,113 housing units between 2000 and 2013, according to the California Department of Finance (DOF). Most of the increase in the housing stock between 2000 and 2013 was through the construction of multi-family housing. Over 10,100 multi-family housing units were constructed between 2000 and 2013. About 30%⁷ of the multifamily housing constructed since 2000 has been publicly assisted rental housing for lower-income households although there has been significant market rate development in that same time period.

The overall mix of housing did not change considerably between 2000 and 2013, according to the California Department of Finance. In 2013, approximately 47 percent of the City’s housing stock consisted of single-family homes, 33 percent was in multifamily dwellings in structures of five or more units, and 19 percent was in multifamily dwellings in structures of two to four units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	76,078	44%
1-unit, attached structure	6,617	4%
2-4 units	32,957	19%
5-19 units	25,319	15%
20 or more units	31,575	18%
Mobile Home, boat, RV, van, etc.	658	0%
Total	173,204	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	546	1%	8,870	10%
1 bedroom	3,627	6%	33,989	38%
2 bedrooms	21,798	34%	30,116	34%
3 or more bedrooms	38,705	60%	16,886	19%
Total	64,676	101%	89,861	101%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

⁷ City of Oakland data shows that there have been approximately 3,032 new affordable multi-unit housing developments constructed from 2000 to 2013.

There is a substantial amount of subsidized housing in the City of Oakland. Most of this housing is privately owned and was developed under various federal, State, and City of Oakland funding programs. Oakland's Housing Development Section (in the Housing and Community Development Department) funds entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of housing that serves extremely low-, very low-, low- and moderate-income populations. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units. The following description of the City's affordable housing stock is derived from the 2015-23 Housing Element adopted by the City Council in December 2014.

As of December 2014, there are 9,797 privately owned, publicly subsidized rental housing units in over 180 developments in Oakland. Of these units, 166 are designated for persons with disabilities and/or HIV/AIDS, 3,649 for families, and 4,547 for seniors. Another 685 privately owned subsidized rental units are in residential hotels and 141 are transitional housing units for homeless individuals and families. Note that many of these units include Project-Based Section 8 Voucher Allocations.

In addition to these private units, the Oakland Housing Authority (OHA) owns and operates public housing units. According to its 2013 Making Transitions Work Annual Report, OHA portfolio includes 1,605 public housing units, 915 of which are located at large family sites, 383 units are located in one of the five designated senior sites, and 307 units at OHA's HOPE VI redevelopment properties. OHA also provides rental subsidies to 13,565 households under the Housing Choice Voucher program for low-income residents to use in the private rental market through tenant-based or project-based vouchers. A sizeable number of senior households benefited from this assistance. Combining the number of seniors receiving assistance from OHA with the number of senior households living in privately owned, subsidized apartments, a total of 8,058 senior households received housing assistance.

The Oakland Housing Authority continues its efforts to rehabilitate and preserve its portfolio of units in the Oakland Affordable Housing Preservation Initiatives (OAHPI) by extending their long-term viability as an affordable housing resource. OHA completed disposition of 1,615 scattered site units that are now owned and managed by OAHPI with an ongoing rehabilitation program for these units.

There are several differences between the housing assistance provided by OHA and that provided by privately owned subsidized apartments and OAHPI. These include 1) the size of units provided, and 2) the amount of subsidy provided. With regard to the amount of subsidy provided, the Section 8 and conventional public housing programs provide deep subsidies to residents since these programs require that residents pay only 30 percent of their incomes for rent. In comparison, rents in the privately assisted rental housing developments are set by formula that is independent of the income of individual tenants. Unless residents who live in the privately assisted rental housing also receive Section 8 certificates and vouchers or initial financing of a project facilitated lower rents, tenants in these properties could pay rents that exceed 30 percent of household income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to California Law, a jurisdiction's Housing Element must identify publicly assisted rental units eligible for conversion during the ten years following adoption of the Housing Element and include a program to address their preservation, if possible. The California Housing Partnership Corporation (CHPC), a non-profit organization, assists cities in tracking at-risk units by providing lists of at-risk units. In December 2014, the City of Oakland adopted the 2015-23 Housing Element. This document includes an analysis of the City's at-risk assisted affordable housing stock. Oakland staff, in collaboration with CHPC conducted study of the existing affordable housing stock that included interviews with managers and owners of many at-risk housing developments. The following table is an assessment of the City's potentially at-risk affordable housing developments completed in April 2014.

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Lottie Johnson Apts	970 14th St	27	22		Families	TCAC	LOTTIE JOHNSON MEMORIAL HOUSING, INC., NP	Charter Realty & Investments Inc.	6/30/2013	As of early 2014 ownership entity not clear that they want to renew HUD contract.	Yes
San Pablo Suites	2551 San Pablo Avenue				Large Family	TCAC	Mead Avenue Housing Associates	Keith J. Kim	6/24/2022	City staff was unable to contact building ownership to determine their plans for renewal.	Yes?
Santana Apts	2220 10th Ave	30	30		Families	TCAC	2220 Tenth Avenue, Inc.	Mercy Services	7/27/2022	City staff was unable to contact building ownership to determine their plans for renewal.	?

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Taylor Methodist	1080 14th St	12	12		Families		Taylor United Methodist Church	?		City staff was unable to contact building ownership to determine their plans for renewal.	?
The Claridge Hotel (Ridge Hotel)	634 15th Street				Single Room Occupancy	TCAC	Urban Green Investments	Urban Green Investments	12/25/2023	In approximately 2011 property was sold to for-profit entity and not clear that they want to renew HUD contract.	Yes?

Does the availability of housing units meet the needs of the population?

As mentioned in the Needs Assessment, based on the number of families on the various wait lists for the housing developments available in the City (surveyed periodically by City staff) and the Oakland Housing Authority, there are not enough affordable units to meet the needs of the population.

Describe the need for specific types of housing:

As per the Needs Assessment, in addition to affordable housing, there is a need for larger units to fit the needs of larger low-income families. As always, the supply of accessible and special needs units are always under-served.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30% of their gross income towards housing costs, including utilities.

As stated in the Needs Assessment, the most common housing problem in the City of Oakland is cost burden, with 70% of all low and moderate income (L/M) households (71% of renters and 68% of owners) paying more than 30% of their income towards housing costs. Significantly, 43% of the total L/M households with cost burden are extremely low income renters (23,935 out of 55,970). In summary, 55,970 households between 0-100percent AMI are paying more than 30% of their income toward housing.

Additionally, 44% of all L/M households (43% of renters and 49% of owners) are severely cost burdened, and are paying more than 50% of their income towards housing costs. Significantly, 56% of the total L/M households with severe cost burden are extremely low income renters (19,770 out of 35,420). In summary, 35,420 households between 0-100% AMI are paying more than 50% of their income toward housing.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	227,300	492,200	117%
Median Contract Rent	631	961	52%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	14,354	16.0%
\$500-999	35,547	39.6%
\$1,000-1,499	25,868	28.8%
\$1,500-1,999	9,798	10.9%
\$2,000 or more	4,294	4.8%
Total	89,861	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	9,685	No Data
50% HAMFI	22,740	1,655
80% HAMFI	56,285	4,985
100% HAMFI	No Data	7,925
Total	88,710	14,565

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	892	1,082	1,361	1,901	2,332
High HOME Rent	1,035	1,121	1,347	1,547	1,706
Low HOME Rent	818	876	1,052	1,215	1,356

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a mismatch between need and availability of affordable housing in the City. Per 2007-2011 CHAS data, there are 35,610 households that earn less than 30% AMI yet there are only approximately 785 City-subsidized units, 1,605 Oakland Housing Authority public housing units, 1,615 Oakland Affordable Housing Preservation Initiatives units (former OHA scattered sites), and 13,565 households under the Housing Choice Voucher program (note that there might be overlap with the HCV units and City-subsidized units) available for a total of approximately 17,570 that are affordable to those households. Similarly, there are about 9,183 City-subsidized units affordable for very low- and low-income households earning 30% to 80% AMI, yet there are 44,250 households within this income bracket in need of housing. This shortage is also reflected in the long waiting lists for Section 8 and public housing in the City. With these numbers it is easy to see why there is an affordability crisis in the City of Oakland at the moment.

How is affordability of housing likely to change considering changes to home values and/or rents?

As reported in the 2015-23 Housing Element, since 2000, home sales prices have increased for all neighborhoods in Oakland. From about 2008 to just recently, the financial crisis and resultant foreclosure crisis significantly impacted median home sales prices in all neighborhoods. The collapse in home sales prices during that period was due to the flood of housing inventory, the tightening of the credit market, and the further decline of already struggling communities due to predatory lending practices (and resulting foreclosures) and job loss. In an analysis obtained by the City of Oakland, the first quarter of 2008 had the lowest home sales volume since 2000. By 2009 the home sales volume increased significantly but did not result in an increase in median sales prices.⁸ In 2007 and 2008, in all but one zip code (94618), median home sale prices experienced dramatic decreases. In five (out of thirteen) zip code areas; the one-year decrease from 2007 to 2008 was greater than one third. According to DataQuick, as of 2013, median sales prices by zip code area ranged from \$153,000 to \$840,000. With the exception of five (out of thirteen) zip code areas (94602, 94609, 94610, 94611, 94618) in Oakland with moderately to significantly higher prices, the median cost of housing in Oakland is lower than most other East Bay cities. The highest cost communities in the immediate region were Alameda, Albany, Berkeley, Castro Valley, Fremont, Redwood City, San Francisco, San Jose, San Mateo, Santa Clara, and Sunnyvale. The lowest cost communities were Emeryville, Hayward, Oakland, Richmond and San Leandro. “Low cost” in the context of other East Bay cities means median home prices ranging from \$210,000 to \$390,000. It is not clear if the lower-cost units are in standard condition. Additionally, some low cost units are likely to be found in neighborhoods in at least two of these cities (Oakland and Richmond) that have been greatly impacted by the concentration of foreclosed properties and in some cases neglect and abandonment of foreclosed properties.

Oakland’s relative affordability given other Bay Area Cities and its central location—especially its proximity to downtown San Francisco connected by the regional commuter BART train—has created significant demand pressures that have dramatically increased housing costs. These housing cost increases have the potential to impact rents and in general decrease housing affordability for low- and moderate-income households. If home sales prices continue to increase, homeownership for low- and moderate-income households will be all but impossible except under privately sponsored, state, or federal programs targeted to this income group. Financial assistance for low- and moderate-income homeownership is extremely limited under most targeted programs. As a result, expansion of the rental housing stock for households earning less than the median income may be a necessity.

Additionally, as reported in 2015-23 Housing Element, rent levels and increases during the 1990 and 2000s have varied among Oakland’s neighborhoods. North Oakland, Montclair, areas above MacArthur Boulevard, and Lake Merritt experienced the largest increases in median rents. Areas below MacArthur have the lowest rents. According to Craigslist data, the same locational trends occur in rents with the exception of the Downtown neighborhood. Since 2004, Downtown

⁸ City of Oakland Home Sales History (1/1/2000 to 3/31/2010), HdL Coren & Cone; Data Source: Alameda County DataQuick Property Data

Oakland median advertised rents have experienced a dramatic increase compared to other neighborhoods.

The annual rental survey was not completed in 2013. Recent anecdotal evidence indicates that market rents have increased in Oakland according to an article in the *San Francisco Chronicle*⁹ and based on data from RealFacts (a company that aggregates market rental data nationally). It is reported that the average rental rates for Oakland increased 10.3% from 2012 to 2013 to an average of \$2,124 (the type of unit was not noted in the article though it is assumed that it is an average of all types of units). RealFacts.com data is limited to a very specific market area that may not tell the story for what is happening in the entire City. Regardless, it is an indicator of an alarming trend of increased rental costs¹⁰.

Because household income increases have not kept pace with advertised rent increases, rental affordability continues to be a major problem for many of Oakland's renters.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The most recent data available for market rents in the City of Oakland is the 2012 Rent Study conducted by Oakland's Housing and Community Development Department. The annual rental survey was not completed in 2013. Anecdotal evidence used in the 2015-23 Housing Element indicated that market rents had increased in Oakland according to an article in the *San Francisco Chronicle*¹¹ and based on data from RealFacts (a company that aggregates market rental data nationally). It was reported that the average rental rates for Oakland increased 10.3% from 2012 to 2013 to an average of \$2,124 (the type of unit was not noted in the article though it is assumed that it is an average of all types of units). RealFacts.com data is limited to a very specific market area that may not tell the story for what is happening in the entire City. Regardless, it is an indicator of an alarming trend of increased rental costs¹². Extrapolating from this rent approximate year over year rent increase from 2012 to 2013 HOME and Fair Market Rent (FMR) limits are lower than the median rents experienced by households in Oakland. The average monthly rents for a studio, 1-bedroom, 2-bedroom, or 3-bedroom were \$46, \$126, \$128, and \$29 more expensive than FMR rent limits, respectively.

With such a high-priced market, strategies which produce affordable housing do more to preserve long-term affordability for low-income households. In contrast, programs that provide tenant-based rental assistance, such as Section 8 vouchers, might not be feasible due to market economics, especially in the areas with higher rents. Additionally, strategies that work to produce housing multiply the impact of available funds by increasing the number of households that can

⁹ Said, Carolyn, "Rents Soaring Across Region," *San Francisco Chronicle*, October 25, 2013.

¹⁰ RealFacts data is based on 19 market rate buildings with 50 or more units located in the following zip codes: 94606, 94607, 94609, 94610, and 94612.

¹¹ Said, Carolyn, "Rents Soaring Across Region," *San Francisco Chronicle*, October 25, 2013.

¹² RealFacts data is based on 19 market rate buildings with 50 or more units located in the following zip codes: 94606, 94607, 94609, 94610, and 94612.

be served over a time period, especially when HOME rents are considerably lower than those found throughout most of the City.

Discussion

Housing in Oakland, both ownership and rental, continues to become more expensive and the gap between housing costs and income is becoming more dramatic. The construction of subsidized rental housing also continues to be a challenge as the subsidy cost per unit assumption continues to climb resulting in more challenges to provide more deeply affordable units.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

HUD defines housing “conditions” similarly as to the “housing problems” evaluated in the Needs Assessment. These conditions are: overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities. For Oakland’s low and moderate income households, 71% of renters and 68% of owners pay more than 30% of their income towards housing costs; 43% of renters and 49% of owners are severely cost burdened and are paying more than 50% of their income towards housing costs; 20% of renters 16% of owners are experiencing overcrowding with more than 1 person per room.

More specifically, substandard housing includes buildings or units that lack complete kitchens or plumbing facilities. As noted in Table 33 below, 47% of Oakland’s housing units (72,527 units) have at least one housing of the above noted adverse housing conditions.

Definitions

The City defines substandard housing as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards, faulty weather protection, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities.

Standard condition housing is defined as being in compliance with the California Health and Safety Code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,594	44%	43,933	49%
With two selected Conditions	1,670	3%	5,077	6%
With three selected Conditions	211	0%	577	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	34,201	53%	40,274	45%
Total	64,676	100%	89,861	101%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,954	5%	4,873	5%
1980-1999	5,657	9%	9,275	10%
1950-1979	16,826	26%	33,405	37%
Before 1950	39,239	61%	42,308	47%
Total	64,676	101%	89,861	99%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	56,065	87%	75,713	84%
Housing Units build before 1980 with children present	1,310	2%	2,630	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 36 - Vacant Units

Need for Owner and Rental Rehabilitation

Much of Oakland's housing stock, particularly in low and moderate income areas, is aging and in need of rehabilitation. Deteriorating housing creates unsafe and unhealthy living conditions, and contributes to neighborhood decline. Improving the quality of the existing housing stock is a high priority for the City. Low income homeowners are often unable to qualify for private

financing, and therefore are in need of assistance in order to maintain their homes and their neighborhoods. Owners of rental property are also in need of governmental assistance for rehabilitation of their properties, particularly if the rents are to remain affordable to low and moderate income renters.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The presence of lead-based paint in housing can also be an indicator of unsafe housing conditions, particularly for households with children. Extrapolating from the 2008-2012 American Housing Survey 5 year estimates, over 80%, or approximately 142,000 units of Oakland housing were built before 1978, the year lead-based paint was banned from residential use. Lead-based paint becomes more hazardous as the older layers break down and become deteriorated over time, including normal wear and tear on friction surfaces. Unsafe painting and renovations on these homes can also create lead dust hazards and specialized training and lead safe work practices are now required under federal and State law for most work disturbing lead-based paint. According to the Centers for Disease Control (CDC) and California's Childhood Lead Poisoning Prevention Branch, lead paint is the primary cause of lead exposure for children who live in older homes. The California Legislature has declared that "childhood lead exposure represents the most significant childhood environmental problem in the state today" (California Health & Safety Code, § 124125). Dwelling units constructed before the 1960s are most likely to contain hazardous lead paint conditions.

Discussion

Childhood lead poisoning is a significant public health problem in California. Alameda County Health Homes Department (ACHHD) reports that lead poisoning is particularly prevalent in the San Antonio, Fruitvale, and East Oakland areas, which have a confluence of low household incomes, low rents, concentrations of older housing (much in deteriorated condition), and concentrations of families with children under the age of six. The ACHHD reports that within Alameda County, both high risk areas and cases of lead poisoning are more prevalent in Oakland than in other jurisdictions.

It should be noted that care must be used in interpreting these numbers as these figures are based on national averages that could vary by region. Also the presence of lead-based paint does not automatically indicate that serious lead hazards exist. Serious lead hazards exist when conditions such as chipping, peeling, cracking or paint-disturbing work or activities cause lead to be released from the paint and result in lead exposure to persons in and around the affected housing unit.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units (Some HUD data incorrect—following corrected data supplied by OHA)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	251	1,606	12,805	1,935	10,870	326	50	175
# of accessible units		394	1,596	12,667	478	12,189	734	272	1,307

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

The public housing stock consists of 1,606 units on 14 sites. The following table provides a summary of the total number of Public Housing as of year-end 2014.

**City of Oakland
Total Public Housing Units by Site**

Large Family and Mixed Population Sites	
Campbell Village	154
Peralta Villa **	390
Lockwood Gardens **	372
Designated Senior Developments	
Palo Vista Gardens	100
1619 Harrison	101
Oak Grove North	77
Oak Grove South	75
Adel Court	30
HOPE VI Sites	
Chestnut Court	45
Linden Court	38
Mandela Gateway	46
Foothill Family Apts.	21
Lion Creek Crossings (Phases 1, 2, 3)	136
Lion Creek Crossings (Phase 4, underway)	21
Total (Public Housing)	1,606

** OHA Managed , All others managed privately

OHA does not anticipate adding any new public housing units during FY 2015.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Annual REAC inspection scores for all public housing units for the last three years are summarized in the table below, and continue to represent the increased investment OHA has been able to make in the grossly underfunded public housing program through its MTW designation. Scores of 90 or above exempt the development from inspection for three years, while scores of 80 – 89, require inspections every two years. Scores 79 or below require annual inspections.

Public Housing Condition

AMP	Address	ACC Units	REAC 2012 Scores	REAC 2013 Scores	REAC 2014 Scores
101	Harrison Towers	101			93
102	Adel Court	30			94
103	Campbell Village	154			94
104	Lockwood Gardens	372		88	
105	Oak Grove North (17th Street)	77			94
106	Oak Grove South (16th Street)	75			93
107	Palo Vista	100			93
108	Peralta Village	390			93
115	Linden Court	38			84
117	Mandela Gateway	46		87	
118	Chestnut Court	45	94		
119	Lion Creek Crossing I and II	99		85	
123	Lion Creek Crossing III	37		90	
124	Lion Creek Crossing V	37		97	
120	Foothill Family Apartments	21		90	

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

During FY 2014, OHA made improvements to its Project-Based Voucher (PBV) portfolio and its Public Housing units by completing building and site renovation and unit rehabilitation for the PBV Oakland Affordable Housing Preservation Initiatives (OAHPI) portfolio, conducting exterior renovation and painting for various sites, funding roof repairs and site improvements for over a dozen sites.

OHA plans to request approval from HUD to sell up to 195 units included in the Oakland Affordable Housing Preservation Initiatives (OAHPI) distressed project-based voucher portfolio units in parcels that are not viable for redevelopment, and designate 195 newly constructed units in the Cathedral Gardens, Avé Vista, and 1110 Jackson development projects as one-for-one replacement units. The OAHPI units would be sold at fair market value and the proceeds would be used for improvements and preservation activities of low-income housing or as funding to support the public housing program. This action will require Board of Commission approval and will occur in phases over several years.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

OHA is actively participating in discussions with HUD to extend the Making Transitions Work (MTW) agreement for an additional 10 years, and sees this as pivotal in our ability to improve the lives of our families and quality of our housing and supportive services. Without an extension the program will end in 2018 and will have an immediate negative impact on the agency's ability to provide quality housing and opportunity to our residents as soon as 2016.

OHA exercises its discretion to use the single fund flexibility allowed only through the MTW program to fund many activities that meet current local needs, promote opportunity for its residents and communities, to expand and improve the quality of housing it provides, and for improved operations. The OHA activities described below only rely on the single fund flexibility and no other MTW waiver or authorization.

- Preserving and Enhancing Our Housing Portfolio
 - OHA capitalizes on operating and cost efficiencies and utilizes the single-fund budget authority to set public housing funding levels which are comparable to Section 8 rents in the same vicinity. The additional revenue assists property managers to appropriately address deferred maintenance issues, improve the physical condition of the property, and cover increasing operating expenses, while providing the highest level of service to our residents. Additionally OHA is investing in the restoration of its Project Based Section 8 portfolio, upgrading both building systems and unit features to a healthier and more energy efficient standard.
- Preserving and Expanding Affordable Housing Opportunities
 - OHA continues to utilize single fund flexibility to fund over-leasing of the Section 8 program serving more families that would otherwise be served. Due to federal funding reductions, OHA is committed to increasing the number of families served only when appropriate and financially feasible. For FY 2015, OHA has set a goal of leasing up to 94 percent (94%) of the authorized MTW vouchers in the Section 8 program.
- Promoting Resident Empowerment and Self-Sufficiency
 - MTW flexibility creates opportunities for OHA to enhance the quality and reach of client services offered both in-house and in partnership with community-based service providers for both Public Housing and Section 8 residents. Single fund flexibility also continues to enable OHA to offer the Neighborhood Orientation Workshop (NOW) Program and the Neighborhood Leadership Institute to all participants in the Public Housing and Section 8 program. These programs build leadership skills, promote good neighbor behavior, and support successful tenants. The Department of Family and Community Partnerships was also created under single fund flexibility to consolidate and enhance program coordination and service delivery to clients across all OHA programs.

- Providing a Consistent Level of Security to Our Residents
 - OHA's ability to increase the funding level at public housing developments has provided the additional revenue required to provide a consistent level of security, through both physical design and law enforcement strategies, to our residents.

Discussion:

The Disposition of Public Housing units (transfer of 1,554 units to OAHPI and sale of others) was completed in April 2010 and has been previously reported. OHA will continue to look at Section 18 Disposition (24 CFR 941 Subpart F) and the Rental Assistance Demonstration (RAD) conversion program as possible solutions to restore and preserve the remaining public housing program properties.

The Oakland Housing Authority has 121 accessible units for persons with a mobility disability, 19 audio/visual units and 30 adaptable units. The Agency's portfolio of large Public Housing sites have been modernized and rehabilitated to include accessible units as required. Actual needs of all applicant households are evaluated when selected from the wait list to ensure that the housing placement meets actual needs. The Agency maintains a standing 504 review committee to evaluate requests for reasonable accommodations. OHA is not subject to a Voluntary Compliance Agreement.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Oakland has developed housing that both includes and targets chronic homeless as well as those with special needs. The HOPWA program develops units that specifically targets homeless persons with HIV/AIDS; OPRI program targets chronic and special needs singles that are unsheltered. The City of Oakland also participates in the county-wide HomeStretch program that targets the most vulnerable, unsheltered population in Oakland and prioritizes them to be first in line for any vacancies and available housing within Oakland homeless and affordable housing stock.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	646	9	0	583	N/A
Households with Only Adults	270	9	284	932	N/A
Chronically Homeless Households	N/A	N/A	N/A	N/A	N/A
Veterans	80	N/A	79	153	N/A
Unaccompanied Youth	3	9	0	0	N/A

Table 39 - Facilities and Housing Targeted to Homeless Households

Data source: Alameda County Housing Inventory 2014

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Oakland has developed housing that both includes and targets chronic homeless as well as those with special needs. The HOPWA program develops units that specifically targets homeless persons with HIV/AIDS;

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	23
STRMU	74
ST or TH facilities	58
PH placement	0

Table 40– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

INCOMPLETE INFORMATION

St. Marys – Senior. Need for shelter, winter shelter, reference other sections

Lifelong at California Hotel

EBCRC – FACT program – mental health – funded capital piece

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Respite beds – Henry Robinson Multi Service Center has 10 respite beds and East Oakland Community Project has 10-12.

Fred Finch – beds for youth with mental health issues

Behavioral Health Care Services funds mental health beds through Bay Area Community Services (homeless connect)

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

- Create XX TBRA units for persons with HIV/AIDS and their families
- Assist XX first-time homebuyers
- Make multifamily rental housing loans for rehabilitation or new construction of apartment units resulting in at least XXX units built or rehabilitated
- Make XX low-income, owner-occupied rehabilitation loans for single family homes
- Provide XXX households with rental assistance
- Provide pre-purchase coaching and down-payment assistance qualifications, down-payment and first mortgage assistance, post-purchase coaching and workshops, and HUD-certified homebuyer classes to XX households

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies at all levels of government can sometimes act as barriers to affordable housing by increasing development costs, blocking certain kinds of development, or adding unnecessary delays to the process.

The City has analyzed its regulatory requirements in accordance with HUD Form 27300, Questionnaire for HUD's Initiative on Removal of Regulatory Barriers and has determined that most of the potential barriers identified by HUD do not exist in Oakland. (See attached for full analysis.) The City has undertaken a number of measures to facilitate and encourage affordable housing, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's General Plan. Further details may be found in the City's Housing Element 2015-20 adopted December 2014 (<http://wwwcx2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>).

Local Barriers to Affordable Housing

- Since Oakland is built out, the lack of available vacant land is a major impediment to the production of affordable housing. New development is therefore limited to in-fill types of projects which result in higher costs due to the need to demolish existing structures and relocate existing uses/tenants.
- Many sites available for development require environmental remediation which results in higher costs.
- The high demand for land coupled with the lack of available sites has resulted in high land costs.
- The high demand for land and active real estate market makes it difficult for non-profit developers to compete and secure sites for affordable housing. The current real estate market requires that potential purchasers be able to act quickly and outbid other purchasers, which is a difficult market for non-profit and government entities to compete in.
- Neighborhood opposition continues to be a barrier to the development of affordable housing. As with other communities, neighbors are sometimes opposed to affordable housing developments for fear that the development will affect property values or result in crime or other problems.

State Barriers to Affordable Housing

- State requirements often overlap with federal and local strategies, adding extra burden to the implementation process.
- Inconsistencies between federal, State, and local underwriting standards, such as affordability restrictions, increase costs.
- Relocation laws discourage property owners from participating in rental rehabilitation.

Federal Barriers to Affordable Housing

A number of federal requirements involve duplication of effort involved in meeting State requirements.

- Federally funded projects must have two environmental reviews conducted, one under NEPA (federal) and one under CEQA (State). Likewise, federal requirements require the preparation of a Consolidated Plan, while State requirements require the preparation of a Housing Element. Both of these documents are multi-year planning documents and address many of the same topics.
- Mandatory cost containment policies necessitate local subsidies to achieve local design approvals.
- Inconsistencies between federal, State and local underwriting standards, such as affordability restrictions and foreclosure rules, increase cost and time.
- Federal requirements to mitigate toxics (such as lead-based paint) in affordable housing may prohibitively increase cost of development and/or rehabilitation and first-time homebuyer assistance.
- Reporting requirements such as the Consolidated Plan, CAPER, Analysis of Impediments, Lead Based Paint Management Plan, etc. tie up scarce staff and time, which moves the focus away from production to report-writing.
- Requirements for relocation benefits discourage funding for rehabilitation of rental housing.
- Davis Bacon wage requirements increase the cost of providing affordable housing and make it difficult to find contractors in this competitive construction market.
- The declining purchasing power of CDBG and HOME funds, which have remained the same or decreased over the years while housing costs have skyrocketed, have made it difficult to address the City's affordable housing needs.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Oakland’s historical economic foundation has rested on strong manufacturing, transportation, goods movement and healthcare industries. Over the past decade, Oakland has also experienced new industries sector growth in green/clean technology, creative/maker and specialty food production. Combined these traditional and new industries have been attracted to Oakland because of its strategic location, transportation access and affordability.

Economic Development Market Analysis

Business Activity

Industry by Occupation for Civilian Employed Population 16 Years and Over

Business by Sector	Number of Workers	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	910			0.5
Arts, Entertainment, Accommodations	21,317			11.2
Construction	10,632			5.6
Education and Health Care Services	46,755			24.6
Finance, Insurance, and Real Estate	10,937			5.7
Information	5,979			3.1
Manufacturing	11,926			6.3
Other Services	12,232			6.4
Professional, Scientific, Management Services	29,984			15.8
Public Administration	6,911			3.6
Retail Trade	18,969			10.0
Transportation and Warehousing	9,669			5.1
Wholesale Trade	4,148			2.2
Total	190,369			100

Table 41 - Business Activity

Data 2011-2013 ACS
Source:

Labor Force Civilian Employed Population 16 Years and Over

Total Population in the Civilian Labor Force	223,995
Employed	195,940
Unemployed	28,055
Not in Labor Force	107,255

Table 42 - Labor Force

Data Source: 2013 ACS

Occupations by Sector

	Number of People	Median Income
Management, business and financial	79,043	\$82,480
Service occupations	37,305	\$40,571
Sales and office	38,414	\$38,430
Natural resources, construction and maintenance	12,743	\$14,873
Production, transportation and material moving	16,991	\$19,586

Table 41 – Occupations by Sector

Data Source: 2011-2013 ACS, 2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	100,097	54%
30-59 Minutes	63,161	34%
60 or More Minutes	21,423	12%
Total	184,681	100%

Table 42 - Travel Time

Data Source: 2011-2013 ACS

Educational Attainment by Civilian Employment Status Population 25-64

Educational Attainment	In Labor Force		Not in Labor Force
	Employed	Unemployed	
Less than high school graduate	24,253	3,814	12,896
High school graduate (includes equivalency)	24,884	4,125	10,517
Some college or Associate's degree	41,722	7,630	13,757
Bachelor's degree or higher	78,584	4,758	10,608

Table 45 - Educational Attainment by Employment Status

Data Source: 2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Population	36,543	70,872	62,350	100,809	46,738
Less than high school graduate	16.3%				
High school graduate (incl equivalency)	23.5%				

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Some college, or associate degree	45.5%				
High school or above		86.0%	81.4%	81.1%	72.2%
Bachelor's degree or higher	14.7%	44.3%	42.7%	36.6%	32.0%

Table 43 - Educational Attainment by Age

Data Source: 2011-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,820
High school graduate (includes equivalency)	23,954
Some college or Associate's degree	31,555
Bachelor's degree	50,710
Graduate or professional degree	69,492

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity tables 41, above, the major employment sectors for Oakland are Education and Healthcare Sector businesses; Professional, Scientific and Management Services, Government, Retail and Transportation and Warehousing sector businesses. Declining employment and business activity was experienced in Finance, Insurance and Real Estate as well as Natural Resources & Mining. One of Oakland's key economic strength's is its diversity of its economy that has been able to withstand major or regional market shifts. Overall Oakland has experienced increased business growth, higher labor force participation, lower unemployment rates and slightly higher education attainment rates. Private investment is also increasing.

Describe the workforce and infrastructure needs of the business community: Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create. How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Regional Economic Development Overview

The East Bay Economy continues to move forward and is poised for steady growth in 2015 and beyond. Employment levels have increased with gains in a broad range of sectors. Some of the fastest growth sectors are Construction, Administrative Support, Leisure & Hospitality as well as high-skilled sectors like Professional, Scientific and Technical Services have posted significant growth. Overall manufacturing has expanded growing in the Eastbay. Like Oakland, employment levels in Finance Activities and Natural Resources and Mining have declined. Highly skilled jobs are also increasing throughout the Eastbay.

Oakland is an important player in the Eastbay region as well as the overall San Francisco Bay Area. Given its strategic location and transportation network, Oakland economy is critical. The City of Oakland participates in a number of regional economic development initiatives including workforce development efforts, including:

- Design It – Build It – Ship It (DBS) is a 4-year, \$14.9 million U.S. Department of Labor-funded initiative in the East Bay under the Obama Administration’s Trade Adjustment Assistance Community college Career Training program (TAACCCT). The goal of DBS is to build an integrated, regional, industry-driven workforce development system in the East Bay.
- The Bay Area Goods Movement Collaborative which has brought together partners, community members and stakeholders from the region to understand goods movement needs and identify, prioritize and advocate for short- and long-term strategies to address these needs in Alameda County and the Bay Area. Oakland is critical in this discussion because of the Port of Oakland and the Oakland International Airport.
- Eastbay Career Paths is a collaborative effort brings together East Bay school districts, charter school organization, six community colleges, a collaboration of four Workforce Investment Boards, two Regional Occupation Programs, the Alameda County Office of Education, business partners, and state-of-the-art technical assistance and professional development providers to reshape the East Bay K-14 educational system around four career pathways in high-demand industry sectors: Information Communication Technology (ICT) and Digital Media; Health and Biosciences; Advanced Manufacturing & Engineering; and Public Services.

Issues

While Oakland and the Eastbay in general are experiencing economic growth and higher employment rates, there are critical issues impacting these gains. The continued success of the Bay Area economy requires growing middle-wage jobs and offering lower-wage workers more opportunities to advance. The region faces a number of critical issues in improving upward mobility for lower-wage workers. Poverty and income inequality have become significant issues throughout the Eastbay and also impact Oakland. Increasing educational attainment and a robust and broad workforce development strategy is critical. Compounding these issues is the high cost of living in the Bay Area, particularly in housing.

Addressing this growing problem are regional initiatives like the Bay Area Regional Prosperity Plan, a three-year regional initiative funded by the U.S. Department of Housing and Urban Development's (HUD's) Office of Sustainable Communities and Housing. The Bay Area Regional Prosperity Plan includes the Housing the Workforce Initiative, the Equity Collaborative and the Economic Prosperity Strategy, the subject of this report. The purpose of these initiatives is to support "locally-led collaborative efforts that bring together diverse interests from the many municipalities in a region to determine how best to target housing, economic and workforce development, and infrastructure investments to create more jobs and regional economic activity. Other regional initiatives that support and are aligned with Oakland's economic development strategies are industry specific initiatives to support the growth and expansion of the manufacturing industry.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Oakland Strategic Initiatives

The City of Oakland's economic development efforts are aligned with Oakland's Consolidated Plan objectives to create a thriving economy and workforce. Critical coordination efforts are: strategic and focus efforts to align economic and workforce development efforts on growth sectors that offer middle-wage job opportunities and have low barriers to employment; strengthen entrepreneurship support for startups and small businesses; participation in strategic regional economic development initiatives; strengthen partnerships with educational institutions; identify new financing mechanisms to support affordable housing, redevelopment of blighted and underutilized properties and work with large property owners to address infrastructure needs. These initiatives are further required since the City has adopted 4 Specific Plans: West Oakland, Broadway Valdez, Lake Merritt, Coliseum City and is in process of the Downtown Specific Plan. The Central Estuary Plan and the International Blvd. Transit Oriented Plan also assist the City in targeting its investments in programming, capital improvement expenditures and its business development efforts. Combined with major transit oriented investments and developments, the City decision to prioritize investment and services along key commercial corridors is consistent with the current and planned economic development and workforce development efforts. The Economic and Workforce Development Department, Economic Development Division is underway with the development of a Citywide Economic Development Strategy to make a clear statement about the City's priorities, vision, and align 10-15 Initiatives for a 5 year time horizon for implementation.

the Oakland Workforce Investment Board Strategic Workforce Development Plan 2013 - 2017 is based on a sector strategies framework, building off Oakland's identified key sectors, and identifying and coordinating resources needed to implement to support job seekers and to support a vibrant economy in Oakland

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

YES. The City of Oakland's Economic Development Strategy will serve as its Comprehensive Economic Development Strategy (CEDS).

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Oakland Strategic Initiatives

The City of Oakland's economic development efforts are aligned with Oakland's Consolidated Plan objectives to create a thriving economy and workforce. Critical coordination efforts are: strategic and focus efforts to align economic and workforce development efforts on growth sectors that offer middle-wage job opportunities and have low barriers to employment; strengthen entrepreneurship support for startups and small businesses; participation in strategic regional economic development initiatives; strengthen partnerships with educational institutions; identify new financing mechanisms to support affordable housing, redevelopment of blighted and underutilized properties and work with large property owners to address infrastructure needs. These initiatives are further required since the City has adopted 4 Specific Plans: West Oakland, Broadway Valdez, Lake Merritt, Coliseum City and is in process of the Downtown Specific Plan. The Central Estuary Plan and the International Blvd. Transit Oriented Plan also assist the City in targeting its investments in programming, capital improvement expenditures and its business development efforts. Combined with major transit oriented investments and developments, the City decision to prioritize investment and services along key commercial corridors is consistent with the current and planned economic development and workforce development efforts. The Economic and Workforce Development Department, Economic Development Division is underway with the development of a Citywide Economic Development Strategy to make a clear statement about the City's priorities, vision, and align 10-15 Initiatives for a 5 year time horizon for implementation. The City of Oakland's Economic Development Strategy will serve as its Comprehensive Economic Development Strategy (CEDS).

The Oakland Workforce Investment Board Strategic Workforce Development Plan 2013 - 2017 is based on a sector strategies framework, building off Oakland's identified key sectors, and identifying and coordinating resources needed to implement to support job seekers and to support a vibrant economy in Oakland.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As stated in sections NA-15, NA-20, and NA-25, within every low and moderate income household bracket in the City of Oakland, at least one racial/ethnic group has a disproportionate amount of housing problems. Please refer to those sections for more detail.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are a number of different ways to define “areas of minority concentration.” (The term “minority” is used here to refer to racial/ethnic groups that are a minority in the national population – in Oakland, no single group constitutes a majority. Since at least the 1940s, Oakland has had a significantly higher percentage of non-White and Hispanic residents than other cities of similar size. However, the most significant change in Oakland’s population since 2000 has been a decrease in the number and the proportion of residents who identified themselves as non-Hispanic Black/African-American. The City’s non-Hispanic Black/African American population declined by 23.9 percent between 2000 and 2010. In comparison, the population who identified themselves as non-Hispanic White increased, as did the non-Hispanic Asian/Pacific Islander, and Hispanic/Latino populations. The non-Hispanic White population increased by 7.8 percent, non-Hispanic Asian/Pacific Islander population increased by 7.8 percent, and the Hispanic/Latino population increased by 13.3 percent. Despite these significant demographic changes, Oakland’s population continues to be very diverse as evidenced by the 2010 census: 25.9 percent non-Hispanic White, 27.3 percent non-Hispanic Black/African American, 16.7 percent non-Hispanic Asian, and 25.4 percent Hispanic. This change in the composition of the City’s population may have implications for future housing needs, because the family composition, living preferences and patterns, and economic decisions of these new arrivals to Oakland may be different than those of previous residents of the City.

One approach is to identify areas in which a single group constitutes a majority of the population. However, given the diversity of Oakland’s population, this is not a useful measure. Since each group constitutes a different proportion of the population, with no one group on the majority, an arbitrary figure of 50 percent represents varying degrees of concentration depending on whether that group is 38 percent or 15 percent of the population. Nonetheless, Oakland does have a number of areas in which a majority of residents are from a particular group. See Figure 3-1 in section NA-30 that identifies those neighborhoods.

Similarly, one method suggested by HUD is to consider an area “over concentrated” if a group makes up more than 20 percentage points greater than its Citywide population. For example, Whites make up 23.5 percent of the City’s population, so a neighborhood with 43.5 percent

Whites would be considered over concentrated. The disadvantage of this method is that 20 percentage points is a much smaller deviation from 38 percent, for example, than it is from 18 percent, which distorts the degree of concentration.

The City's approach is to look at the concentration of a particular group relative to its own proportion in the Citywide population. The City has chosen to define a group as "over concentrated" in those neighborhoods (census tracts) where it makes up, as a percentage of the population, more than 150 percent of its Citywide proportion. Conversely, a group is considered to be "under concentrated" in those neighborhoods where it makes up less than 50 percent of its Citywide proportion. For example, approximately 35 percent of Oakland's population are non-Hispanic Whites. Therefore, neighborhoods with more than 53 percent Whites are considered "over concentrated" with respect to Whites, and neighborhoods with less than 18 percent Whites are considered to be under concentrated. See Figures 3-2, 3-3, 3-4, 3-5 in section NA-30 that identifies those neighborhoods.

What are the characteristics of the market in these areas/neighborhoods?

As mentioned in previous sections of the Needs Assessment and Market Assessment, a number of barriers exist for residents in these areas. With higher numbers of low/moderate income and minority households, these are often historically underserved communities facing disproportionate housing problems such as overcrowding and cost burden, greater public investment and infrastructure needs (e.g.: sidewalks, parks, and libraries), a low proportion of public facilities to populations with needs (e.g.: senior centers and child care facilities), and a need for increased public safety services such as police and fire stations.

Are there any community assets in these areas/neighborhoods?

See Figures 3-8 and 3-9 for a maps of Oakland's Community-Serving Facilities. Included in these maps are childcare facilities, recreations centers, public swimming pools, Head Start program locations, US Post Offices, senior centers, fire stations, libraries, parks and Oakland Unified School District school locations.

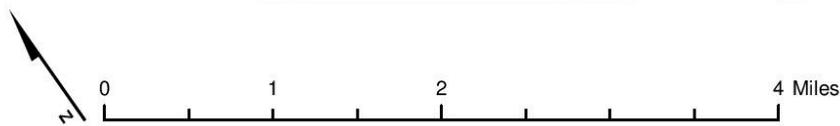
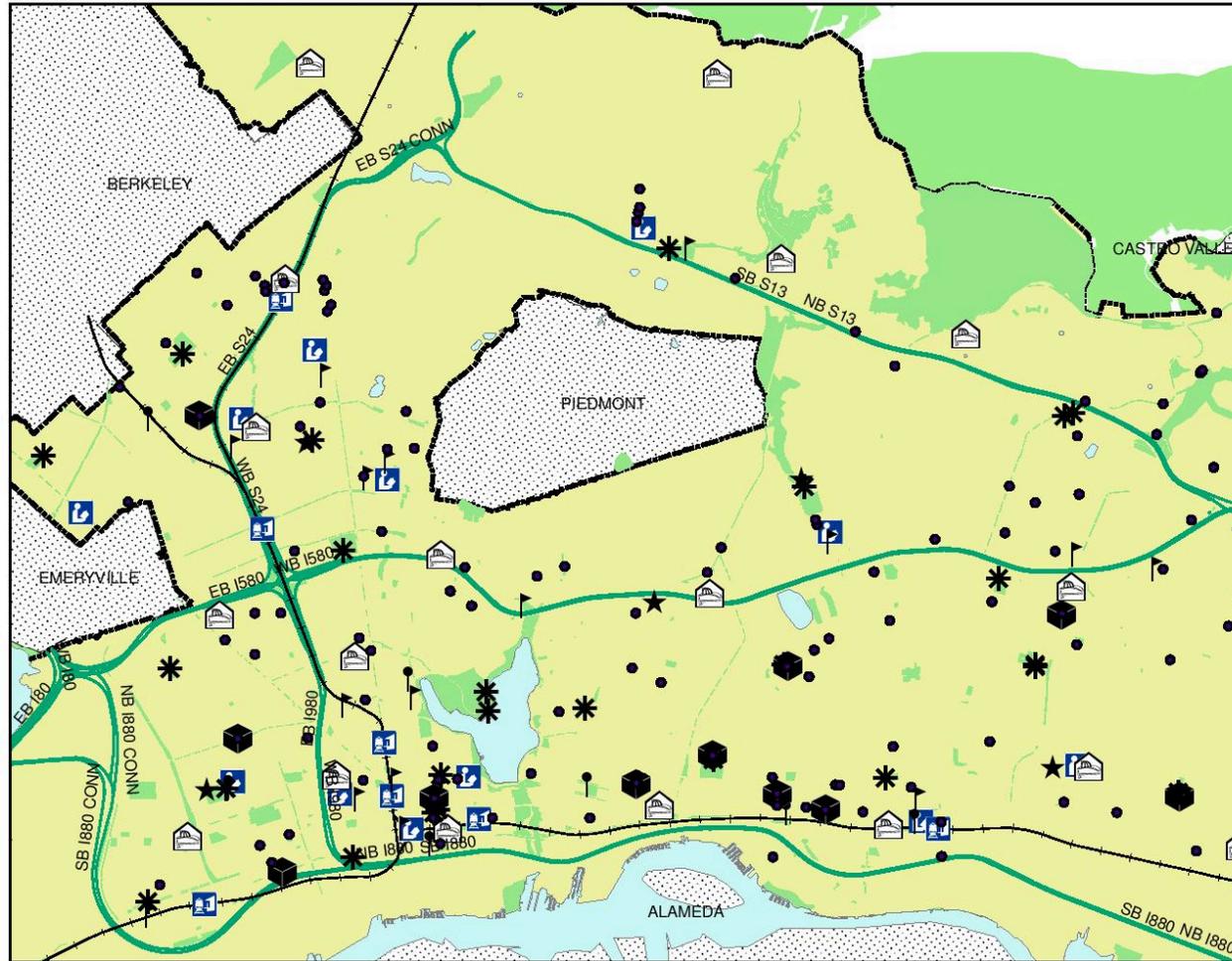
Are there other strategic opportunities in any of these areas?

See the section "Strategic Plan: SP-10 Geographic Priorities" for strategic opportunities and activities happening in two target areas of Oakland: the International Boulevard Corridor and the San Pablo Avenue Corridor.



**Figure 3-8
Community-Serving Facilities, West and Downtown Oakland 2015**

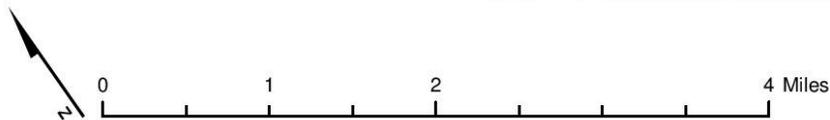
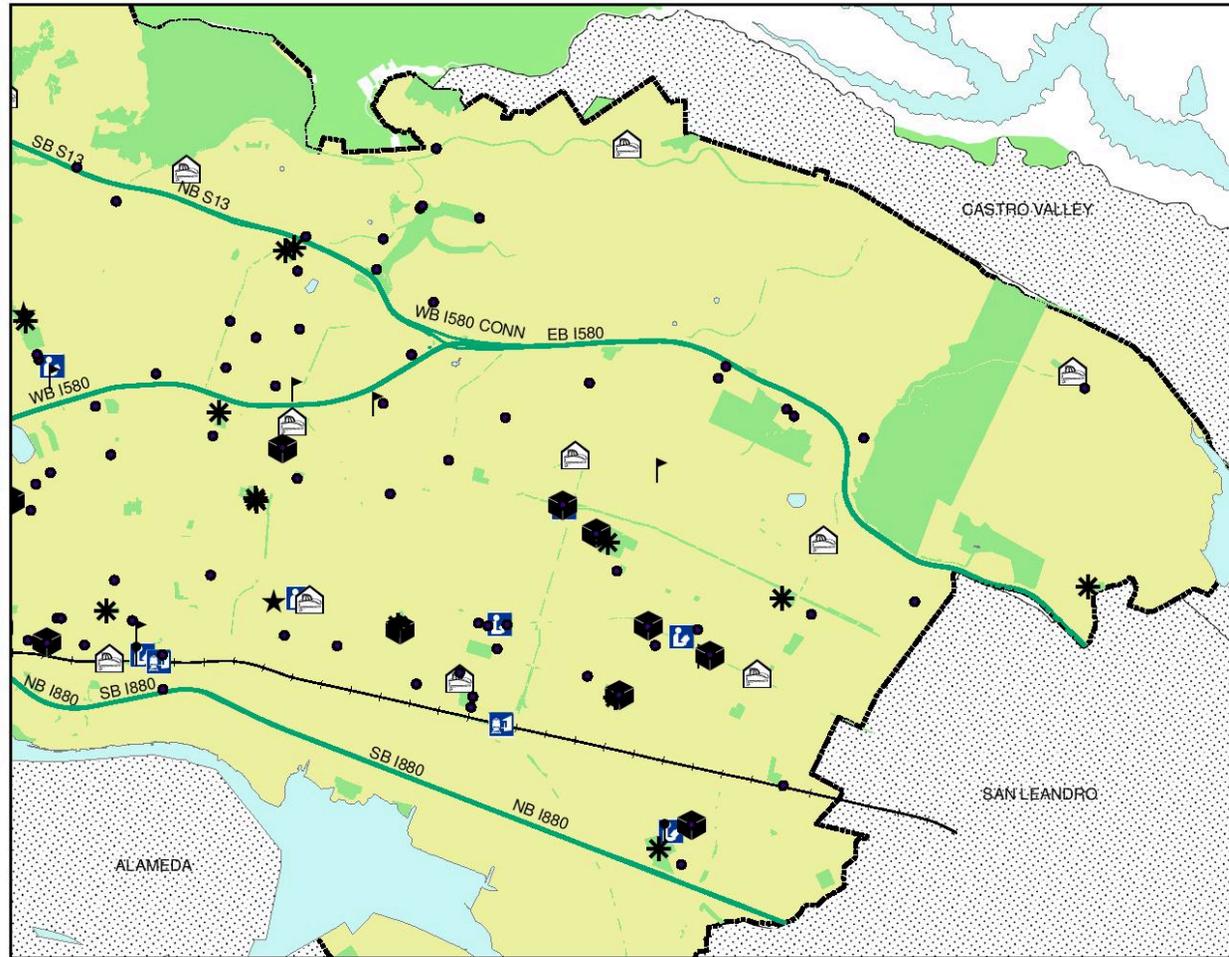
- Child Care Facility
- * Recreation Center
- ★ Swimming Pool
- ⬢ Head Start Program
- 📮 US Post Office
- 👴 Senior Center
- 🚒 Fire Station
- 🚇 BART Station
- 📖 Library
- 🌳 Parks
- 🚗 OUSD





**Figure 3-9
Community-Serving Facilities, East Oakland 2015**

- Child Care Facility
- * Recreation Center
- ★ Swimming Pool
- ⬛ Head Start Program
- ⬆ US Post Office
- 👤 Senior Center
- 🚒 Fire Station
- 🚇 BART Station
- 📖 Library
- 🌳 Parks
- 🏠 OUSD



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City's housing strategy includes the following objectives and approaches:

- Expansion of the Supply of Affordable Rental Housing
- Preservation of the Supply of Affordable Rental Housing
- Expansion of the Supply of Affordable Ownership Housing
- Expansion of Ownership Opportunities for First Time Homebuyers
- Improvement of the Existing Housing Stock
- Provision of Rental Assistance for Extremely Low and Low Income Families
- Provision of Supportive Housing for Seniors and Persons with Special Needs
- Foreclosure Recovery and Stabilization of Neighborhoods
- Removal of Impediments to Fair Housing

HUD allocates Federal funds to eligible localities for housing and community development activities. These funds are from four formula grant programs – Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA).

As a condition of receiving these grant funds, Federal regulations require jurisdictions to prepare a Five-Year Consolidated Plan to assess affordable housing and community development needs, and present priorities and strategies for addressing those needs and an Annual Action Plan to provide a concise summary of the actions, activities, and the specific Federal and Non-Federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The Annual Action Plan constitutes the City's formal application for the entitlement grant funds.

Staff conducted Community Meetings to inform the City's needs analysis and priority establishment process for the 2015-2020 Consolidated Plan. In addition, the City of Oakland met in consultation with other local jurisdictions including City of Berkeley, City of Hayward, Alameda County, and Contra Costa County regarding their planning process and the use of CDBG, HOPWA, ESG and HOME funds.

In the past, District Boards were established and functioned in the 7 Community Development District. In the last few year the district boards have not operated at full capacity as in the past. City staff recommends the establishment of one City-wide Board with Council Members continued role to advise the City-wide Board.

In 2001, the boundaries of the Council Districts and the CD Districts were made coterminous and Council members have since assumed a more proactive role in the functioning of the Board in their respective Districts as well as in identifying funding priorities. The Boards were changed from recommending to advisory bodies, with City staff serving in a support role when requested, without the discretion previously held to exercise oversight of the structure and process.

In late 2012, CDBG staff assisted each Councilmember with the re-establishing of their

CD District Boards. Since then the Councilmember body has changed, and it is at this juncture that staff recommends the Councilmembers' continued advisory role, but to a City-wide Board to govern the allocation of CDBG funds appropriated to the CD District funding process.

City of Oakland staff proposes to apply for two NRSA strategy areas in the last four years of the Five Year Consolidated Planning Period (2016-2020). The two proposed areas for the NRSA applications are the International Boulevard Corridor and the San Pablo Avenue Corridor. These two areas encompass the City's most distressed areas. The International Boulevard and San Pablo corridors are two areas plagued with many social and economic challenges. Broad community objectives have been developed in two community planning efforts: Oakland Sustainable Neighborhood Initiative (OSNI, coordinated by City staff and focused on the International Boulevard Corridor) and the San Pablo Area Revitalization Collaborative (SPARC, coordinated by East Bay Asian Local Development Corporation, a City-CHDO). Both of these initiatives have identified key goals and objectives that would be supported by the 5 Year Consolidated Plan Strategies as outlined in this document.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

City of Oakland has invested significant resources to two communities in the City. Those two areas are considered “target areas” in this plan. This is the first step in designating areas in the City as Neighborhood Revitalization Strategy Areas (NRSAs). The establishments of NRSAs are encouraged by the U.S. Department of Housing and Urban Development (HUD) as a means to create communities of opportunity in distressed neighborhoods. The goals of designating an NRSA are to reinvest in human and economic capital and economically empower low-income residents as part of an overall community revitalization strategy. Comprehensive community revitalization strategies seek to create partnerships among Federal and local governments, the private sector, community organizations, and neighborhood residents.

City of Oakland staff proposes to apply for two NRSA strategy areas in the last four years of the Five Year Consolidated Planning Period (2016-2020). The two proposed areas for the NRSA applications are the International Boulevard Corridor and the San Pablo Avenue Corridor. In preparation for these NRSA applications, this 5 Year Consolidated Plan is identifying these initially as Target Areas. These two target areas encompass the City's most distressed areas. The International Boulevard and San Pablo corridors are two areas plagued with many social and economic challenges. Broad community objectives have been developed in two community planning efforts: Oakland Sustainable Neighborhood Initiative (OSNI, coordinated by City staff and focused on the International Boulevard Corridor) and the San Pablo Area Revitalization Collaborative (SPARC, coordinated by East Bay Asian Local Development Corporation, a City-CHDO). Both of these initiatives have identified key goals and objectives that would be supported by the 5 Year Consolidated Plan Strategies as outlined in this document. The main goals of those strategies are to improve the quality of life and transform these two areas into places where people desire to live, work, and play. Key strategy areas include housing and neighborhood development, infrastructure, public safety, code enforcement, zoning and land use, and economic development. The desire to decrease violent crime, increase homeownership, improve health outcomes, and strengthen economic development in these two neighborhood economic corridors is samplings of objectives that an NRSA plan would seek to achieve.

City staff analyzed current CDBG program expenditures to understand if, by designating these two target areas, it would significantly change current patterns of expenditure. Staff analyzed District Program expenditure data from the last two fiscal years (FY 13-14 and FY 14-15). Staff found that, within the OSNI project area and including a half mile buffer, 32% of District funds (22 of 68 grants) were allocated in this corridor; within the SPARC project area and including a half mile buffer, 9% of District Funds (6 out of 68 grants) were allocated in this corridor. That is to say that the City already allocates a significant portion of funds to these two target areas already and that this proposed geographic targeting will further refine that funding in a way that can make more impact in the City. Maps added below illustrate this analysis.

Once a NRSA has been approved, the Housing and Community Development Department will have greater flexibility in the use of CDBG funds. The City of Oakland will use the following benefits, as described in amendments to the CDBG regulations at 24 CFR (Code of Federal Regulations) 570, as a way to promote the revitalization of the International Boulevard and San Pablo Blvd corridor:

- Offer a Public Service Cap Exemption to those services carried out pursuant to the strategy by a Community-Based Development Organization (CBDO) (24 CFR 570.204(b)(2)(ii));
- Job creation and retention activities undertaken pursuant to the strategy will be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for such jobs)24 CFR 570.208(a)(1)(vii) an(d)(5)(i));
- Housing units assisted pursuant to the strategy can be considered to be part of a single structure for purposes of applying for low-and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood; and,
- Economic development activities carried out under the strategy will be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements.

Boundaries of Proposed Geographic Target Areas

Oakland Sustainable Neighborhoods Initiative (OSNI): International Blvd

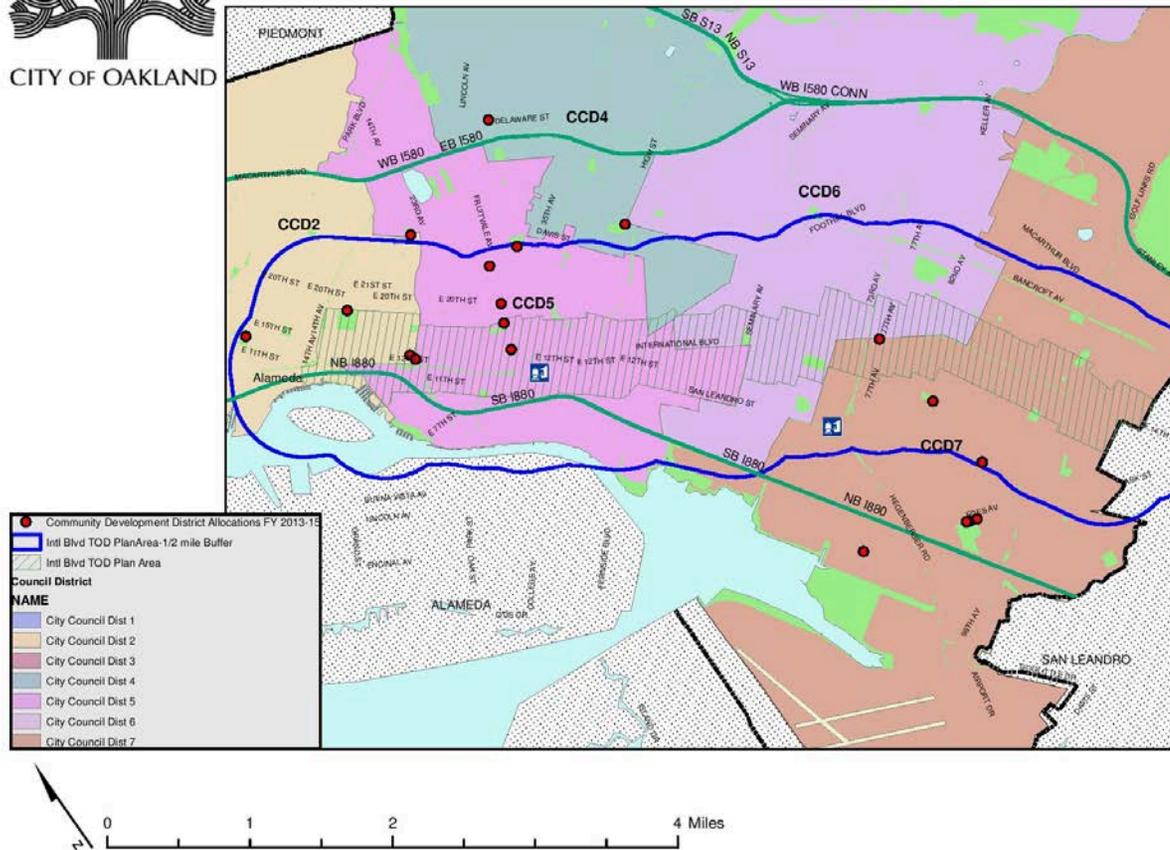


Table XX - Geographic Priority Areas

San Pablo Area Revitalization Collaborative (SPARC)

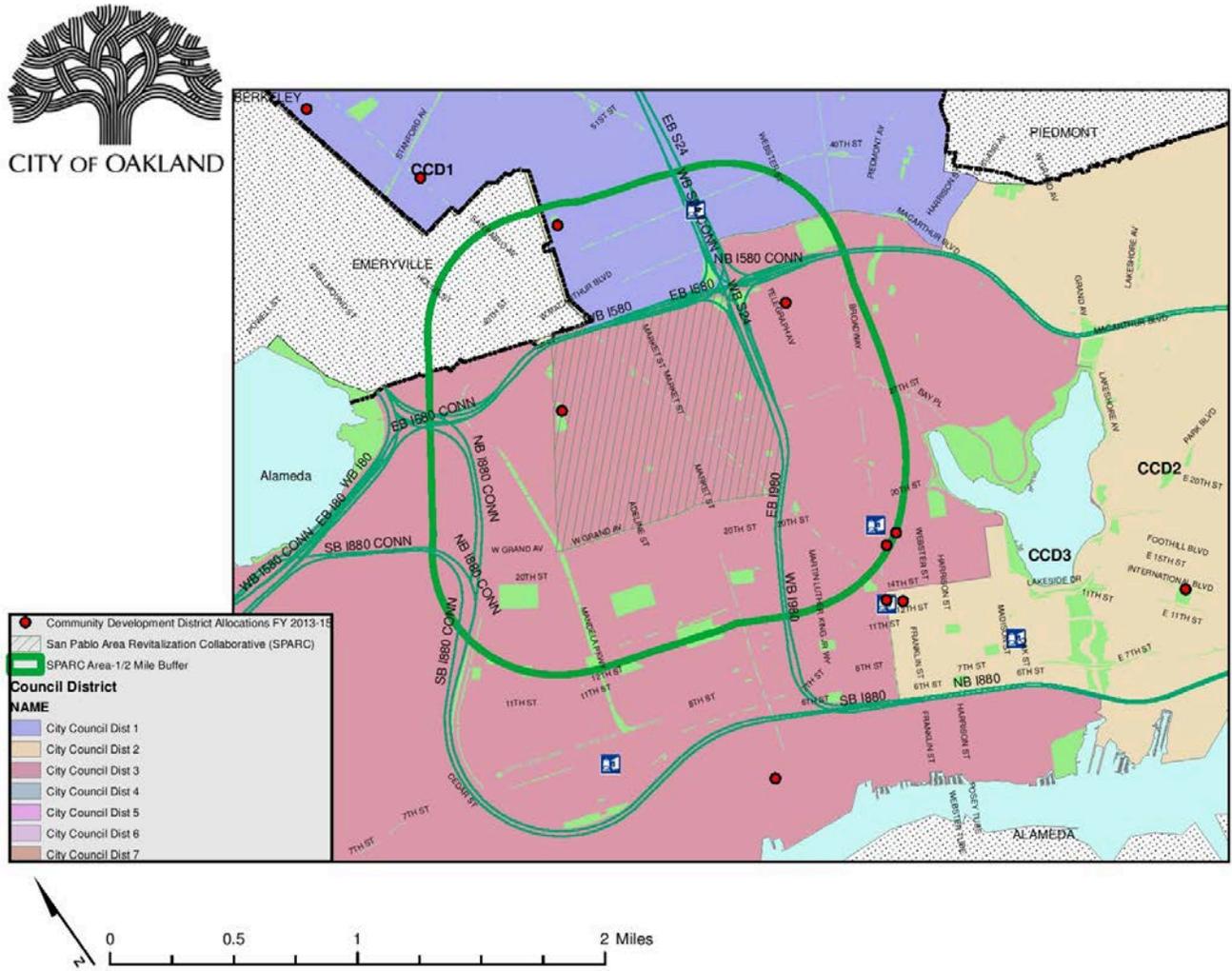


Table XX - Geographic Priority Areas

Target Area Details: OSNI/International Blvd Corridor

Housing and Commercial characteristics of this target area:

The City of Oakland was awarded a Sustainable Communities Planning Grant Award from the Strategic Growth Council (SGC). This planning grant established the Oakland Sustainable Community Initiative (OSNI) that focuses on the International Boulevard Corridor from Oakland City Center to the San Leandro border. The corridor is slated to receive major new transportation investments through AC Transit's Bus Rapid Transit (BRT) system. Additionally, State and Regional funding opportunities are increasingly prioritizing its funding toward jurisdictions that facilitate the planning for investment in the urban core (i.e. Priority Development Areas aka PDAs). Oakland's PDAs encompasses the International Boulevard Corridor and where much of in the infrastructure investment will be located. Given these development pressures, OSNI seeks to ensure that residents in Oakland's high poverty communities receive equitable benefits from the expected economic growth. OSNI's focus on the International Boulevard Corridor because it has historically not benefited from significant local investment. Neighborhoods in this corridor have some of Oakland's highest concentration of poverty, foreclosures, unemployment, blight, and crime.

Following are housing demographics according to HUD Community Planning and Development Maps based on American Community Survey 2007-11 data. The 24 census tracts representing the International Boulevard corridor contain a population of 102,150 people in 31,472 households. The homeownership rate is approximately 30%. There are approximately 23,906 persons in poverty living family households (approximately 82% of the corridor's population). Of those family households, 86% are renters. Approximately 43% of the households in this corridor have one or more persons under the age of 18 years old. Approximately 21% of households earn less than \$15,000 per year.

As defined in the Needs Assessment section of this plan, HUD's Comprehensive Housing Affordability Strategy 2007-11 (CHAS) data quantifies housing problems. There are four HUD-identified housing problems: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%. This section analyzes the extent of these housing problems and identifies populations that have a significantly greater need. By far the worst housing problem found is this corridor both for renters and owners are those extremely low- and very low-income households paying >50% of their income toward rent.

Based upon City Finance Department information, there are an estimated 1,074 businesses along International Boulevard. According to data provided by this department in September 2014, the top four types of businesses according to total annual gross receipts are 1) retail sales (29%), 2) commercial rental receipts (27%), 3) Business/Personal Services (20%), 4) residential rental receipts (10%).

How did consultation and citizen participation process help you to identify this neighborhood as a target area?

SGC grant funding supporting OSNI work expires in 2015 and City staff seek to continue to support the efforts of this initiative. There were significant public and private partnerships formed in an effort to attract resources to the corridor. There was significant community support of City staff to apply for a HUD Promise Zone designation for the International Boulevard Corridor. Although the corridor was not designated a Promise Zone, there are a number of organizations who are committed to supporting efforts to promote equity and economic development in the community. See attached MOU for the International Boulevard Corridor Partnership.

Identify the needs of this target area.

As noted above in the housing characteristics of the target area, affordability is a significant issue in the corridor. Oakland is experiencing an unprecedented housing affordability crisis. The inability of residents to rent or purchase homes in the Corridor is more challenging than many other Oakland neighborhoods. While rents in the Corridor areas are about 20% less than rents citywide, an Urban Strategies Council (USC) analysis shows that Corridor residents making median income would not be able to afford the new median rents in any neighborhood along the Corridor. The USC analysis estimate that rental costs would need to be reduced to one-third of current prices in order to be affordable to Corridor residents. For example, in the Seminary neighborhood, the median monthly income of \$1,747 barely exceeds the median rental price of \$1,702.

In a commercial needs assessment conducted for OSNI of the Corridor small businesses, support of targeted commercial lending was noted as a need. Small businesses identified commercial lending product priorities that utilize loan guarantee or interest rate write-down programs that would 1) support business clusters and hubs that are consistent with findings of the community-based marketing analysis, 2) vendor acquisition of their place of business or commercial mortgage assistance program, 3) longer term working capital, 4) façade improvement funds to supplement and help existing City funds, 5) micro-loans, 6) capital to create lending products that augment non-traditional underwriting, 7) funds for a capital pool for forgivable loans as part of the City's Business Sustainability Program for the BRT project to assist with business interruption support.

A city-wide study of retail activity conducted in 2008 identified a significant, unmet retail need in multiple places along the Corridor. The results of the study concluded that residents living along the Corridor depend on retail establishments, including grocery stores and drug stores, in nearby areas and must leave the Corridor for even the most basic goods.

What are the opportunities for improvement in this target area?

OSNI identified a number of strategic opportunities for the Corridor: 1) the Corridor contains Priority Development Areas that will be prioritized for funding and other support from regional agencies, 2) the Corridor areas are receiving significant project and human capital investments, 3) the City of Oakland International Boulevard Transit Oriented Development Plan provides a community development framework and identifies sites for catalyst projects, 4) City of Oakland has a Housing Element that is currently in compliance and established an action plan for addressing the City's housing problems through the Housing Equity Roadmap, 5) City of Oakland staff are engaging in strategic and economic workforce development strategies, 6) there are a number of crime and violence prevention strategies currently focused on the Corridor area, 7) there are many community assets along the Corridor, including parks, libraries, health centers, businesses, affordable housing projects, and community-based organizations.

Are there barriers to improvement in this target area?

The International Boulevard TOD Plan identified a number of significant barriers to be considered alongside efforts to plan for growth along the Corridor. These include crime and public safety, blight and litter, a lack of parks, trees, and pedestrian amenities, pockets of high traffic congestion, a lack of grocery stores coupled with high concentrations of liquor and fast – food outlets, and a lack of affordable housing and economic opportunities.

Target Area Details: SPARC/San Pablo Avenue Corridor

Housing and Commercial characteristics of this target area:

The City of Oakland seeks to support the San Pablo Area Revitalization Collaborative (SPARC), a place-based initiative convened by the Oakland non-profit, East Bay Asian Local Development Corporation (EBALDC). EBALDC's work leading SPARC is one of 13 recipients of the Partners in Progress national grant program funded by Citibank Foundation and Low Income Investment Fund. The goal of SPARC is to build new partnerships at the intersection of health and community development to comprehensively address the well-being of residents in the San Pablo Avenue Corridor in Oakland. EBALDC's work leading SPARC leverages its existing partnerships and experience to formalize its role as a community quarterback to lead a "Healthy Neighborhood" vision for the San Pablo Avenue Corridor. The Healthy Neighborhoods Initiative aims to test new cross-sector approaches to community health and transform disadvantaged neighborhoods into places where residents have access to the opportunities and resources they need to lead healthy, secure, and financially stable lives.

Following are housing demographics according to HUD Community Planning and Development Maps based on American Community Survey 2007-11 data. The 3 census tracts representing the San Pablo Avenue corridor contain a population of 7,496 people in 3,084 households. The homeownership rate is approximately 24%. There are approximately 1,399 persons in poverty living family households (approximately 65% of the corridor's population whose poverty status is determined). Of those family households, 89% are renters. Approximately 28% of the

households in this corridor have one or more persons under the age of 18 years old. Approximately 26% of households earn less than \$15,000 per year.

As defined in the Needs Assessment section of this plan, HUD's Comprehensive Housing Affordability Strategy 2007-11 (CHAS) data quantifies housing problems. There are four HUD-identified housing problems: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%. This section analyzes the extent of these housing problems and identifies populations that have a significantly greater need. By far the worst housing problem found is this corridor both for renters and owners are those extremely low- and very low-income households paying >50% of their income toward rent.

According to an analysis done by the Alameda County Public Health Department of 2008-12 American Community Survey data on jobs located in West Oakland, the SPARC collaborative found that approximately two-thirds of full-time, year-round workers (ages 16+) are employed in lower-wage jobs that tend to earn less than \$50,000 per year. For West Oakland residents, median earnings for workers is \$28,189 per year; median earnings for full-time male workers is \$44,142; and median earnings for full-time female workers is \$42,456. All of these figures are well below median incomes for Oakland (~\$37k, \$56k, and \$51k respectively) and Alameda County (~\$43k, \$66k, and \$56k respectively) residents as a whole. This is one way to illustrate a job-resident miss-match for West Oakland. Jobs located in West Oakland are relatively poorly paid, but given the data on median earnings for residents or West Oakland, it seems as though many might not even be making what those jobs in West Oakland are paying their workers.

How did consultation and citizen participation process help you to identify this neighborhood as a target area?

City of Oakland staff have participated in the planning and now implementation process of SPARC. In the SPARC work, a focus on affordable housing, anti-displacement, connecting residents to jobs, and stimulating economic development are aligned with the goals of the Consolidated Plan. The City of Oakland's support of SPARC follows its partnership with Alameda County on implementing Measure Y. This voter-approved Oakland ordinance seeks to create a safer Oakland by working to reduce violence among youth and adults. Measure Y funding weaves together social services, nonprofits, police, employment, schools, criminal justice, faith-based agencies and community members at the neighborhood level. Specifically for the San Pablo Corridor, Measure Y funded a Neighborhood Crime Prevention Council-Beat 6 project from San Pablo Avenue from West Grand to 34th Street neighborhood safety organizing project as part of the City County Neighborhood Initiative (Measure Y funds ~\$100,000 and matched by Alameda County ~\$300,000).

Identify the needs of this target area.

As noted above in the housing characteristics of the target area, affordability is a significant issue

in the corridor. Oakland is experiencing an unprecedented housing affordability crisis. The inability of residents to rent or purchase homes in the San Pablo Avenue Corridor is more challenging than many other Oakland neighborhoods. Approximately 64% of residents pay more than 30% of their income toward housing costs. Of the extremely low-, very low- and low-income renters in the corridor (all those renters who are making <80% of the area median income), 83% are paying more than 30% of their income toward rent.

As noted above, there is a significant jobs-resident mis-match occurring within West Oakland. Jobs located in West Oakland are relatively low paid and many residents who live in West Oakland are not getting paid the median wage that workers in West Oakland make. Needs for the San Pablo corridor might include job training that will assist resident in securing the jobs located in the neighborhood. Additionally, efforts could be made by the City to attract better paying jobs to the neighborhood.

What are the opportunities for improvement in this target area?

Additional affordable housing developments are scheduled to go be built and open within the five year period. The West Oakland Specific Plan has called out the San Pablo Avenue Corridor as a priority area within the plan. The group of partners and residents with SPARC have identified a five year action plan to create a healthier neighborhood within the San Pablo Avenue Corridor and are working together to implement the plan. Many residents groups, including the Hoover Resident Action Council and West Oakland Neighbors, are active in the community. Additionally, the Corridor has a good transportation infrastructure.

Are there barriers to improvement in this target area?

The San Pablo Corridor has had many years of disinvestment and most recently changes in population with significant numbers of lower income residents being pushed out due to housing costs. The housing stock in this area was largely built before 1980 so there are significant issues with substandard and older housing. There is a significant presence of crime in the neighborhood. Finally, there are not many jobs located in the neighborhood and those jobs available do not match the skills of jobs held by neighborhood residents.

Community Housing Services – HOPWA Program

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

For HOPWA, the basis for allocating investments within the Oakland EMSA (Alameda County and Contra Costa County) is based on the number of AIDS/HIV cases in the perspective counties and the stated needs of each County as developed and strategized in each County's Plan for HIV/AIDS services and housing.

Office of AIDs produces an annual AIDS epidemiology report that includes information for each

of the counties regarding the number of HIV/AIDS cases to date, the number of persons living with AIDS, number of persons living with HIV, and other pertinent information.

The City of Oakland works with both Counties to ensure that available funding is targeted to the needs identified in each counties set plans and strategies to include services, housing, housing development, technical assistance, rental assistance, short term rent & mortgage and utility assistance, and other needed services that benefit those with AIDS and their family households.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

This portion of the Consolidated Plan describes the City's strategy over the next five years for meeting the housing needs of low and moderate income households including strategies to address the specific housing needs of persons with special needs (such as seniors and disabled persons).

The housing needs assessment and the market analysis contained in previous sections have shown the tremendous magnitude of unmet housing needs in Oakland, and the gap between market cost and the ability of low and moderate income households to pay for housing.

The City has only limited resources with which to address these needs. Only a small fraction of the total needs can be addressed. The City attempts to maximize the impact of these resources by leveraging other funds wherever possible, particularly from private sources and other public sources.

Table 44 – Priority Needs Summary

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Affordable Housing (Rental Assistance, Production of New Units, Rehabilitation of Existing Units, Acquisition of Existing Units)	HIGH	<ul style="list-style-type: none"> •52% of Oakland households (79,860 households) are extremely low-income, very low income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI) •68% of homeowners and 71% of renters are paying more than 30% of their income towards housing costs (55,970 households); 49% of homeowners and 43% percent of renters are paying more than 50% of their income toward housing costs(35,420 households) •With regard to the cost burden (paying >30% to >50% of income toward housing costs) of Large Family Households (5+ persons) this population has a disproportionate greater need: 0-80% AMI owner-occupied households, there were 13 to 23 percentage points higher population than the jurisdiction as a whole; Large Family Households that were extremely low renters were 12 percentage points higher population than the jurisdiction as a whole. •OHA manages 1,606 public housing units and 13,565 Housing Choice Vouchers Program (Section 8, including Project-based, and Tenant-Based units) that serves extremely low- and very low-income households and with a combined wait list of over 25,000 families. 	<ul style="list-style-type: none"> •Extremely Low-Income renters •Very Low-Income renters •Low-Income renters and owners •Moderate-Income renters and owners •Large Families •Small Families •Female Headed-Families •Elderly-Headed Families •Families with Children •Individuals •Public Housing Residents •Chronically Homeless •Homeless Individuals •Homeless Unsheltered •Homeless Veterans •Homeless Families •Victims of Domestic Violence •Persons with HIV/AIDS •Elderly Persons with Disabilities •Veterans •Persons with Drug/Alcohol Addictions 	Improve housing Opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment, and community services	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Homelessness (Outreach, Emergency Shelter and Transitional Housing, Rapid Re-housing, Prevention)	HIGH	According to HUD HMIS data estimates for FY 2014-15 maintained by the City of Oakland, there were approximately 6,429 people experiencing homelessness during the reporting year.	<ul style="list-style-type: none"> •Chronically Homeless •Homeless Individuals •Homeless Unsheltered •Homeless Veterans •Homeless Families •Victims of Domestic Violence 	Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or Homelessness by providing client appropriate housing and supportive service solutions	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Nonhousing Community Development-- Public Services and Public Facilities	HIGH	According to HUD's Community Housing Affordability Strategy 2007-2011 (CHAS) data for Oakland, 52% of Oakland Households are 0-80% AMI. Of those households, 19% have one or more children that are 6 years old or under; 29% contains at least one person 62+ years of age; 34% are small families; 10% are large families.	<ul style="list-style-type: none"> •Extremely Low-Income •Very Low-Income •Low-Income •Large Families •Small Families •Female Headed-Families •Elderly-Headed Families •Families with Children •Individuals •Public Housing Residents •Chronically Homeless •Homeless Individuals •Homeless Unsheltered •Homeless Veterans •Homeless Families •Victims of Domestic Violence •Persons with HIV/AIDS •Elderly •Persons with Disabilities •Veterans •Persons with Drug/Alcohol Addictions •Food Insecure Households •Youth 	Invest in community services and nonprofit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Nonhousing Community Development-- Public Improvements and Infrastructure	HIGH	According to the 2015-2017 City of Oakland Proposed Budget for Public Works, there are significant needs for water/sewer improvements, street improvements, sidewalk improvements, and flood drainage improvements. The total proposed Public Works budget for all of these areas is approximately \$38 million per year and reflects a fraction of the need and backlog of capital improvements identified by City staff.	<ul style="list-style-type: none"> •Extremely Low-Income •Very Low-Income •Low-Income •Large Families •Small Families •Female Headed-Families •Elderly-Headed Families •Families with Children •Individuals •Public Housing Residents •Chronically Homeless •Homeless Individuals •Homeless Unsheltered •Homeless Veterans •Homeless Families •Victims of Domestic Violence •Persons with HIV/AIDS •Elderly •Persons with Disabilities •Veterans •Persons with Drug/Alcohol Addictions •Food Insecure Households •Youth 	Strengthen neighborhoods by investing in the City's critical public infrastructure needs	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Nonhousing Community Development-- Economic Development	HIGH	<p>While Oakland and the Eastbay in general are experiencing economic growth and higher employment rates, there are critical issues impacting these gains. The continued success of the Bay Area economy requires growing middle-wage jobs and offering lower-wage workers more opportunities to advance. The region faces a number of critical issues in improving upward mobility for lower-wage workers. Poverty and income inequality have become significant issues throughout the Eastbay and also impact Oakland. Increasing educational attainment and a robust and broad workforce development strategy is critical. Compounding these issues is the high cost of living in the Bay Area, particularly in housing. Additionally, it is important to support long-standing existing local businesses.</p>	<ul style="list-style-type: none"> •Extremely Low-Income •Very Low-Income •Low-Income •Individuals •Elderly •Persons with Disabilities •Veterans •Youth 	<ul style="list-style-type: none"> • Attract, retain, and expand job opportunities • Link economic development job opportunities with local job training and placement resources for Oakland's low to moderate income residents • Stimulate private investment to foster Oakland's business growth • Redevelop Oakland's vacant and underutilized land • Continue to revitalize downtown and neighborhood commercial areas, physically, organizationally and economically • Encourage continued growth of following Oakland sectors: <ul style="list-style-type: none"> ➤ Arts and digital media ➤ Food production and distribution ➤ Green ➤ Healthcare and bioscience ➤ Industrial ➤ International trade and logistics ➤ Office ➤ Retail • Expand Oakland businesses' access to capital 	<p>Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.</p>

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Nonhousing Community Development—Neighborhood Stabilization and Code Enforcement	HIGH	Approximately 83% of Oakland's housing stock was constructed prior to 1979. Give the age of the City's housing stock there is a significant need to address substandard residential buildings and structures that pose threats to Life, Health, and Safety for occupants as well as the public.		Establish and maintain enforcement efforts for non-owner occupants of residential homes and buildings. Support efforts to address and remediate blighted residential properties or vacant land that can be used for residential purposes.	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Affordable Housing for Special Needs Population	HIGH	In Alameda and Contra Costa Counties, cumulatively from 1983 to 2012 there have been an estimated 13,822 HIV/AIDS cases.	Persons with HIV/AIDS	Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.

Narrative (Optional)

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through the Community Needs Assessment Survey, community meetings and comments received from the public, highlight Oakland’s clear and detailed need for investment in affordable housing, assistance for the homeless, new and increased access to services for vulnerable populations, economic development, public infrastructure, and housing and services for persons with HIV/AIDS and their families.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to research by the National Low Income Housing Coalition, severe cost burden (when a household is paying >50% of income toward rent) is the greatest predictor of a low income (<50% Area Median Income) household’s risk of becoming homeless. As per the Needs Assessment, 52% of Oakland households fit this low income household description.
TBRA for Non-Homeless Special Needs	
New Rental Unit Production	As per the Needs Assessment 68% of homeowners and 71% of renters are paying more than 30% of their income towards housing cost; 49% of homeowners and 43% of renters are paying more than 50% of their income towards housing cost. Oakland Housing Authority has a combined wait list of over 25,000 households seeking public housing or Section 8 vouchers.
Rental Unit Acquisition/Rehabilitation/Preservation	As per the Needs Assessment 68% of homeowners and 71% of renters are paying more than 30% of their income towards housing cost; 49% of homeowners and 43% of renters are paying more than 50% of their income towards housing cost. Oakland Housing Authority has a combined wait list of over 25,000 households seeking public housing or Section 8 vouchers.
Homeowner Rehabilitation	

Table 45 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The amount of overall federal entitlement funding significantly decreased during the last Consolidated Plan Term.

	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15
CDBG	9,109,357	7,578,921	7,254,122	7,427,578	7,295,268
HOME	4,753,166	4,196,010	2,352,308	2,259,656	2,321,210
ESG	368,902	369,059	656,315	529,210	603,407
HOPWA	2,208,481	2,514,177	2,673,899	2,083,392	2,176,276

Table XX – City Entitlement Funding Received FY 2010-2015

Given the ongoing reduction of funds over the last five years, the City anticipates an annual five percent reduction per program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public/Federal	<ul style="list-style-type: none"> • Supportive services • Homeowner rehab • Multifamily rental rehab • Homeless support • Public services • Non-profit facilities • Public improvements • Public facilities • Public infrastructure 	7,109,973				25,058,256	Program income and prior year resources may vary slightly due to economy and housing market.
HOME	Public/Federal	<ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab 	2,061,879				7,266,848	HOME activities will continue to leverage Affordable Housing Trust Fund dollars.

ESG	Public/Federal	<ul style="list-style-type: none"> • Housing assistance • Rapid rehousing • Supportive services 	650,276				2,291,821	
HOPWA	Public/Federal	<ul style="list-style-type: none"> • Housing assistance • Supportive services • Information and resources 	2,197,531				7,744,937	

Table 46 - Anticipated Resources

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

Non-Entitlement Resources include:

Affordable Housing Trust Fund: The City of Oakland's Redevelopment Agency was dissolved as of February 1, 2012. The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund is estimated to receive about \$3 to 4 million on an annual basis with those funds increasing as the wind down of the Oakland Redevelopment Agency proceeds. Additionally, the City is currently collects a Jobs/Housing Commercial Impact fee that, as the economy continues to prosper, is collecting revenue to be used toward supporting affordable housing development activities. Finally, the City is considering implementing an Housing Impact Fee on new housing development.

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

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

The Housing Element 2015-23 has noted as a policy goal to explore a policy that would include the utilization of City-owned public land within the jurisdiction as an asset that can be used to support affordable housing development. More exploration of this policy goal will likely occur during this 5 Year Consolidated Planning Period.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Oakland	Local government	Grantee	Oakland
City of Oakland, HCD Dept: Housing Development Services	Local government	Goals: Expansion of the Supply of Affordable Housing Preservation of the Supply of Affordable Housing Expansion of the Supply of Affordable Ownership Housing	Oakland
City of Oakland, HCD Dept: Homeownership Programs	Local government	Goal: Expansion of Ownership Opportunities for First Time Homebuyers	Oakland
City of Oakland, HCD Dept: Residential Lending Services	Local government	Goal: Improvement of Existing Housing Stock	Oakland
City of Oakland, HCD Dept: Housing Development Services and Residential Lending Services	Local government	Goal: Provision of Supportive Housing for Senior and Persons with Special Needs	Oakland
City of Oakland, HCD Dept: Strategic Initiatives	Local government	Goal: Foreclosure Recovery and Stabilization of Neighborhoods	Oakland
City of Oakland, HCD Dept: CDBG/Policy and Programs	Local government	Goal: Removal of Impediments to Fair Housing	Oakland
City of Oakland, HCD Dept: CDBG/DHS: Community Housing Services	Local government	ESG, HOPWA, SHP	Oakland, Contra Costa County, Alameda County
City of Oakland, HCD Dept: CDBG/Economic and Workforce Development	Local government	Economic Development Programs	Oakland
City of Oakland, HCD Dept: CDBG/DHS: Community Housing Services	Local government	Homeless Services	Oakland

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Oakland Housing Authority	Local government	Goal: Provision of Rental Assistance for Extremely Low and Low Income Families	Oakland

Table 47 - Institutional Delivery Structure

Table 48 - Institutional Delivery Structure

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills		X	X
Mental Health Counseling	X	X	X

Transportation	X	x	
Other			
Other			

Table 49 - Summary

Current Needs: Oakland has more than 2,000 homeless men, women and children, an estimated 30% of whom are chronically homeless. The majority of homeless households in Oakland are unsheltered.

In recent years, Oakland’s housing prices and rental market have soared, leaving low-income households with few options and homeless and disabled households with fewer. On top of this, the end of redevelopment has resulted in far fewer new units for this population. Thus far, the city has been unable to provide new resources for housing the 2,000 people in need. The substantial efforts by city staff and non-profit providers have little effect when there are no available housing units for people under 25% of median income, particularly if they also have disabilities that limit their income.

Approach: Oakland’s Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County’s EveryOne Home Plan, a countywide plan to be used as a roadmap for ending homelessness in the county. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County, to those people living with serious mental health illness and those with an HIV/AIDS diagnosis. Implementation of the PATH Strategy has focused on the areas listed below:

- Development of the Pipeline Process for Permanent Supportive Housing
- Capacity Building for Homeless Services Providers and Housing Developers
- Redesign of the Homeless Service Delivery System
- Rapid Rehousing Services
- Expansion of Street Action Teams and Outreach Services

Both PATH and EveryOne Home are based on a Housing First program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is “housing-based,” with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

By employing national best practices – street outreach, flexible services delivered to wherever the person is, intensive case management, connections to mental health and substance abuse treatment, and deeply subsidized permanent housing units and services, Oakland has already housed more than 230 chronically homeless individuals – many of whom had been living at encampments – with over 90% of them still housed after more than three years.

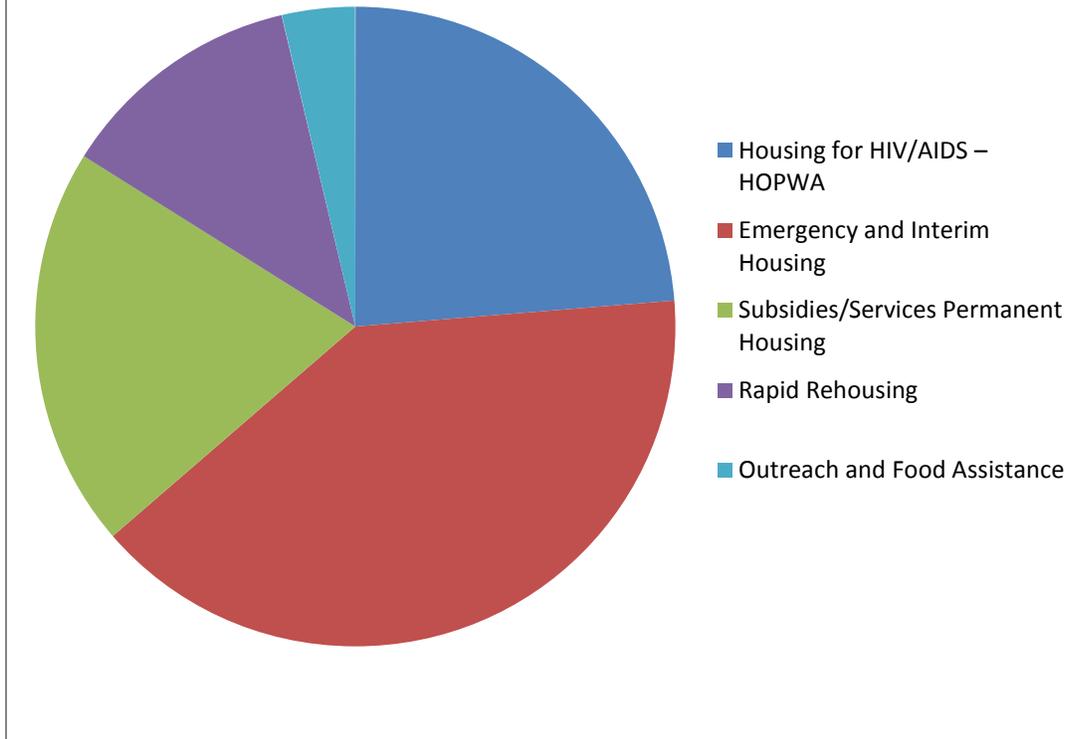
Multiple government and community partners make this work possible from helping to collect annual data on the extent and type of homelessness to funding street outreach workers to meet clients where they are to supplying treatment beds to subsidizing both scattered-site and congregate supportive housing units.

City of Oakland Services: Oakland’s Community Housing Services Division contracts for shelter, transitional housing, and permanent housing assistance for homeless households. Current funding is detailed by type of intervention, below:

Current Year CHS Contracts for Homeless and Housing Assistance

Housing for HIV/AIDS – HOPWA	\$2,176,276
Emergency and Interim Housing	\$3,666,141.00
Subsidies/Services Permanent Housing	\$1,862,391.00
Rapid Rehousing	\$1,135,234.00
Outreach and Food Assistance	\$339,310.00
Total CHS Contracted Dollars	\$7,496,341.00

CHS CONTRACTS



Plainly, the majority of funding is directed toward interim housing/shelter services. Following that are the programs that provide subsidies and services to homeless households placed in permanent housing. Rapid rehousing programs also place people into permanent housing, though the subsidies and services are typically time-limited.

The chart below summarizes the types of programs available in Oakland’s system of care:

Housing Intervention	Housing Type	Target Population	Oakland Providers
Shelter/Interim/Transitional Housing	Congregate for up to 24 months	Currently homeless individuals and families	EOCP, St. Mary’s
Rapid Re-Housing	Scattered-site units, often market rate	Families and individuals with short-term economic issues	First Place for Youth, Building Futures, EOCP
Permanent Supportive Housing	Congregate & scattered-site units with permanent subsidies and	Chronically homeless individuals with multiple behavioral and physical health	OPRI/Abode, RCD, SAHA (Housing)

	services attached	issues	Lifelong (Services)
Public Housing/Section 8	Congregate & scattered-site units where households pay 30% of their monthly income	Low-income families and individuals	Oakland Housing Authority
Affordable Housing	Congregate & scattered-site units that rent for below market rate	Households earning 80% AMI or below (usually 30-80%) with positive rental histories	EBALDC, RCD, SAHA, Bridge

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 50 – Goals Summary

Goal Descriptions

ADD Cumulative Matrix data when available for all 5-Years

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

OHA is not subject to a Voluntary Compliance Agreement. The Agency's portfolio of large Public Housing developments have been upgraded and rehabilitated to include accessible units as required. The portfolio of scattered-site former Public Housing units is currently being evaluated for compliance and modifications will be made as required and where feasible. The Agency has a 504 review committee.

Activities to Increase Resident Involvement

Public Housing Resident Involvement in Management

The Agency staffs a city-wide Resident Advisory Board (RAB) that meets regularly to review and provide input on draft plans, new policies and funding priorities.

Public Housing Participation in Homeownership

The Agency runs a first time homebuyer program and qualified Public Residents are able to participate in the programs through a priority placement on the HCV program. Since inception in 2004, 101 residents have purchased homes through the program. Residents are referred to credit assistance agencies and once requirements have been met are introduced to lenders and realtors to facilitate the process.

Resident Programs and Services

The Oakland Housing Authority provides a range of services to Public Housing residents designed to promote self-sufficiency, employment and economic development and civic engagement. Coordinated through the Department of Family and Community Partnerships, OHA provides a combination of case management, referrals to service providers and strategic partnerships with other agencies where there are overlapping goals. Self-sufficiency activities include case management and referrals for services ranging from parenting classes to youth programs and employment and training opportunities. Section 3 hiring and business development are a central component of the Agency's Economic Opportunities Policy. The Contract Compliance department works with vendors to meet Section 3 goals while the Department of Family and Community Partnerships conducts outreach to residents to assess interest and skills for job placements and supports job training skills and education for certifications and pre-apprenticeships. Partnerships with the local Workforce Investment Board and agencies that specialize in workforce training are key to the job development strategy. The Agency sponsors various civic engagement activities including the Neighborhood Orientation Workshop (NOW) Program designed to support residents as successful tenants and productive members of their respective communities and a 12 week Neighborhood Leadership Institute training to support residents in becoming community leaders and activists. Other program highlights:

Resident Advisory Board (RAB) -- makes recommendations regarding the development of the Public Housing Agency (PHA) plan, and provides feedback on any significant amendment or modification to the PHA plan. Members are nominated by staff and other residents through a bi-annual application and nomination process. New member recommendations are made to the Board of Commissioners to serve indefinitely and they meet monthly. Current membership is 16 residents.

Resident Leadership Program -- provides residents the opportunity to build community and promote civic involvement in the OHA community. The hope is to create safe forums where trust and respect can be fostered among community members to address the many concerns and challenges that residents face each day.

Neighborhood Leadership Institute (NLI) -- OHA has partnered with Attitudinal Healing Connection, Inc. to provide a 12-week, 60 hour leadership curriculum specifically designed for OHA residents. Participants in the program have the opportunity to earn college credits through the Peralta Community College District. The interdisciplinary curriculum includes restorative justice, facilitation skills, conflict mediation, public speaking, community problem solving, asset mapping, and civic engagement. Since inception 96 residents have graduated, lead community events, workshops, and volunteered for OHA activities.

Resident Leadership Center (RLC) -- In the West Oakland administrative office, OHA provides a fully equipped room for training, networking, community meetings and events. The room is equipped with a reception area, copy machine and 5 computers. The RLC gives our Resident Leaders a place to create positive changes within the City of Oakland. The facility was developed with input from a resident leader committee for our resident leaders who work on civic engagement activities. These leaders will be able to conduct meetings, participate in workshops, access computers and obtain office support for various projects in this convenient location. Staffed, by Resident Leaders, the center will also be a place that Non-profit and Government workshops

Parent Ambassador Program -- The OHA Parent Ambassadors Program provides opportunities for residents to serve as Leaders within the local school system. Driven by the definition of the term Ambassador, “a diplomatic agent of highest rank” the goal of the Parent Ambassador project is to support OHA parents as change agents to promote academic achievement, attendance and parent engagement at partner school sites within Oakland Unified School District (OUSD). Parent Ambassadors work in partnership with OHA staff and the principals at partner school sites to identify tasks and projects to meaningfully contribute to the entire school community, with an emphasis on increasing attendance for those struggling with chronic absenteeism. Parent Ambassadors are role models and exhibit “good neighbor” qualities in support of the full service community school model.

In additional OHA funded 300 Mayor Summer Youth Employment participants in 2014 using its MTW funding flexibility to do so.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable

Plan to remove the 'troubled' designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Please refer to section MA-40 for details.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

The City of Oakland's Strategic Planning Division will work to implement the work on the completed specific and area plan efforts: the Broadway Valdez District Specific Plan, the Central Estuary Area Plan, the Harrison Street/Oakland Avenue Community Transportation Plan, the International Boulevard Transit Oriented Development Project, the Lake Merritt Station Area Plan, and the West Oakland Specific Plan. The Strategic Planning Division is currently working on the following specific and area planning efforts: the "Coliseum City" Area Specific Plan, and the Downtown Oakland Specific Plan. These planning efforts have or seek to establish new land use and urban design goals for each area. The ultimate result of all specific and area planning efforts is to streamline CEQA clearance for new development.

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).

Additionally, the City has secured a consultant who is currently conducting an Impact Fee Nexus Study that is slated to be completed/adopted approximately December 2016. Development impact fees are a commonly used method of collecting a proportional share of funds from new development for infrastructure improvements and other public facilities to offset the impact of new development. Pursuant to the Mitigation Fee Act, California Government Code Section 66000, et seq. (also known as AB 1600), adoption of impact fees requires documentation of the "nexus" or linkage between the fees being charged, the benefit of the facilities to mitigate new development impacts, and the proportional cost allocation. Impact fees must be adopted by the Oakland City Council. Included in the Impact Fee Nexus Study and Implementation Strategy is an economic feasibility analysis so that any impact fee program appropriately balances the need to accommodate development impacts without creating a disincentive for real estate investment in Oakland. Economic constraints are likely to preclude adoption of the maximum justified impact fees under the nexus analyses, the level of fees that are economically feasible may be substantially lower than the maximum justifiable fees. Furthermore, the allocation of a feasible level of impact fees to transportation, affordable housing, and/or capital facilities is a policy decision that will need to be addressed.

The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including the use of Accela, the City's new planning software program launched in 2014 that is designed to make accessible permitting and development history, using an internet-based information and application system.

SP-60 Homelessness Strategy – 91.215(d)

Permanent Access to Housing (PATH) Plan

Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County's EveryOne Home Plan, a countywide plan to be used as a roadmap for ending homelessness in the county. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County, to those people living with serious mental health illness and those with an HIV/AIDS diagnosis.

- Implementation of the PATH Strategy has focused on the areas listed below:
- Development of the Pipeline Process for Permanent Supportive Housing
- Capacity Building for Homeless Services Providers and Housing Developers
- Redesign of the Homeless Service Delivery System
- Rapid Rehousing Services
- Expansion of Street Action Teams and Outreach Services

Both PATH and EveryOne Home are based on a Housing First program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

Application of a Housing First approach does not necessarily result in an immediate elimination of the need for emergency shelter and/or transitional housing services but is commonly implemented through four primary stages:

- Crisis Intervention and Short-Term Stabilization
- Screening, Intake and Needs Assessment
- Provision of Housing Resources
- Provision of Case Management

In order to apply these four stages, the PATH Strategy focuses on both housing development activities to provide needed housing resources and realignment of the service delivery system to support the transition to a Housing First approach. The general thrust of the PATH Strategy can be summarized as follows:

PATH Strategy Priorities are as follows:

1. **Rapid Re-Housing Services:** Activities that clearly lead to permanent housing outcomes and services that help people obtain and maintain permanent housing.
2. **Preventing Homelessness:** Activities assist households in maintaining current housing

- and preventing households from becoming homeless.
3. Support Services to increase Housing Retention among the target population
 4. Housing Resources: Expand the inventory of appropriate housing opportunities as a direct exit from homelessness.

Discharge Planning

Many of those who are homeless were discharged from institutions, such as jails, prisons, or hospitals or have aged-out of the foster care system. For example, one in five homeless adults in Alameda County was in foster care or a group home when younger than 18. There are high personal and financial costs associated with discharging people into homelessness rather than directly into appropriate housing. Community stakeholders, who participated in the development of the EveryOne Home Plan, recognize that housing and service systems throughout the county must work well together to address the complexities of timing, availability of options, and admission criteria in order to develop alternatives to discharging people into homelessness.

Oakland, Oakland Partners, and Alameda County continue to review and modify when appropriate its comprehensive county-wide discharge policy and protocols to reduce or eliminate the release of people from public institutions to the streets or the homeless service system. Oakland Permanent Access to Housing strategy (PATH) identified development of discharge planning policies and protocols as the lynchpin of a comprehensive homeless prevention strategy.

PATH Strategies are as follows:

Strategy #1: Create Policies and Protocols to Prevent People from being Discharged into Homelessness from Mainstream Systems and their Institutions

Problem:

Many systems of care have responsibility for the discharge of people leaving their institutions. Publicly funded institutions such as hospitals, mental health facilities, prisons and jails are often a factor in creating and maintaining homelessness by discharging people to the streets or shelters.

Solution:

The lynchpin of a comprehensive homelessness prevention strategy is the development of discharge planning policies and protocols that reduce or eliminate the release of people from public institutions to the streets or the homeless service system.

Action Step:

The Alameda EveryOne Home Leadership Council is leading an effort to create systemic discharge planning policies and protocols to prevent people from being discharged into

homelessness from mainstream systems and their institutions. Oakland's mainstream systems and their institutions will participate in this process.

Strategy #2: Link and Expand Current Efforts to Prevent Homelessness for People Being Discharged from Mainstream Systems of Care and their Institutions.

Problem:

Lack of coordination among the different systems of care has resulted in a fragmented approach to providing people who are leaving institutions with the support and access to resources they need to secure stable housing.

Solution:

Systems must work together to ensure continuity of care and linkages to appropriate housing and community treatment and supports to help people make successful transitions to the community when they are released from foster care, jails, prisons and health care, mental health or substance abuse treatment facilities.

Action Steps:

- Continue to create strategic linkages between current Oakland-based efforts to prevent homelessness and/or decrease recidivism for people reentering Oakland from mainstream systems of care and their institutions through pre-release and discharge planning, integrated and timely support services, case management, affordable/supportive housing, including: Project Choice, the MOMS Project, Project RESPECT, AB 1998, and PACT. (Descriptions of these projects may be found in Attachment D, Oakland and Alameda County Discharge Planning/ Homelessness Prevention Programs for People Leaving Mainstream Systems of Care.)
- Expand current efforts to incorporate additional priority target populations (e.g., single adults and veterans)
- Expand current efforts to refine current and future efforts to include comprehensive service strategies, such as early intervention and engagement when homeless people enter mainstream systems and institutions; a full array of wraparound services (i.e., behavioral health, health care, employment); and direct linkages and priority access to affordable and/or supportive housing (housing subsidy programs, HUD McKinney funded supportive housing, and Direct PATH).

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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

How are the actions listed above related to the extent of lead poisoning and hazards?

Past experience has shown that older properties have a higher likelihood of containing lead-based paint, and low-income households occupied by children under six are at highest risk for exposure. The housing units that are a priority are older units with children under six, family child care homes, and smaller rental properties, which typically have more extensive lead hazards because of deferred maintenance. Often owners of these properties are unable to finance repairs without assisted rehabilitation programs. ACHHD will carry out focused outreach to high risk low-income families with young children through partner agencies and community-based organizations with a priority on homes associated with a lead exposed child or being used as family child care home. ACHHD has 22 years of experience in case managing lead-poisoned children and has processes in place to enroll eligible properties associated with lead exposed children. The ACHHD will work with partners and city rehabilitation services to bring additional resources to these families, promote enrollment in the lead hazard control grant, and provide information on lead safety and healthy housing. The program is also working on a Pro-Active Rental Inspection policy with city and county departments. For longer term sustainability, the ACHHD will train partner agency staff and home visitors to recognize healthy housing issues.

How are the actions listed above integrated into housing policies and procedures?

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. The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours training in identification, testing and available remediation methodologies for lead paint hazards and must obtain California Department of Public Health Lead Supervisor Certification. Also, all Contractor agreements incorporate work descriptions to address compliance with lead paint

regulations and safe work practices. Rehabilitation Advisors as part of project monitoring also verify compliance with Lead safe practices.

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. 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.

Additionally, ACHHD has been and will continue to follow the Advancing Healthy Housing Strategy for Action that was developed to reduce the number of American homes with residential health and safety hazards. The department have developed a consensus on the basic concept of a healthy home, encourages the adoption of the federally-recognized criteria for Healthy Homes with each agency we partner with in our collaborations, creates, conduct and supports training and workforce Development to address health hazards in housing, educates the Public about Healthy Homes, and support research that informs and advances Healthy Housing in a cost-effective manner. The program has been building on the concept and has developed an action plan to advance healthy homes by identifying lead-based paint hazards and other housing-related health and safety deficiencies while in the home and working with other partners to help bring needed resources to create safe and healthy homes for vulnerable populations in Alameda County while using and refining the most cost-effective approach. ACHHD continues to provide trainings and presentations on the Essentials of Healthy Housing, Integrated Pest Management and EPA Renovate Repair and Painting to property owners, property managers, health professionals and contractors in Alameda County in addition to agencies and other organizations within the jurisdiction. ACHHD also provides education to parents, medical providers, realtors, building officials, social service agencies and others to incorporate healthy housing principles into their day to day activities.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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 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 refer 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.

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 hiring goal that is based on total hours worked and on a craft-by-craft basis. The entire 15% resident apprentice hiring goal may be achieved entirely on the City of Oakland funded project; or split on a 50/50 basis (minimum 7.5% on city funded project and maximum 7.5% on non-city funded projects).

Living Wage Ordinance

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” which as of July 2014 is \$12.27 per hour with health benefits per hour with health benefits or \$14.10 per hour without health benefits 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.

Construction Requirements

Construction projects are monitored, with the assistance of the Contracts and Compliance Unit in the Office of Public Works, to ensure that all affirmative action, equal employment opportunity, and prevailing wage (“Davis-Bacon”) requirements are met. These requirements are included in City loan and grant agreements with developers, along with provisions that the requirements be passed through to construction contractors and subcontractors at every tier. Notices to proceed with construction work are not issued until the Contracts and Compliance Unit indicates that a project has met the requirements. In addition, the Contracts and Compliance Unit monitors projects during construction, to ensure that requirements are actually being met.

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 or PATH program contracts will target assisting homeless persons in need of job assistance and employment search skills.

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 50 students per semester in a combination classroom and hands-on construction project program. The students and instructors provide the labor for the project 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.

Alliance for West Oakland Development

The Alliance for West Oakland Development’s (AWOD) mission is to initiate, promote and facilitate the development of blighted districts in West Oakland through Green Building Job Training. The focus is on West Oakland residents and geared toward “at risk” young adults (18 years to 25 years). The City makes available vacant lots for the development of affordable housing. AWOD provides the trainees with “hands-on training to develop and refine construction skills necessary to enter the construction trades.

The program was established in 1999 and serves as a catalyst for substantial economic development. Helps to provide the community with tools to overcome the challenges that prevent it from reaching its full potential and helps to enhance the physical surroundings of the community using a holistic approach to build a health and vibrant community.

Job Training and Employment Programs in Public Housing

OHA will continue to partner with HUD, the Oakland Workforce Investment Board, and locally funded programs that provide OHA residents with job training and employment opportunities. As part of HUD's Section 3 requirements and in accordance with 135.5 of 24 CFR Part 135, OHA's Board of Commissioners has established a policy that sets priority hiring goals for all companies who contract with OHA and have a need for additional employees. This priority establishes that "to the greatest extent possible" the contractor must consider OHA residents from Public Housing and Project Based Section 8 properties or other low income residents from the Oakland metropolitan area for their available positions.

OHA also sponsors summer educational activities and employment to promote career development opportunities for youth. In FY 2014, OHA's partnership with the City of Oakland will provide 300 youth employment opportunities through the Mayor's Summer Youth Employment Program.

Section 8 Family Self-Sufficiency Program

The Oakland Housing Authority's Family Self-Sufficiency Program (FSS) links participants to appropriate supportive services that aid increased employment and wages through education, job training, and counseling. Eliminating participants' dependence on cash aid to achieve self-sufficiency is achieved by establishing specific goals through an FSS Action Plan. Approximately (186) Section 8 and Project Based households currently participate in the program. OHA regularly hosts workshops and orientations in an effort to encourage additional families to enroll. Through the FSS program, residents establish savings accounts opened when their income increases. Upon graduation from the program they may use their saving accounts for purposes such as educational expenses, starting a business, and homeownership.

Oakland Housing Authority Education Initiatives

The Oakland Housing Authority (OHA) has launched an Education Initiative that simultaneously prepares children for the academic journey from their primary through post-secondary education while also supporting strong attendance and parental engagement. Recognizing the important role that educational achievement can play in breaking the cycle of intergenerational poverty, OHA executed a multi-year partnership with the Oakland Unified School District (OUSD) and local non-profit education and service providers to provide a multi-pronged outreach effort that offers guidance, support and incentives to youth as well as their families, with the intention of

removing the barriers that have historically lead to chronic absenteeism, illiteracy, delayed milestones and in some cases, skyrocketing drop- out rates.

Each program in the Education Initiative affects individuals at various stages throughout the academic continuum offering interventions that impact the recipient regardless of when they entered and where they fall on the spectrum of needs. Through our intake processes and needs assessments, we are able to ascertain the level of support needed by a student and their family and then customize a program that penetrates the specific obstacles being faced.

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.

Workforce Development Program

Oakland's Workforce Development Unit has been integrated into the Office of Economic and Workforce Development. The new office will further align workforce and economic development strategies. Workforce Development will continue working closely with Economic and Business Development to support local business development and expansion through customized training and supplying businesses well-trained workforce. Specific to its FY 2014-15 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 and worker training for employer clients; 3) support the development of the Army Base development's Job Resource Center; 4) expand and improve job training services for all job seekers, particularly those with barriers to employment; 5) expand on the sector-based strategy model to guide workforce training programs; and 6) support Oakland's One Stop Career Center and Youth Service delivery systems for FY 2014-15 under the leadership of the Oakland Workforce Investment Board.

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 anti-poverty programs for the low-income community. In November 2011, the California State Department of Community Services and Development (CSD) expanded the agency's territory to include the surrounding Alameda County, (excluding the City of Berkeley). The Alameda County - Oakland Community Action Partnership (AC-OCAP), has as its overarching purpose to focus on leveraging private, local, state, and federal resources toward empowering low-income families and individuals to attain the skills, knowledge, and motivation

required to move them away from a life of poverty and onto the path that leads to self-sufficiency. The unique structure of the Alameda County - Oakland CAP is that the process involves local low-income citizens, elected officials, and the private sector in its effort to address specific barriers to achieving self-sufficiency. Through the annual community needs assessment and the biennial community action plan, the agency is able to identify the best opportunities to assist all members of the community in becoming self-sufficient and productive members of society. The Alameda County - Oakland CAP focuses its funding priorities in the areas of education, training, and employment; community and economic development; supportive services; community engagement; and advocacy. In partnership with the Community Development Block Grant (CDBG) program, the Alameda County - Oakland CAP is able to leverage funds to support the annual Earned Income Tax Credit Campaign and Oakland's "Bank on" Initiative. The Alameda County -Oakland Community Action Partnership has been actively "fighting the war on poverty" for over 40 plus years.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As noted in Sections NA-15, NA-20, NA-25 and NA-30, there are significant numbers of City of Oakland households that encounter housing problems and cost burdens. In order to address these housing stressors, the City is engaged in a variety of efforts to address poverty, including in particular a variety of initiatives aimed at reducing the level of unemployment in the City. Significant parts of the City have been designated as a State Enterprise Zone as part of a strategy to attract new businesses and expand employment opportunities for Oakland residents. The City has also been designated by HUD as an Enhanced Enterprise Community.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring continues to be an element of the City's overall program management. The City regularly monitors its housing and community development programs, and assisted affordable housing developments, in order to assess program effectiveness and ensure compliance with City, State, and Federal regulations.

General Monitoring Procedures

All housing and community development activities which are funded through HCD are governed by loan or grant agreements, regulatory agreements, and/or other enforceable agreements which require the recipients to comply with variety of federal, State and local requirements. These include affirmative action and equal employment efforts, nondiscrimination, affirmative marketing efforts, prohibition on the use of lead-based paint, compliance with environmental protection requirements and procedures, tenant lease protection, payment of prevailing wages, insurance, bonding, financial standards and audit requirements, prohibition on conflict of interest, Fair Housing, etc.

Recipients are monitored throughout the life of the project to ensure that requirements are being met on a continuous basis. For example, the City monitors affordable housing projects for compliance with the executed regulatory agreement to maintain appropriate income levels and rents. The City's monitoring policies, programs and procedures are regularly reviewed by HUD to ensure that the City is carrying out its responsibilities in the use of federal funds.

City staff members are Project Administrators for all CDBG-funded projects and they conduct project monitoring to ensure compliance with the contractual goals established between the City and the Service Providers. The Project Administrators also receive monthly reports from the Service Providers that include units of service provided, the cost of providing the service, who the service was provided to, and any problems encountered during the month.

The City's Financial Services Agency also provides fiscal and on site monitoring of CDBG-funded projects that receive \$25,000 or more. These staff persons have the appropriate fiscal background to ensure that the service providers are properly and appropriately documenting and recording expenses, as well as complying with contract goals.

Construction Requirements

Construction projects are monitored, with the assistance of the Contracts and Compliance Unit in the Office of the City Administrator, to ensure that all affirmative action, equal employment

opportunity, and prevailing wage (“Davis-Bacon”) requirements are met. These requirements are included in City loan and grant agreements with developers, along with provisions that the requirements be passed through to construction contractors and subcontractors at every tier. Notices to proceed with construction work are not issued until the Contracts and Compliance Unit indicates that a project has met the requirements. In addition, the Contracts and Compliance Unit monitors projects during construction, to ensure that requirements are actually being met.

Environmental Requirements

All development and public service projects throughout the City of Oakland that receive any Federal funds (U.S. Department of Housing and Urban Development) are subject to the provisions of the National Environmental Policy Act (NEPA) to ensure that the projects do not have an adverse impact on the natural and human environment.

The Planning Department, upon request from all government and local non-profit agencies, reviews proposed projects to determine if they are exempt, categorically excluded or in need of an Environmental Assessment. All projects resulting in an Environmental Assessment with the Finding of No Significant Impact (FONSI) require public notification as well as formal permission from HUD to release grant funds.

Marketing Requirements

For all assisted housing developments, the City monitors marketing plans to ensure that project marketing solicits participation from all sectors of Oakland’s diverse low and moderate-income community. Housing developers who receive funding from the City must comply with the City’s Affirmative Fair Housing Marketing Plan, which is currently being revised along with the Analysis of Impediments to Fair Housing that will be submitted to HUD later this year. A copy of the Affirmative Fair Housing Marketing requirements is available for review on the City of Oakland website.

Because conventional marketing plans often fail to reach all minority communities, HCD reviews project marketing plans before their implementation. Staff currently reviews marketing plans and ensure that information on housing openings and services is made widely available. Monitoring and evaluation for racial and ethnic diversity is performed by the Housing Asset Monitor who is responsible for the on-going monitoring of projects.

Post-Occupancy Monitoring

HCD also has responsibility for monitoring new construction and rehabilitation development projects on a regular basis. Monitoring occurs every one to three years depending on the condition of the property and the responsiveness of the property management company to address any findings. Asset monitors ensure that: (1) rents are within the limits established by each applicable program; (2) occupancy is restricted to eligible households; (3) tenant incomes

are re-certified annually by the management company as required; (4) units are well maintained, (5) the projects remain fiscally sound, and (6) all other requirements are being met.

Expected Resources

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

The City of Oakland FY2015-16 entitlement amount is \$12,019,659. While HUD allocations are critical, they are not sufficient to overcome the barriers and address the community needs that low-income individuals and families face in attaining self-sufficiency. Adding to the challenge, the City of Oakland's CDBG entitlement allocation is 78% of what it received in 2010.

The FY2015-16 entitlement funding for the City of Oakland is broken as follows:

CDBG	\$7,109,973
HOPWA	\$2,197,531
HOME	\$2,061,879
ESG	\$ 650,276

Within each entitlement funding source, year one allocations are as follows:

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL
Alameda County Community Food Bank	Food Security Scholarships (Senior Services)	\$ 20,000				\$20,000
Alameda County Housing and Community Development	AIDS Housing, Alameda County				\$1,620,020	\$1,620,020
Alameda County Housing and Community Development	Minor Home Repair Program	\$ 159,200				\$159,200
Alzheimer's Services of the East Bay	Dementia Specific Adult Day Care (Senior Services)	\$ 25,200				\$25,200
AnewAmerica Community Corp.	Green Microenterprise Fast Start (Micro-Enterprise Assistance)	\$ 20,000				\$20,000
City of Oakland /Housing & Community Development	Access Improvement Program	\$ 172,374				\$172,374
City of Oakland 1.2/Planning & Zoning	Blighted Property Board Up and Cleanup	\$ 118,275				\$118,275
City of Oakland /Housing & Community Development	Bus Rapid Transit	\$500,000				\$500,000
City of Oakland /Housing & Community Development	CDBG General Admin Cost	\$ 230,351				\$230,351
City of Oakland /Housing & Community Development	CDBG Program Delivery Cost	\$ 949,200				\$949,200

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL
City of Oakland /Housing & Community Development	Code Enforcement/ Relocation Program	\$ 118,275				\$118,275
City of Oakland /Housing & Community Development	Commercial Lending – G01900	\$ 56,125				\$56,125
City of Oakland /Housing & Community Development	Economic Development Program Delivery Costs - G08000	\$ 327,219				\$327,219
City of Oakland /Housing & Community Development	Emergency Home Repair Program	\$ 117,574				\$117,574
City of Oakland /Housing & Community Development	Housing Development		\$1,855,691			\$1,855,691
City of Oakland /Housing & Community Development	Housing Development Administration	\$ 299,821				\$299,821
City of Oakland /Housing & Community Development	Home Maintenance & Improvement Program	\$ 769,746				\$769,746
City of Oakland /Housing & Community Development	Housing Development -Homeownership- Residential Lending	\$ 126,237				\$126,237
City of Oakland /Housing & Community Development	HOME Program Monitoring and Administration		\$206,188			\$206,188
City of Oakland /Housing & Community Development	Residential Lending - Administration	\$ 644,003				\$644,003
City of Oakland /Housing & Community Development	Lead Safe Housing Paint Program	\$ 178,691				\$178,691
City of Oakland /Housing & Community Development	Section 108 Loan Repayments	\$ 546,760				\$546,760

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL
City of Oakland/ Department of Human Services	East Oakland Community Project	\$ 158,445				\$158,445
City of Oakland/ Department of Human Services	Emergency Solutions Grant Program			\$601,505		\$601,505
City of Oakland/ Department of Human Services	Emergency Solutions Program - Admin			\$48,771		\$48,771
City of Oakland/ Department of Human Services	PATH Operating Expenses	\$ 247,391				\$247,391
City of Oakland/ Department of Human Services	Safe Walk to School	\$ 28,192				\$28,192
City of Oakland 2/ Office of Parks & Recreation	Striving to Redirect Individuals in a Difficult Environment (STRIDE) (Children, Youth and Young Adult Services, Anti-Crime Services, Park Based Programming Services)	\$ 33,000				\$33,000
City of Oakland/Department of Housing & Community Development	CDBG Program (Operations & Maintenance	\$ 36,789				\$36,789
City of Oakland/Department of Housing & Community Development	Finance & City Attorney Office General Administration Costs	\$ 181,825				\$181,825
City of Oakland/Department of Human Services	Community Housing Program Delivery	\$ 240,327				\$240,327
City of Oakland/Department of Human Services	AIDS Housing, HOPWA Program Administration				\$65,926	\$65,926
City of Oakland/Department of Human Services	Community Housing Services - Admin	\$ 495,462				\$495,462

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL
Civicorps Schools	Academic & Profession Pathway Program (Homeless Services)	\$ 15,000				\$15,000
Contra Costa County	AIDS Housing, Contra Costa County				\$511,585	\$511,585
East Bay Community Law Center	Fair Housing Services	\$ 241,806				\$241,806
East Bay Community Law Center	Housing Advocacy Project/Tenant Landlord and Legal Services (Housing Related Services)	\$ 19,670				\$19,670
First Place for Youth	Steps to Success (Children, Youth & Young Adult Services; Homeless Services; and Crime Prevention Services)	\$ 40,618				\$40,618
Friends of Peralta Hacienda Historical Park	Youth Interns for Camp A.C.E. (Arts, Culture and Environment) (Children, Youth and Young Adult Services)	\$ 35,650				\$35,650
Oakland Business Development Corporation	Business Loan Program	\$ 192,427				\$192,427
OCCUR	Eastmont Technology Learning Center (Youth & Young Adults, and Senior Services)	\$ 103,200				\$103,200
OCCUR	Heartlands Neighborhood Revitalization/Façade Improvement (Neighborhood Revitalization)	\$ 176,470				\$176,470
Project Re-Connect	Project Re-Connect (Crime & Gang Prevention Services for At-risk Youth, Anti-Crime Services, Children, Youth & Young Adult Services)	\$ 81,320				\$81,320
Rebuilding Together Oakland	Home Repairs & Safety/Accessibility Modifications (Capital Improvements)	\$ 274,977				\$274,977
Society of St. Vincent de Paul of Alameda County	Job Training for the Re-Entry Population (Homeless Services)	\$ 38,000				\$38,000

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL
Vietnamese American Community Center of the East Bay	Anti-Crime Project (Anti-Crime Services)	\$ 25,000				\$25,000
Vietnamese Community Development, Inc.	Oakland Vietnamese Senior Project (Senior Services)	\$ 35,000				\$35,000
	Total	*\$ 8,079,620	\$2,061,879	\$650,276	\$2,197,531	\$12,989,306

**Total includes Program Income of \$850,000 and \$119,647 in prior year funding.*

Anticipated Resources-Federal

PROGRAM	AMOUNT
<p>Community Development Block Grant (CDBG) The City has received Community Development Block Grant Funds allocation in the amount of \$7,109,973 for FY 2015-16, and also anticipates receiving program income (loan repayments) of \$ \$850,000, and reconciled prior year program funds in the amount of \$119,647. Loan payments in excess of the \$850,000 in Program Income will be allocated to housing rehabilitation loan programs.</p>	<p>Grant: \$7,109,973 Program Income: \$850,000 Prior Year Funding: \$119,647 <u>\$8,079,620</u></p>
<p>Section 108 Loan Repayment</p>	<p>\$546,760</p>
<p>Housing</p>	<p>\$2,542,326</p>
<p><u>Housing Rehabilitation Activities</u></p>	<p><u>\$1,397,585</u></p>
<p>Housing Rehabilitation Loan Program (incl. program delivery costs)</p>	<p>\$769,746</p>
<p>Emergency Home Repair Program</p>	<p>\$117,574</p>
<p>Access Improvement Grants</p>	<p>\$172,374</p>
<p>Lead Paint Hazard Abatement Program</p>	<p>\$178,691</p>
<p>Minor Home Repair</p>	<p>\$159,200</p>
<p><u>Other Housing Services</u></p>	<p><u>\$1,144,741</u></p>
<p>Fair Housing Services</p>	<p>241,806</p>
<p>Affordable Housing</p>	<p>299,821</p>
<p>Code Enforcement Relocation</p>	<p>\$118,275</p>
<p>Blight Board Up/Clean Up</p>	<p>\$118,275</p>
<p>Residential Lending Program/Homeownership Program</p>	<p>\$126,237</p>
<p>Community Housing Program Delivery</p>	<p>\$240,327</p>
<p>Homeless Assistance</p>	<p>\$405,836</p>
<p>EOCP ¹</p>	<p>\$158,445</p>
<p>PATH Activities ¹</p>	<p>\$247,391</p>
<p>Economic Development</p>	<p>\$1,125,771</p>
<p>Economic Development Project Delivery Costs</p>	<p>\$327,219</p>
<p>Commercial Lending</p>	<p>\$56,125</p>
<p>Oakland Construction Incubator</p>	<p>\$50,000</p>
<p>Oakland Business Development Corporation (OBDC)</p>	<p>\$192,427</p>
<p>Bus Rapid Transit (BRT/OBDC)</p>	<p>\$500,000</p>
<p>District Programs ²</p>	<p>\$921,297</p>
<p>Public Facilities, Economic Development and Public Services³</p>	<p>\$921,297</p>
<p>CDBG Program Delivery Cost</p>	<p>\$949,200</p>
<p>Program Delivery Cost</p>	<p>\$949,200</p>
<p>Program Planning and Coordination⁴</p>	<p>\$1,588,430</p>
<p>Planning and Coordination</p>	<p>\$1,588,430</p>
<p>¹ These activities are included in HUD's 15% cap on public services</p>	
<p>² Has included in the past Housing Services, Relocation Services & Blighted Property Board Up & Cleanup</p>	
<p>³ Some activities are included in HUD's 15% cap on public services</p>	
<p>⁴ Activities are included in HUD's 20% cap on planning and administration</p>	

PROGRAM	AMOUNT
<p>HEARTH Emergency Solutions Grant (ESG)</p> <p>Funds are expected to be allocated as follows:</p> <p>Rapid rehousing, homeless prevention services, outreach and shelter under the City of Oakland’s PATH Strategy PATH Program Administration and Monitoring</p>	<p>\$650,276</p>
<p>Housing Opportunities for Persons With AIDS (HOPWA)</p> <p>The City of Oakland receives funding under the Housing Opportunities for Persons With AIDS (HOPWA) Program for the Oakland Eligible Metropolitan Area (EMA), which includes both Alameda and Contra Costa Counties. The City awards funds to each county based on the percentage of people living with AIDS (PLWA) in the two counties. Each county, in turn, awards housing development projects, housing providers and service providers.</p> <p>Alameda County Based on priorities set in the Alameda County EveryOne Home Plan, HOPWA funds allocated to Alameda County will be used for operating and support services in dedicated HIV/AIDS housing; development of rental units in non-HIV/AIDS-specific mainstream, affordable and special needs housing developments with set aside for tenancy for PLWA; and Support the development of technical assistance and resource identification, inclusive of the update to the AIDS housing and services portion of the EveryOne Home Plan.</p> <p>Contra Costa County Based on HIV/AIDS priorities and strategies set and developed through the Contra Costa County Department of Conservation and Development and the Health Services Department, consist with the County’s Consolidated and Comprehensive Plans, HOPWA funds will be used to support continued HIV/AIDS housing development, housing rehabilitation; housing advocacy, and other support services to PLWA.</p> <p>Grantee Administration/Reporting The City of Oakland retains 3% of the total grant award to cover costs incurred in the operation, reporting and audit of the HOPWA program.</p>	<p>\$2,197,531</p> <p>\$1,620,020</p> <p>\$511,585</p> <p>\$65,926</p>

<p>Supportive Housing Programs The City expects to be awarded funds from the Supportive Housing Program to provide transitional housing and services for the homeless.</p> <p>Matilda Cleveland Transitional Housing Program Transitional housing and services for up to 24 months to families at the Matilda Cleveland Transitional Housing Facility</p> <p>Families In Transition/Scattered Sites Transitional Housing Program Transitional housing and services to families for up to 24 months at scattered transitional housing properties owned by the City.</p> <p>Homeless Families Support Network Provides transitional housing and supportive services for up to 24 months to families at the Henry Robinson Multi-Service Center. The program is designed to provide a continuum or network of services ranging from shelter, supportive services, life skills training and temporary housing with the expected outcome of clients accessing permanent housing.</p> <p>Oakland Homeless Youth Collaborative To provide coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, age 18-25, move toward self-sufficiency and permanent housing.</p>	<p>\$1,864,465</p> <p>\$264,765</p> <p>\$249,815</p> <p>\$1,864,465</p> <p>\$713,095</p>
<p>Section 8 Rental Assistance</p>	<p>(Tenant Protection Vouchers)</p> <p>(VASH program)</p>

Table 51 - Expected Resources – Priority Table

Anticipated Resources-Local

PROGRAM	ANTICIPATED
<p>City of Oakland Local Resources General Purpose Funds – Match Funding</p> <p><u>Emergency Solutions Grant Program Matching Funds</u></p> <p><u>Matilda Cleveland Transitional Housing Program and Families in Transition / Transitional Housing Program</u></p>	<p style="text-align: right;">\$115,000</p> <p style="text-align: right;">\$52,250</p>
<p>Mortgage Credit Certificates</p> <p>Alameda County administers the Mortgage Credit Certificate (MCC) program for Oakland and surrounding cities. MCC’s provide assistance to first time homebuyers by providing a direct income tax credit that reduces their effective interest rate and thereby increases the amount of mortgage a household can borrow.</p> <p>Alameda County anticipates receiving between \$10 million from two applications that are submitted in January and July of each year.</p>	<p>\$ _____</p> <p>(dependent on success of applications submitted in 2015 and 2016)</p>

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

The City has a strong record of leveraging non-Federal funds through the use of Federal housing funds. In particular, by providing reservations of funds to specific projects during the predevelopment and preconstruction phases, the City assists developers in obtaining commitments from State and private sources. The City also actively supports efforts by developers to secure other funding by providing letters of support and encouraging other funding sources to invest in Oakland-based projects. In allocating its housing funds, including Federal funds such as CDBG and HOME funds, the City gives preference to projects which leverage greater amounts of outside funding.

The City will support applications by nonprofit developers and other entities for any and all sources of funding consistent with the objectives of the Consolidated Plan, including but not limited to:

Federal Programs

- Fair Housing Programs
- Federal Low Income Housing Tax Credits
- Funding for Lead Based Paint Testing and Abatement
- HOPWA Competitive Funds
- Housing Counseling
- Section 202 Supportive Housing for the Elderly
- Section 8 Rental Assistance Program
- Section 811 Supportive Housing for Persons with Special Needs
- Supportive Housing and Other Programs for the Homeless
- Youthbuild
- Shelter Plus Care
- Tenant Protection Vouchers

State Programs

- California Housing Finance Agency programs
- State of California Low Income Housing Tax Credits
- State of California Multifamily Housing Program
- State of California Predevelopment Loans and Grants
- State of California Supportive Housing Program
- State of California Mental Health Services Act
- State of California Transit-Oriented Development Program
- State of California Infill Infrastructure Program
- State of California Local Housing Trust Fund Program

Private Sources

- Construction and Permanent Financing from Private Lenders
- Equity Investments from the Sale of Low Income Housing Tax Credits
- Federal Home Loan Bank Affordable Housing Program
- Foundation Grants

Several Federal housing programs require that matching funds be provided. The City will meet these requirements as follows:

HOME Program

Funds made available to City under the HOME Program must be matched at a 25% rate with funds "permanently contributed" to the HOME Program or to HOME-assisted projects. This requirement applies to the program as a whole, not to individual projects; matching funds provided on one or more projects are used to meet the program requirement, and could result in other projects or activities not needing to supply their own matching funds. The liability for matching funds occurs when the City actually draws down HOME funds from HUD, and

the matching funds must be invested in qualifying projects in the same year that the liability is incurred.

The City qualifies for a partial waiver of this requirement because it meets certain definitions of "fiscal distress"; as a result, the matching requirement is reduced to 12.5%. Although the City already has sufficient "excess match" from prior years to cover current match liabilities, the City anticipates that additional matching funds may be provided in the coming year from a variety of sources, including deferred, low-interest loans provided by remaining tax increment funds from the former Redevelopment Agency's Low and Moderate Income Housing Funds, waivers of property taxes provided to qualifying low income rental projects, grants from foundations and other sources, and the provision of California Low Income Housing Tax Credits to qualifying low income rental projects.

HEARTH Emergency Solutions Grant

The FY 2015-16 HEARTH¹³ Emergency Solutions Grant (HESG), a HUD formula grant, provides funding for rapid rehousing, homeless prevention, outreach, shelter, homeless management information system, and administration costs under the City of Oakland's Permanent Access To Housing (PATH) Strategy. HUD recently announced an award of \$650,276 to the City under the 2015-16 HESG. HESG regulations mandate that the grantee (the City of Oakland) to provide 100% matching funds from any combination local, non-Federal sources, Federal and non-cash resources as long as the funds identified as match are not Emergency Shelter/Solutions Grant funds or other funds identified as match to other funding sources. The City intends to meet this match requirement with the following allocations from the City's General Purpose Fund and Community Development Block Grant as follows:

Source	Match Amount
Emergency Housing Program/PATH- Oakland General Purpose Funds	\$115,000
Homeless Mobile Outreach Program/PATH – Oakland General Purpose Funds	179,310
Community Housing Services Staff Costs/PATH-Oakland General Purpose Funds	108,575
Community Development Block Grant/PATH –Federal Funds	247,391
Total Match	\$650,276

Families In Transition/Scattered Sites Transitional Housing Program

For FY 2015/16, the City is awarded \$249,815 from HUD under the Supportive Housing Program (SHP) for the City's Families in Transition (FIT) Transitional Housing Program. HUD SHP grants require not less than a 25% fund match for operations costs and support services costs. City of Oakland General Purpose Funds (GPF) will be used to provide matching funds for FIT. The total match requirement of approximately \$62,453 and additional funding for budget gap is met with the funding from 133,000 GPF and 25,915 tenant rent will be used for FIT. See table below for match resources.

¹³ Homeless Emergency Assistance and Rapid Transition to Housing

Source	Match Amount
Emergency Housing Program – Oakland General Purpose Fund	\$133,000
THP/FIT Tenant Rents	25,915
Total Match	\$158,915

Homeless Families Support Network/Supportive Housing Program

The City is administering the FY 2015-16 Homeless Families Support Network/Supportive Housing Program (HFSN). City estimates an award of \$1,864,465. This program requires a 25% match of funds for operations costs and support services costs awarded by HUD. Based amount awarded, the total match requirement for this grant is \$466,116.25. Match funds are not required for leasing, homeless management information system and administration budget line item costs. Match requirements and gap funding for the drop-in center portion of the program will be met as follows:

Source	Match Amount
Funds Awarded to the City by Alameda County	\$255,000
Foundations, Rent and Other	\$242,558
Total Match	\$497,558

Matilda Cleveland Transitional Housing Program

For FY 2015-16, the City is awarded \$264,765 under the Supportive Housing Program grant for the Matilda Cleveland Transitional Housing Program (MCTHP). This program requires a 25% match of funds for operations and services costs awarded by HUD. Match funds are not required for leasing and administration costs. Match requirements total \$69,191.25 and program gap funding requirements will be satisfied through the following:

Source	Match Amount
Community Promotions Program for Service Organizations (General Purpose Funds)	\$50,000
MCTHP Tenant Rents	\$22,375
Total Match	\$72,375

Oakland Homeless Youth Collaborative

For FY 2015-16 the City estimates an award of not less than \$713,095 to fund the Oakland Homeless Youth Housing Collaborative, maintaining Oakland's inventory of youth housing and services, providing coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, ages 18-24, move toward self-sufficiency and permanent housing. This program requires a 25% match of funds for operations and support services costs awarded by HUD which is approximately \$178,274. Match funds are not required for leasing and administration costs. Additional matching funds will be provided through the following grant project sponsors:

Grant Project Sponsor	Match Amount
Covenant House	\$109,570
East Oakland Community Project	\$36,839
First Place Fund For Youth	\$67,823
Total Match	\$214,232

Other Federal Programs

To the extent that other Federal programs require that Federal funds be matched in some proportion by contributions from the City, the City has met this requirement by providing local funding.

City of Oakland General Purpose Funds – Local Match Funds	\$477,310
<u>Emergency Solutions Grant Program Matching Funds</u> City of Oakland will combine local General Purpose Funds (GPF) for programs and staff costs with other fund sources to meet fund match requirements of the Emergency Solutions Grant (ESG) Program. The ESG supports the City of Oakland Permanent Access To Housing (PATH) Strategy, Oakland’s housing first program, providing rapid rehousing homeless prevention, shelter and support services to the homeless and near homeless populations of Oakland. Match funding from the City’s local General Purpose Fund resources will be not less than \$294,310.	\$294,310
<u>Matilda Cleveland Transitional Housing Program and Families in Transition / Transitional Housing Program</u> City of Oakland General Purpose Funds will be used to provide matching funds for the Matilda Cleveland Transitional Housing Program (MCTHP) and the Families in Transition/ Transitional Housing Program (FIT) to provide temporary housing with support services to families for up to 24 months per family. Said services are provided to assist the family in becoming self-sufficient and able to move into permanent housing. \$133,000 in local General Purpose Funds will be used as match funding for FIT and \$50,000 in local General Purpose Funds will be used as match funding under the MCTHP.	\$183,000

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

The Housing Element 2015-23 has noted as a policy goal to explore a policy that would include the utilization of City-owned public land within the jurisdiction as an asset that can be used to support affordable housing development. More exploration of this policy goal will likely occur during this 5 Year Consolidated Planning Period.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 52 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The nine Consolidated Plan Goals represent high priority needs for the City of Oakland and serve as the basis for FY 2015-16 programs and activities.

- Expansion of the Supply of Affordable Rental Housing
- Preservation of the Supply of Affordable Rental Housing
- Expansion of the Supply of Affordable Ownership Housing
- Expansion of Ownership Opportunities for First Time Homebuyers
- Improvement of the Existing Housing Stock
- Provision of Rental Assistance for Extremely Low and Low Income Families
- Provision of Supportive Housing for Seniors and Persons with Special Needs
- Foreclosure Recovery and Stabilization of Neighborhoods
- Removal of Impediments to Fair Housing

The City’s Consolidated Plan update coincides with the development of the first year Action Plan. The FY 15-17 RFP was not conducted and as such, the first year Action Plan will continue the of allocation of many FY 14-15 District Programs into FY 2015-16.

Projects

#	Project Name

Table 53 – Project Information

Add summary table of those projects listed in AP-38

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

AP-38 Project Summary

Project Summary Information

Economic Development Planned Actions, FY 2014-15

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
Creation of an Economic Development Strategy (citywide)	Create refined Economic Development City-wide Strategy; economic performance, market analysis, industry markets; creation of targeted action plans.	City of Oakland General Funds	Complete Economic Development Strategy, including Industry Action Plans to spur investment and job creation opportunities. Maintain an Economic Indicators Dashboard to guide City Economic Development programming and actions.
Business Retention, Expansion & Attraction	Outreach to business for advice and retention services; outreach to growing business to aid with facilities, workforce training referrals, permits; attraction services of new businesses; collaboration with business development partners.	City of Oakland General Funds CDBG	Attract 35 new businesses Create and/or retain 500 low-to-moderate jobs. Establish a Business Ambassador Program to promote business expansion and assist with businesses early warning and retention response.

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
Business Assistance Center	<p>Provide direct technical assistance to businesses; provide information and referral to Oakland Business Service Providers for technical assistance and provide assistance with City business requirements and issues.</p> <p>Facilitate connections among the Oakland Business Service Providers Network to coordinate business services, including financing opportunities to Oakland businesses, especially small businesses and micro enterprises.</p>	City of Oakland General Funds	<p>Provide on-site or referral assistance services to at least 300 businesses per month.</p> <p>Faciliate10 technical assistance workshops for business owners and start up enterprises.</p> <p>Host one meeting of the Business Service Providers Network.</p>
Broadway Shuttle	<p>Continue operation and explore possible expansion of the free business shuttle for Downtown Oakland – Broadway Corridor commuters.</p> <p>Promote Shuttle as part of effort to attract and retain businesses to Oakland through this public/partnership funded program.</p>	City of Oakland General Funds Bay Area Quality Management District (BAQMD) , Alameda County Transportation Commission (ACTA) and Private Business Sponsors	Continue providing service to at least 10,000 riders per week

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
Business Development Programs	<p>Continue <u>Enterprise Zone Tax Credits Program</u> for Oakland & expansion areas, and begin work with three new tax credit programs.</p> <p>Expand <u>Community Benefit District/Business Improvement District Program</u> to strengthen commercial corridors and increase corridor potential for providing jobs, services and opportunities for business growth.</p>	Enterprise Zone Program Fees City of Oakland General Fund CDBG	<p>Administer the Enterprise Zone Program; serve a minimum of 400 Oakland businesses and create or retain 2,000 jobs, about half of which are low/moderate, throughout the full Enterprise Zone Program boundaries.</p> <p>Supporting existing ten Districts; assist in formation of one new assessment district.</p>
<p>Business Loan Program (Program Delivery Costs)</p> <p><i>Citywide</i></p>	Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$249,500. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans.	CDBG \$192,427 CDBG and Expanded EEC Section 108 loan guaranty authority as authorized agent of the City.	10 NEDF loans and 3 Expanded EEC Section 108 loans. Technical and referral assistance to eligible clients.

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
Oakland Construction Incubator <i>Citywide</i>	Assist minority contractors to participate in construction projects in the public sector; creating innovative strategies to provide opportunities for the under-represented in low-to-moderate income based communities.	CDBG \$ 50,000	10 businesses
Micro Loan Program <i>Citywide</i>	OBDC operates a micro-loan program (max. \$20,000) on behalf of the City. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.	CDBG funds as part of Business Loan Program.	5 micro loans. Technical and referral assistance to eligible clients

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS
<p>Commercial Lending Program (CLP)</p> <p><i>Citywide</i></p>	<p>CLP provides owners of small businesses and entrepreneurs in Oakland with direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. To better impact the small business community, an expansion of the 3 EEC designated target areas has been extended through Oakland's Seven Community Development (CD) districts to support new business activity and job creation within the 7 CD districts.</p>	<p>CDBG</p> <p>\$ 56,125</p>	<p>Oversee lending and technical assistance provided to Oakland's small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of delinquent loan. Oversee the provision of technical assistance to approximately 500 clients; fund approximately \$1m of loans; increase employment opportunities and create approximately 100 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation.</p>

District Programs Planned Actions, FY 2015-16

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<p><u>Crime Awareness/Prevention</u></p> <ul style="list-style-type: none"> ▪ Vietnamese American Community Center of the East Bay: Anti-Crime Project 	<p>Multi-lingual outreach and education, informational publications, and crime reporting access</p>	<p>Limited English-speaking residents</p>	<p>\$25,000 CDBG</p>	<p>75 individuals</p>
<p><u>Homeless</u></p> <ul style="list-style-type: none"> ▪ Civicorps Schools: Academic & Professional Pathway Program ▪ Society of St. Vincent de Paul of Alameda County: Job Training for the Re-Entry Population 	<p>Case management and support services</p> <p>Academic instruction</p> <p>Job training and career counseling</p>	<p>Youth adults</p>	<p>\$53,000 CDBG</p>	<p>40 individuals</p>
<p><u>Housing Related Services</u></p> <ul style="list-style-type: none"> ▪ Rebuilding Together Oakland: Home Repairs & Safety/Accessibility Modifications 	<p>Exterior/interior home repairs</p> <p>Safety modifications</p> <p>Accessibility modifications</p> <p>Energy efficiency modifications</p>	<p>Owner-occupants</p> <p>Elderly</p> <p>Disabled seniors</p>	<p>\$224,977 CDBG</p>	<p>81 Homeowners</p>

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<p><u>Microenterprise and Business Assistance</u></p> <ul style="list-style-type: none"> ▪ AnewAmerica Community Corporation: Green Microenterprise Fast Start ▪ Oakland Citizens' Committee for Urban Renewal: Heartlands Neighborhood Revitalization/Façade Improvement 	<p>Green business training, counseling and technical assistance</p> <p>Resource access</p> <p>Façade improvement referral</p> <p>Community revitalization coordination</p> <p>Marketing, promotion & outreach</p> <p>Leadership development & sustainability</p> <p>Resident/civic engagement</p> <p>Business management skills training</p> <p>Assistance in establishing microenterprises</p> <p>Support services</p>	<p>Businesses and merchants</p> <p>Micro-entrepreneurs</p> <p>Micro-business owners</p> <p>Community residents</p>	<p>\$196,470</p> <p>CDBG</p>	<p>5,788 individuals</p>

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<p><u>Public Facilities and Infrastructure</u></p> <ul style="list-style-type: none"> ▪ City of Oakland/Office of Parks & Recreation ▪ Oakland Public Library- Selected Project 	<p>Rehabilitation of recreational facilities and parks</p> <p>Rehabilitation of neighborhood centers</p> <p>Installation of recreational equipment</p> <p>Creation of kitchen garden</p> <p>Sod and play surface replacement</p> <p>Safety enhancements</p> <p>Planning of park play options</p> <p>Accessible park walkway</p>	<p>Residents</p> <p>Children and Youth</p>	<p>\$292,581</p> <p>CDBG</p>	

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<p><u>Seniors</u></p> <ul style="list-style-type: none"> ▪ Alameda County Community Food Banks: Food Security Scholarships ▪ Alzheimer’s Services of the East Bay/Dementia Specific Adult Day Care ▪ Vietnamese Community Development, Inc.: Oakland Vietnamese Senior Project 	<p>Medical and psychosocial home visits</p> <p>Care management and support services</p> <p>Food subsidies</p> <p>Distribution of nutritious food</p> <p>Nutritious meals</p> <p>Support services</p> <p>Information and referral</p> <p>Training and education</p> <p>Translation services</p> <p>Adult day care</p> <p>English-as-a-Second-language classes</p> <p>Safety prevention</p> <p>Language and culturally appropriate social activities</p>	<p>Seniors</p> <p>Frail and disabled Elderly</p> <p>Caregivers and families</p> <p>Limited-English speaking seniors and caregivers</p>	<p>\$80,200</p> <p>CDBG</p>	<p>69,083 individuals</p>

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<p><u>Tenant/Landlord Counseling</u></p> <ul style="list-style-type: none"> ▪ East Bay Community Law Center: Housing Advocacy Project-Tenant Landlord & Legal Services 	<p>Outreach</p> <p>Information and referral</p> <p>Mediation & reconciliation services</p> <p>Legal assistance</p> <p>Direct legal representation</p> <p>Counseling</p>	<p>Tenants</p> <p>Low-income residents</p>	<p>\$19,670</p> <p>CDBG</p>	<p>133 individuals</p>

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<u>Youth</u> <ul style="list-style-type: none"> ▪ City of Oakland/Dept. of Human Services: Safe Walk To School Program ▪ First Place for Youth: Steps to Success ▪ Friends of Peralta Hacienda Historical Part: Youth Interns for Camp A.C.E. ▪ OCCUR: Eastmont Technology Center ▪ Project Re-Connect 	<p>Monitoring of safe passage to school</p> <p>Job skills and readiness training</p> <p>Job development and linkages</p> <p>Employment search and job retention training</p> <p>Career planning and development</p> <p>Educational counseling and college application & enrollment</p> <p>Assistance with completion of high school diplomas, GED certificates</p> <p>Academic tutoring</p> <p>Computer training</p> <p>Internet access and instruction</p> <p>Leadership skills training</p> <p>Substance abuse workshops</p> <p>Support Services</p> <p>Life skills training</p> <p>Energy conservation and recreation programming training</p> <p>Afterschool and summer arts workshops</p> <p>Training in community based arts productions and performances</p> <p>Training in event production and community organizing</p> <p>Recreational activities</p>	<p>Children</p> <p>Elementary School students</p> <p>Former foster youth</p> <p>Youth</p> <p>Young Adults</p> <p>Families</p> <p>Juvenile offenders</p> <p>Youth at risk of violent crimes</p>	<p>\$321,980</p> <p>CDBG</p>	<p>1,635 Individuals</p>

Affordable Housing Planned Actions, FY 2015-16
Objective #1: 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
<p>11th and Jackson 1110 Jackson Street</p> <p><i>Chinatown/Eastlake/San Antonio</i></p> <p>See also Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs</p>	<p>New construction of 71-unit family affordable housing (including 1 manager's unit)</p> <p>17-1BR 29-2BR 25-3BR</p> <p>5,000 sq. ft. ground floor commercial</p>	<p>30 – 60% Area Median Income (AMI):</p> <p>22 units affordable at 30% AMI</p> <p>18 units affordable at 50% AMI</p> <p>30 units affordable at 60% AMI</p> <p>Small and large families</p>	<p>HOME: \$2,750,000</p>	<p>Under construction.</p> <p>Anticipated completion date: December 2016</p>
<p>3706 San Pablo Ave. 3706 San Pablo Ave.</p> <p><i>Northern Oakland</i></p> <p>See also Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs</p>	<p>New construction of 87-unit family affordable housing (including 1 manager's unit) on Oakland Emeryville Boarder (approximately 33 units in Oakland)</p> <p>4-Studio 8-1BR 45-2BR 25-3BR 4-4BR</p> <p>5,000 sq. ft. ground floor commercial</p>	<p>30 – 60% Area Median Income (AMI):</p> <p>27 units affordable at 30% AMI</p> <p>1 unit affordable at 40% AMI</p> <p>23 units affordable at 50% AMI</p> <p>35 units affordable at 60% AMI</p> <p>Small and large families</p>	<p>Low/Mod Program Income: \$2,000,000</p>	<p>Awarded NOFA funds in FY 14-15.</p>

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
94th and International 9400-9500 International Blvd. <i>Elmhurst</i>	New Construction of 59-unit family affordable housing project (including 1 managers unit) 18 1-BR 22 2-BR 18 3-BR 2,999 sq. ft. commercial	24 units affordable at 30% Area Median Income 34 affordable at 50% Area Median Income	Low/Mod Housing Fund: \$5,597,000 General Purpose Fund (Affordable Housing): \$1,022,517 Low and Moderate Income Housing Asset Fund: 1,127,483 Total funding: \$7,747,000	Project applied for 9% tax credits in March 2015. Also applied for Affordable Housing and Sustainable Communities grant (CA State Cap & Trade proceeds). If project receives one or more of these funding sources, then construction would begin in October, 2015. Anticipated completion date: May 2017
Brooklyn Basin (formerly Oak to 9th) Affordable Housing Parcels Embarcadero (exact street addresses to be determined) <i>Portions of Western Oakland and Chinatown/Eastlake</i>	Purchase property pursuant to 2006 Development Agreement (DA) for the development of 465 units of affordable housing according to the DA and Cooperation Agreement DA also has provisions for separate parking and retail condos to be built by the affordable housing developer (and reimbursed by the master developer)	Per the 2006 Cooperation Agreement and DA: <ul style="list-style-type: none"> • 465 units affordable to households earning between 25-60% AMI • 55 year affordability restrictions • No more than 25% of units for senior housing • At least 30% of units to be 3 BR units and 20% 2BR units • Up to 77 units may be built off- site nearby (within the former Central City East Redevelopment Area, west of 27th Avenue). • 1.33 off-site units replace 1 on- site unit 	Redevelopment Agency (2011 Affordable Housing Set-Aside Bond): \$24,000,000 (designated for Site Purchase) TBD (Unit Construction; \$45 million identified form possible future draws on Residual Property Transfer Tax)	Parcel purchased and RFP to develop off-site units to be released.

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
Civic Center 14 TOD 632 14 th Street <i>Western Oakland</i> See also Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs	New construction of 40 units family and individual special needs/homeless housing (including 1 manager's unit) 12-Studios 12-1BR 16-3BR 600 sq. ft. ground floor commercial	30 to 60% Area Median Income (AMI): 12 units affordable at 30% AMI 14 units affordable at 50% AMI 13 units affordable at 60% AMI Small family/Large family Homeless/Persons with special needs	Affordable Housing Trust Fund (13-14 NOFA): \$1,085,509 General Purpose Fund (Affordable Housing-13-14 NOFA): \$489,491 Affordable Housing Trust Fund (14-15 NOFA): \$1,000,000 Total City Funds: \$2,575,000	Project applied for 9% tax credits in March 2015. Also applied for Affordable Housing and Sustainable Communities grant (CA State Cap & Trade proceeds). If project receives one or more of these funding sources, then construction would begin in FY 15-16.
Grove Park 3801-3807 Martin Luther King Jr. Way <i>North Oakland</i>	Purchase of 3801-3807 Martin Luther King Jr. Way for possible assembly with two adjacent parcels.	8 units must be kept affordable at 80% AMI for 45 years.	Redevelopment Agency (Non-Housing): \$800,000	Disposition currently being considered.

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
Housing Development Program <i>Citywide</i>	Funding for new construction 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: \$1,855,691 Other sources: -Redevelopment Boomerang Funds: -Affordable Housing Trust Fund (L/M Program Income and Jobs/Housing Linkage Fee Collections): -Income from L/M Fund Balance	Funding is significantly reduced due to dissolution of Redevelopment Agencies and resulting loss of the Low Moderate Income Housing set-aside funds. HOME and any other available funds will be awarded through a NOFA process to be published in September, 2015 with awards in March, 2016.
MacArthur Transit Village 40th Street and Telegraph Ave. <i>North Oakland</i>	New construction of 90 units 2 studio units 22 1-BR units 29 2- BR units 36 3- BR units	29 units for extremely low income households at or below 30% AMI. 60 units for low income households at or below 50% AMI. 53 units for small families 36 units for large families	Low/Mod Housing Fund: \$17,200,000 OHA: 22 Project-Based Section 8 Vouchers	Project is under construction. Anticipated completion date is Fall 2015.

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
MLK/MacArthur 3829 Martin Luther King Jr. Way <i>North Oakland</i>	Site acquisition of a parcel for future housing.	25% of parcel purchased with these fund to be affordable to households earning not more than 80% AMI.	Low/Mod Housing Fund Site Acquisition Loan: \$52,000	Disposition currently being considered.
Redwood Hill Townhomes (formerly Calaveras Townhomes) 4862-4868 Calaveras <i>Outside Community Development Districts</i>	New construction of 28 unit family rental housing. 11-2 BR units 16-3 BR units 1 manager's unit	5 units at 30% Area Median Income 9 units at 40% Area Median Income 13 units at 50% Area Median Income	Low/Mod Housing Fund: \$2,242,000 HOME: \$2,000,000 Total City Funds: \$4,242,000	The project was awarded funds 14-15 NOFA Funds.

Objective #2: Preservation 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
Capital Needs Rehabilitation Program <i>Citywide</i>	Funding for 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.	A portion of the funds allocated for the affordable housing NOFA under “Objective 1: Expansion of Supply of Affordable Housing” may be used for this purpose.	Funding is significantly reduced due to dissolution of Redevelopment Agencies and resulting loss of the Low Moderate Income Housing set-aside funds. HOME and any other available funds will be awarded through a NOFA process to be published in September, 2014 with awards in March, 2015. NOFA may include rehabilitation of existing affordable housing.
Effie’s House, Phase 2 829 E 19th Street <i>Chinatown/Eastlake/San Antonio</i>	Rehabilitation of 21 units (including 1 manger’s unit) 11 studios 10 1-BR units	2 units for households at or below 35% AMI 2 units for households at or below 50% AMI 17 units for households at or below 60% AMI.	Low/Mod Housing Fund: \$1,260,000 Weatherization Assistance Program: \$32,914	All the work from the contract is complete. Project close-out FY 15-16.
Howie Harp Plaza 430 28 th Street <i>Western Oakland</i>	Rehabilitation of 20 units (including 1 manger’s unit) 12 3-BR units 8 2-BR units	All units for households at or below 80% AMI	HOME: \$750,000 L/M Program Income: \$1,250,000 Total City Funds: \$2,000,000	Awarded NOFA funds in FY 14-15.

Objective #2: 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
Madrone Hotel 477 8 th Street <i>Western Oakland</i>	Rehabilitation of 31 Single Resident Occupancy units and one manager's unit.	All units are at or below 50% AMI	HOME: \$989,000	Loan closed Fall 2014. Anticipated completion: TBD.
Marcus Garvey Commons 721 Wood Street <i>Western Oakland</i>	Rehabilitation of 21 units of affordable family housing and 1 manager's unit. 4 1BR units 7 2BR units 8 3BR units 2 4 BR units 1 Manager's Unit	11 units at 35% Area Median Income 2 units at 50% Area Median Income 8 units at 60% Area Median Income	Low/Mod Housing Fund: \$352,000 HOME: \$352,000 Total funds invested: \$934,000	Closed Redevelopment Agency Loan in March 2013. Estimated Construction Start Date: Fall 2015 Anticipated Construction Completion date: Fall 2016

Objective #3: Expansion of the Supply of Affordable Ownership 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
1574 – 1590 7th Street (aka Peralta Gardens) <i>Western Oakland</i>	New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable.	2 households with incomes at or below 100% AMI. Large families (two 3-bdrm units)	Low/Mod Housing Fund: \$127,327	Borrower declared bankruptcy and the project is infeasible. Project currently on hold.
3701 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for future ownership housing.	Households with incomes at or below 80% AMI.	Low/Mod Housing Fund: \$109,510	Soil cleanup stalled. Developer now bankrupt; City will eventually foreclose to gain control. There is no anticipated completion date at this time.
7th & Campbell Properties (formerly Faith Housing) Corner of 7 th and Campbell Streets <i>Western Oakland</i>	Site acquisition/land assembly for 30 ownership housing units.	To be determined	Low/Mod Housing Fund: \$689,598 Redevelopment Agency (Non-Housing): \$100,000	The City foreclosed on housing successor agency note to assume ownership in late June 2013. Staff is currently negotiating an ENA for the project.

Objective #3: Expansion of the Supply of Affordable Ownership 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
Brookfield Court 9507 Edes Avenue <i>Elmhurst</i>	Acquisition and development of the currently owned City of Oakland property for the construction of 12 wood framed duet style family residences. 2-2 BR 8-3 BR 1-4 BR 1-4 BR-accessible unit	3 households with incomes between 31-50% Area Median Income (very low-income). 9 households with incomes between 51-80 % Area Median Income (low-income).	Predevelopment Loan (FY 2009-10): \$35,000 Low/Mod Housing Fund: \$1,867,000 City Land Donation: \$421,501	Construction completed in 2014. One more unit of project to be sold.
Byron Ave. Homes 10211 Byron Ave. Elmhurst	Site acquisition loan and predevelopment loan for future ownership housing units. Approximately 10 units.	4 households with incomes at or below 60% AMI; 4 households with incomes at or below 80% AMI; 2 households with incomes at or below 100% AMI. Details will be renegotiated this year.	City: \$378,000 (Site Acq. Loan) \$29,200 (Predevelopment loan)	Project disposition TBD.

Objective #3: Expansion of the Supply of Affordable Ownership 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
<p>Oakland Home Renovation Program Habitat for Humanity East Bay</p> <p><i>Citywide</i></p>	<p>Acquisition, rehabilitation, and re-sale of 3-5 single family residences</p>	<p>Predominately low and moderate income homebuyers at up to 100% of AMI</p>	<p>CDBG funds for Acquisition/rehab: \$750,000</p> <p>City to provide first time homebuyer subsidies on re-sale</p>	<p>City CDBG loan close by Fall 2015</p> <p>Home purchases-TBD Rehabs completed-TBD</p>
<p>Pacific Renaissance Plaza Below Market Rate Units 989 Webster Street</p> <p><i>Chinatown/Eastlake/San Antonio</i></p>	<p>Interim Plan: To address slow sales due to market concerns, Council approved to rent most of the units until the ownership market recovers, and refinance the property in order to make an interim partial payment to the City.</p> <p>Long-Term Plan: Sale of 50 one, two, and three bedroom condominium units to moderate income homebuyers</p> <p>Portion of proceeds to reimburse City litigation expenses incurred per a 2007 settlement agreement.</p>	<p>Interim Plan: Small Family, Moderate Income (<80% AMI) households</p> <p>Long-Term Plan: Fifty households earning up to 100% AMI on initial sale of units.</p> <p>Subsequent re-sale of the units are limited to households earning up to 120% AMI.</p> <p>Affordability period is 45 years, enforced by agreement with East Bay Asian Local Development Corporation.</p>	<p>Reimbursement of City General Fund</p> <p>Homebuyers may be eligible to utilize the City's First-Time Homebuyer Mortgage Assistance Program to purchase units</p>	<p>One year goals include renting the majority of the units, provide training/counseling to encourage renters to eventually purchase units where possible, and keep several units listed for sale.</p>

Objective #3: Expansion of the Supply of Affordable Ownership 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
Sausal Creek Townhomes 2464 26 th Avenue <i>Fruitvale/San Antonio</i>	New construction of 17 ownership units. 9 2 BR units 8 3 BR units	Moderate Income households at or below 100% AMI. (Restrictions on subsequent re-sales are at or below 120% AMI.) Units are for small to large families.	Low/Mod Housing Fund: \$2,329,000 Redevelopment Agency 2006 Housing Bond: \$1,651,000	Construction completed in Spring 2008; Due to market conditions, unit sales had been very slow. With additional funds provided in Spring 2009, sales prices have been lowered on remaining units. One year goals include selling the final remaining unit to tenant currently leasing the unit— pending income certification.
Wood Street Affordable Housing Parcel Wood Street between 18 th and 20 th Streets <i>Western Oakland</i>	New construction of between 140 and 170 affordable housing units	Not yet determined	Low/Mod Housing Fund: \$8,000,000	RFP for development TBD. Anticipated completion date: Unknown at this time.

Objective #4: Expansion of Ownership Opportunities for First-Time Homebuyers

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
<p>Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers</p> <p><i>Citywide</i></p>	<p>Program suspended since December 2010, with funds rolled into the MAP Program.</p> <p>Assist first-time Oakland homebuyers employed by the Oakland Police Dept., Fire Services Agency, or OUSD teachers with deferred loans; 15% of the purchase price not to exceed \$50,000.</p>	<p>Public safety officers and OUSD teachers with incomes ≤ 120% of Area Median Income.</p>	<p>No new funding anticipated.</p>	<p>Determine if program income can be used to fund program.</p>

Objective #4: Expansion of Ownership Opportunities for First-Time Homebuyers (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
First-Time Homebuyers Mortgage Assistance Program (MAP) <i>Citywide</i>	Assist first-time homebuyers with deferred loans. For low-income buyers, ($\leq 80\%$ of AMI): 30% of purchase price not to exceed \$75,000; For moderate income buyers (81-100% AMI): 20% of purchase price not to exceed \$50,000.	First-time homebuyers with incomes $\leq 100\%$ of Area Median Income.	Program Income (loan repayments): TBD Program Income (Boomerang Funds): TBD	Close 10 loans to low- and moderate-income first-time homebuyers.
First-Time Homebuyers CalHome Program <i>Citywide</i>	Grant Funding provided by State Department of Housing and Community Development to assist first-time homebuyers with deferred loans – up to 30% of purchase price, not to exceed \$60,000.	First-time homebuyers with incomes $\leq 80\%$ of Area Median Income.	Program Income: TBD	Program Income from loan repayments will fund new loans on a revolving basis as available.

Objective #4: Expansion of Ownership Opportunities for First-Time Homebuyers (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
First-Time Homebuyer Shared Appreciation Mortgage (SAM) Program (aka Local Housing Trust Fund) <i>Citywide</i>	Grant Funding provided by State Department of Housing and Community Development to assist first-time homebuyers with deferred loans. Up to 30% of purchase price, not to exceed \$60,000.	First-time homebuyers with incomes \leq 80% of Area Median Income.	Program Income: \$0	Loans will be made as program income becomes available.
Homeownership Education Program <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homebuyer workshops. The classes meet the educational requirements of the city's loan programs and educate buyers on other assistance programs offered by lender partners.	Potential first-time homebuyers.	Presented by Homeownership staff. No outside costs or funding.	Offer monthly homebuyer-education classes to a total of 350-400 potential first-time homebuyers annually.

Objective #5: Improvement of the Existing Housing Stock

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
Emergency Home Repair Program <i>Citywide</i>	Emergency repair and rehabilitation financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000.	Homeowners with incomes at or below 50% Area Median Income.	CDBG \$117,574	15 units will be assisted in FY 2015-16. 15 units @ \$15,000 (avg. cost per project)
Home Maintenance and Improvement Program <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred loans at zero 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 at or below 80% Area Median Income.	CDBG \$769,746 Other program income from prior years will be used to supplement these funds.	25 units will be assisted in FY 2015-16. 25 units @ \$75,000 per project

Objective #5: Improvement of the Existing Housing Stock (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
Lead Safe Housing Program <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 at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI.	CDBG: \$178,691	35 units will be repainted after lead hazards are removed or contained in FY 2015-16. 35 units @ \$9,500 avg. cost per project
Minor Home Repair Program <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 at or below 50% AMI.	CDBG: \$159,200	120 units will be assisted in FY 2015-16. 90 units @ \$2,240 avg. cost per project
Neighborhood Housing Revitalization Program <i>7 Community Development Districts</i>	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. Maximum loan amount is \$150,000 at 10% deferred interest for 2 years.	Rehabilitation of blighted and vacant 1 – 4 unit residential or mixed use properties. Funds may be used for the rehabilitation of the entire structure but improvement of the commercial portion of the property is not an eligible cost.	Rental Rehabilitation Program Income : \$1,000,641	The number of units assisted within the Consolidated Plan Period FY 2015-16 is to be determined.

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
Community Development District Rebuilding Together Oakland Safe at Home Modifications for Senior Citizens <i>Eastlake/Chinatown/San Antonio/Central East Oakland/Elmhurst</i>	Renovation of homes for Mobility and Disability issues	Low income seniors (at or below 80% Area Median Income) and /or disabled homeowners.	CDBG: \$224,977	15 Housing Units (5 in District 6 and 10 in District 7)
Seismic Retrofit RLF Program <i>Citywide</i>	Funds to refinance half of the retrofit costs to allow decreased monthly payment/ unit to have much more manageable costs to building owners.	Funds may be used for the rehabilitation of the entire structure. Program to benefit homeowners/ tenants with incomes at or below 80% Area Median Income.	CDBG: \$1,000,000	Numbers of Affordable Housing to TBD
Housing Assistance Center (Strategic Initiatives) City of Oakland <i>Citywide</i> See also Objective #8: Foreclosure Recovery and Stabilization of Neighborhoods	Develops new strategies, public/private partnerships, and resources to address current housing and community development problems.	Low to Moderate income families and individuals	CDBG: \$550,778	Serve up to 800 families annually Maintaining 1,500 defaulted/foreclosed properties HAC — serving up to \$2,500

Objective #5: Improvement of the Existing Housing Stock (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
Rental Rehabilitation Program <i>Citywide</i>	<p>Rehabilitation financing for privately owned residential rental properties. The maximum loan will be 50% of the construction costs. The maximum loan amount will be determined after a needs assessment is completed.</p> <p>The interest rate will be linked to the market. The length of term of affordability will be set to balance anti-displacement interests against property owner's incentives to participate.</p>	<p>Renters with incomes at or below 80% of the area median income.</p>	<p>Rental Rehabilitation Program Income : \$350,000</p>	<p>Program not yet approved by City Council. Once approved, it is estimated that 5 rehabilitation projects will be completed annually.</p>

Objective #5: Improvement of the Existing Housing Stock (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
Residential Receivership Program Citywide	A program designed to facilitate the rehabilitation of vacant and/or blighted substandard properties. A third party "Receiver" is appointed by the courts to obtain the financing, design and construction services necessary to rehabilitate blighted properties throughout the City of Oakland.	Receiver costs, existing City liens, City evaluation/analysis costs, and Attorney's fees are repaid on sale. The balance of sales proceeds are released to the owner.	Receiverships are financed by the Receiver. Staff costs are paid through sales proceeds upon sale of the improved property.	Project pending implementation. The number of units assisted within the Consolidated Plan Period FY 2015-16 is to be determined.
Weatherization and Energy Retrofit Loan Program Citywide	Loans to owner-occupied low-income and moderate-income households to provide weatherization and baseline energy efficiency upgrades. Minimum loan of \$6,500 maximum loan of \$30,000 Deferred loans @ 0% interest	Homeowners with income at or below 80% Area Median Income	CDBG: \$600,000	Complete energy retrofits and efficiency modifications for 20 units within the Consolidated Plan Period FY 2015-16. 20 units @ \$30,000 avg. cost per project

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families

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
<p>Family Unification Section 8 Rental Assistance</p> <p><i>Citywide</i></p>	<p>Rental assistance to families and individuals, including eligible emancipated Foster Youth.</p>	<p>Eligible Family Unification Program (FUP) households that are involved with the Alameda County Child and Family Services (CFS) department who lack adequate housing and have incomes \leq 50% AMI.</p>	<p>FUP program vouchers are funded from OHA's existing tenant-based voucher allocation. OHA reserves 50 vouchers for FUP eligible families and youth.</p> <p>Due to Federal funding uncertainty and sequestration, OHA cannot guarantee future funding levels for this program.</p>	<p>Each year the program experiences turnover of approximately 5-10 families. In FY 2014-2015, OHA anticipates that it will admit 10 new FUP participants, 5 families and 5 youths, to maintain 100% lease-up, based on current program size.</p>

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS
<p>Community Development District Project-Based Rental Assistance</p> <p><i>Citywide</i></p>	<p>Rental assistance to families and individuals.</p>	<p>Renter households with incomes at ≤ 50% AMI.</p>	<p>Project-Based Vouchers (PBV) are funded from OHA's existing tenant-based voucher allocation.</p> <p>OHA has set aside 3,144 units of voucher funding for the Project Based Voucher (PBV) Program through June 30, 2015.</p> <p>Due to reduced Federal funding, OHA cannot guarantee future funding levels for this program.</p>	<p>In FY 2015-2016, OHA anticipates that it will project base no new units.</p>
<p>Section 8 Mainstream Program</p> <p><i>Citywide</i></p>	<p>Rental assistance for disabled families and individuals.</p>	<p>Disabled renters with incomes at ≤ 50% AMI.</p>	<p>OHA is budgeted for 175 Mainstream Vouchers</p> <p>Due to reduced Federal funding, OHA cannot guarantee future funding levels for this program.</p>	<p>No new funding is anticipated. OHA will seek to achieve 100% lease-up based on allocated funding.</p>

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs

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
11th and Jackson 1110 Jackson Street <i>Chinatown/Eastlake/San Antonio</i> See also Objective #1: Expansion of the Supply of Affordable Rental Housing	New construction of 71-unit family affordable housing (including 1 manager's unit) 17-1BR 29-2BR 25-3BR 5,000 sq. ft. ground floor commercial	30 – 60% Area Median Income (AMI): 22 units affordable at 30% AMI 18 units affordable at 50% AMI 30 units affordable at 60% AMI Small and large families	HOME: \$2,750,000	Apply for 9% tax credits in July 2014 round. If awarded, close loans and start construction in early 2015. Anticipated completion date: December 2016
1701 Martin Luther King Jr. Way 1701 Martin Luther King Jr. Way <i>Western Oakland</i>	New construction of 26 units for formerly homeless or households with special needs 25 1 BR 1 2BR (mgr unit)	Households between 20% and 50% Area Median Income 7 units at 20% AMI 7 units at 30% AMI 11 units at 50% AMI	HOME: \$1,960,000	Closed loan in June 2014. Construction started in July, 2014. Anticipated Completion Fall 2015.

Objective #7: Provision of Supportive Housing for Seniors and 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
<p>3706 San Pablo Ave. 3706 San Pablo Ave.</p> <p><i>Northern Oakland</i></p> <p>See also Objective #1: Expansion of the Supply of Affordable Rental Housing</p>	<p>New construction of 87-unit family affordable housing (including 1 manager's unit) on Oakland Emeryville Boarder (approximately 33 units in Oakland)</p> <p>4-Studio 8-1BR 45-2BR 25-3BR 4-4BR</p> <p>5,000 sq. ft. ground floor commercial</p>	<p>30 – 60% Area Median Income (AMI):</p> <p>27 units affordable at 30% AMI</p> <p>1 unit affordable at 40% AMI</p> <p>23 units affordable at 50% AMI</p> <p>35 units affordable at 60% AMI</p> <p>Small and large families</p>	<p>Low/Mod Program Income: \$2,000,000</p>	<p>Awarded NOFA funds in FY 14-15.</p>
<p>Access Improvement Program</p> <p><i>7 Community Development Districts</i></p>	<p>Grants for accessibility modifications to one to four unit properties where owners or tenants have disabilities.</p>	<p>Physically challenged owners or tenants with incomes at or below 50% AMI.</p>	<p>CDBG: \$172,374</p>	<p>Complete accessibility modifications for 20 units in FY 2015-16.</p> <p>20units @ \$19,500 (avg. cost per project)</p>

Objective #7: Provision of Supportive Housing for Seniors and 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
<p>Civic Center 14 TOD 632 14th Street</p> <p><i>Western Oakland</i></p> <p>See also Objective #1: Expansion of the Supply of Affordable Rental Housing</p>	<p>New construction of 40 units family and individual special needs/homeless housing (including 1 manager's unit)</p> <p>12-Studios 12-1BR 16-3BR</p> <p>600 sq. ft. ground floor commercial</p>	<p>30 to 60% Area Median Income (AMI):</p> <p>12 units affordable at 30% AMI</p> <p>14 units affordable at 50% AMI</p> <p>13 units affordable at 60% AMI</p> <p>Small family/Large family Homeless/Persons with special needs</p>	<p>Affordable Housing Trust Fund (13-14 NOFA): \$1,085,509</p> <p>General Purpose Fund (Affordable Housing-13-14 NOFA): \$489,491</p> <p>Affordable Housing Trust Fund (14-15 NOFA): \$1,000,000</p> <p>Total City Funds: \$2,575,000</p>	<p>Project applied for 9% tax credits in March 2015. Also applied for Affordable Housing and Sustainable Communities grant (CA State Cap & Trade proceeds). If project receives one or more of these funding sources, then construction would begin in FY 15-16.</p>

Objective #7: Provision of Supportive Housing for Seniors and 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
<p>Housing Opportunities for Persons With AIDS (HOPWA)</p> <p>Alameda County & Contra Costa County</p>	<p>Housing and continued services for individuals and family members of individuals living with HIV/AIDS.</p> <p>Acquisition 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>HOPWA</p> <p align="right">\$2,197,531</p> <p>Alameda County:</p> <p align="right">\$1,620,020</p> <p>Contra Costa County:</p> <p align="right">\$511,585</p> <p>City Administration:</p> <p align="right">\$65,926</p>	<p>Assist approximately 500 household with persons with HIV/AIDS with housing assistance (tenant based rental assistance, short term rental mortgage utility assistance, permanent supportive housing, and other housing).</p> <p>Approximately 280 -300 households and/or individuals will gain access to stable permanent housing (including those clients in HOPWA Stewardship housing units).</p> <p>Provide information and referral for HIV/AIDS services and housing to at least 375 individuals or households.</p> <p>Maintain capacity of existing housing inventory and support services.</p> <p>Continue acquisition, rehabilitation and/or development of additional set-aside of 25 HIV/AIDS living units.</p>

Objective #8: Foreclosure Recovery and Stabilization of Neighborhoods

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
Board Up/Clean Up <i>Citywide</i>	Board up and clean up vacant properties	Vacant properties	CDBG: \$118,275	Board up 25 vacant properties.
Community Buying Program Hello Housing <i>Citywide</i>	Transform abandoned and/or foreclosed properties into new affordable ownership or rental housing	Low to moderate homeowners and tenants	Code Enforcement foreclosed properties penalty funds \$75,000	30 properties
Foreclosure Recovery Outreach Martin Luther King Jr. Freedom Center <i>Citywide</i>	Foreclosure recovery and other housing assistance services	Homeowners and tenants residing in neighborhoods that have been heavily impacted by foreclosures with a focus on Senior citizens.	Code Enforcement foreclosed properties penalty funds \$50,000	Reach 4,160 households annually
Foreclosed Properties Blight Abatement <i>Citywide</i>	Enforce proactive maintenance requirements on lenders of foreclosed properties and City registration requirements	Low- to moderate- income neighborhoods impacted by foreclosures	Code Enforcement Foreclosed Properties Registration Program rough estimate of fees and other charges to be collected: \$800,000	Banks to proactively maintain and register properties, about 1,500 properties annually

Objective #8: Foreclosure Recovery and Stabilization of Neighborhoods (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
<p>Foreclosure Counseling and Prevention</p> <p>Housing and Economic Rights Advocates</p> <p><i>Citywide</i></p>	<p>Provide housing counseling and legal services for homeowners in foreclosure</p>	<p>Low- and moderate-income homeowners in foreclosure.</p>	<p>Code Enforcement foreclosed properties penalty funds \$100,000</p>	<p>Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented.</p>
<p>Housing Assistance Center (Strategic Initiatives) City of Oakland</p> <p><i>Citywide</i></p> <p>See also Objective #5: Improvement of the Existing Housing Stock</p>	<p>Provide one stop housing services and referrals, including to accessing affordable housing & homeless shelter placements</p>	<p>Any Oakland family with housing distress</p>	<p>CDBG: ————— \$390,000</p>	<p>Serve about 2,500 households annually</p>

Objective #8: Foreclosure Recovery and Stabilization of Neighborhoods (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
<p>International Boulevard Community Revitalization Without Displacement Initiative City of Oakland, Alameda County Public Health Dept, TransForm, East Bay Housing Organization, other community based groups</p> <p><i>International Blvd Corridor</i></p>	<p>Improve transportation, housing, economic development, health & public safety along Int'l Blvd Corridor, including implementation of key parts of the Int'l Blvd TOD plan, while developing anti-displacement strategies.</p>	<p>Low to moderate income households & small businesses</p>	<p>California Sustainable Communities Planning Grant \$999,996</p> <p>California Endowment \$750,000</p>	<p>Identify funding and other resources, develop draft vision statement, and develop proactive strategies and policy changes to improve the corridor.</p>
<p>Investor Owned Properties Program City of Oakland</p> <p><i>Citywide</i></p>	<p>Enforce new City ordinance requiring investors who purchase properties with foreclosure history to register & allow for City interior inspection to address habitability issues</p>	<p>Low to moderate tenants</p>	<p>Code enforcement of Investor-owned Properties and Registration—rough estimate of fees and other charges: \$100,000</p>	<p>About 120 properties annually</p>

Objective #8: Foreclosure Recovery and Stabilization of Neighborhoods (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
Neighborhood Stabilization Program - Owner <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	See individual program descriptions below			
Oakland Community Land Trust <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	Acquisition and rehabilitation of foreclosed single family residential units. Properties will be held in a Community Land Trust to provide permanently affordable homeownership.	Households between 50% and 80% of area median income.	Neighborhood Stabilization Program: \$5,025,000	Continue with marketing and sales of the remaining 3 rehabilitated homes.
Rental Assistance Fund Catholic Charities <i>Citywide</i>	Provide up to \$5,000 in rental assistance grants to distressed tenants	Low to moderate tenants	City facilitated access to National Fair Housing Alliance's Wells Fargo Settlement Agreement on fair housing violations funds \$250,000	45-70 households

Objective #9: Removal of Impediments to Fair 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
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Removal of Impediments to Fair 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
<p>Fair Housing Services Master Contract with East Bay Community Law Center</p> <p><i>Citywide</i></p> <p>Causa Justa :: Just Cause Centro Legal de la Raza Eden Council for Hope and Opportunity (ECHO) East Bay Community Law Center</p>	<p>Fair Housing Outreach</p> <p>Fair Housing Education</p> <p>Intake, assessment, and Fair Housing counseling</p> <p>Fair Housing investigations of discrimination</p> <p>Fee for service on following deliverables: Fair Housing Testing Fair Housing Audit</p>	<p>Individuals and Families with incomes at or below 80% Area Median Income</p>	<p>CDBG: \$241,806</p> <p>\$62,010</p> <p>\$44,935</p> <p>\$86,250</p> <p>\$48,611</p>	<p>Limited scope legal representation: 240 clients</p> <p>Direct Legal Representation to selected clients: 72 clients</p> <p>Limited scope legal representation District 1 = 48 clients District 4 = 80 clients</p> <p>Direct legal representation District 4 = 5 clients housing related issues: 600 clients</p> <p>Tenant/Landlord rights and responsibility counseling: 540 clients</p> <p>Tenant/Landlord Case Management: 140 clients Limited English Proficiency (Spanish) limited-scope legal assistance: 270 clients</p> <p>Limited English Proficiency (Spanish) direct legal representation: 20 clients Fair Housing Outreach: TV and Radio interviews, flyer distribution, billboard campaign</p> <p>Fair Housing Education: trainings for housing industry representatives, tenants and landlords</p> <p>Intake, assessment, and Fair Housing counseling: Case management of 120 Oakland</p>

Removal of Impediments to Fair 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
East Bay Community Law Center (EBCLC)	Limited scope legal representation. Direct legal representation to selected clients. Limited scope legal representation to tenants in Districts 1 & 4 Direct legal representation to selected clients in District 4.		CDBG District 1 & 4 Funds: <p align="center">\$19,670</p>	Limited scope legal representation: 240 clients Direct Legal Representation to selected clients: 72 clients Limited scope legal representation District 1 = 48 clients District 4 = 80 clients Direct legal representation District 4 = 5 clients
EBCLC/Causa Justa :: Just Cause	Information and referral on housing related issues. Tenants' rights and responsibility counseling. Tenant conciliation and mediation.		CDBG: _____ \$62,010	Information and Referral on housing related issues: 600 clients Tenant/Landlord rights and responsibility counseling: 540 clients Tenant/Landlord Case Management: 140 clients

Removal of Impediments to Fair 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
EBCLC/Centro Legal de la Raza	Limited English Proficiency (Spanish) limited scope legal assistance. Limited English Proficiency (Spanish) direct legal representation.		CDBG: _____\$44,935	Limited English Proficiency (Spanish) limited scope legal assistance: 270 clients Limited English Proficiency (Spanish) direct legal representation: 20 clients

Removal of Impediments to Fair 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
EBCLC/Eden Council for Hope and Opportunity (ECHO)	<p>Fair Housing Outreach</p> <p>Fair Housing Education</p> <p>Intake, assessment, and Fair Housing counseling</p> <p>Fair Housing investigations of discrimination</p> <p>Fee for service on following deliverables: Fair Housing Testing Fair Housing Audit</p>		<p>CDBG: —————\$86,250</p>	<p>Limited English Proficiency (Spanish) limited scope legal assistance: 270 clients</p> <p>Limited English Proficiency (Spanish) direct legal representation: 20 clients Fair Housing Outreach: TV and Radio interviews, flyer distribution, billboard campaign</p> <p>Fair Housing Education: trainings for housing industry representatives, tenants and landlords</p> <p>Intake, assessment, and Fair Housing counseling: Case management of 120 Oakland clients.</p> <p>Fair Housing investigations of discrimination: Investigate 42 complaints.</p> <p>Fee for service on following deliverables: Fair Housing Testing Fair Housing Audit</p>

Removal of Impediments to Fair Housing (cont'd.)

Homeless Planned Actions, FY 2015-16

Prevention and Reduction of Homelessness and Elimination of Chronic 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
Code Enforcement Relocation Program (CERP) <i>Citywide</i>	Residential tenants mandated to move due to the City's enforcement of housing and bldg. codes.	There are no income restrictions. Any qualified City of Oakland residential tenant with an Order to vacate from the City's Code Enforcement and/or Building Department may apply.	CDBG: \$118,275	On-going program.

Removal of Impediments to Fair 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
<p>HEARTH Emergency Solutions Grant Program Funds the City's Permanent Access To Housing Strategy (PATH)</p> <p><i>Citywide</i></p>	<p>Housing and services leading to Permanent Access To Housing:</p> <p>1)Rapid-Rehousing Services</p> <p>2)Homeless Prevention</p> <p>3) Support Services in Housing</p> <p>4)Outreach</p> <p>5)Shelter</p> <p>6)Housing Resources</p>	<p>Homeless families, individuals and seniors with incomes at 30-50% AMI.</p>	<p>ESG: \$ 650,276 (PATH Strategy Providers-\$601,5016, City Administration: up \$48,770)</p> <p>General Fund: \$115,000 (Emergency Housing Program)</p> <p>General Fund: \$179,310 (Homeless Mobile Outreach Program) \$80,000 Temporary Shelter</p> <p>Community Housing Services Staff Cost Approximately: \$ 108,575</p> <p>Community Development Block Grant:\$247,391</p>	<p>Assist approximately 600 persons with access to permanent housing through rapid rehousing and homeless prevention (financial assistance such as security deposits) Provide temporary shelter, outreach, homeless encampment services and/or other support services to individuals experiencing homelessness.</p>

Removal of Impediments to Fair 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
Matilda Cleveland Transitional Housing Program (MCTHP) 8314 MacArthur Blvd. <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing: 5 Studios 3-1 BR units 3-2 BR units 3-3BR units	Homeless families with incomes at 30-50% AMI.	Supportive Housing Program \$264,765 (MCTHP: Provider- \$256,114 & City Admin. \$8,651) City General Purpose Fund \$50,000 Tenant Rents \$22,375	Assist approximately 22 families with Transitional Housing & support services to further assist families into permanent housing.

Removal of Impediments to Fair 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
<p>Homeless Families Support Network (HSFN)</p> <p>Bay Area Community Services (located at Henry Robinson Multi-Service Center)</p> <p>559-16th Street</p> <p>Oakland, CA 94612</p> <p><i>Chinatown/East Lake/San Antonio</i></p>	<p>Provide a continuum of services, shelter and transitional housing (62 units) to homeless, single adults. Assist homeless adults into permanent housing.</p>	<p>Families with incomes at 30-50% AMI.</p>	<p>Supportive Housing Program:</p> <p>\$ 1,864,465</p> <p>(HSFN Provider: \$1,803,632 & City Admin.: \$60,883)</p> <p>Alameda County:</p> <p>\$255,000</p> <p>In-Kind Service and Rents:</p> <p>\$242,558</p>	<p>Assist between 270 individuals with transitional housing and support services. [no longer provider of emergency shelter.]</p>

Removal of Impediments to Fair 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
Transitional Housing Program (THP) 1) 173 Hunter Avenue 2) 1936 84 th Avenue 3) 5239-A/B 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. 4-1 BR units 5-2 BR units 1-3 BR units	Homeless families with incomes at 30-50% AMI	Transitional Housing Program: \$249,815 (THP/FIT Provider: \$241,644& City Admin: \$8,171) General Fund \$133,000 Tenant Rents \$25,915	Assist 18+ families with transitional housing.

Removal of Impediments to Fair 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
Oakland Homeless Youth Collaborative (OHYC) 1) Covenant House 2001 Harrison Street 2) East Oakland Community Project 1024 101 st Street 3) First Place for Youth Scattered sites	24-29 transitional housing beds for homeless youth.	Homeless Youth ages 18-24.	Oakland Homeless Youth Collaborative \$713,095 (OHYHC Contractors: \$666,600 & City Admin: \$46,495) <u>Project Sponsor Match:</u> Covenant House \$109,570 East Oakland Community Project \$36,839 First Place For Youth \$67,823	Assist 73 young adults with transitional housing and support services

AP-50 Geographic Distribution – 91.220(f)

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

City of Oakland staff proposes to apply for two NRSA strategy areas in the last four years of the Five Year Consolidated Planning Period (2016-2020). The two proposed areas for the NRSA applications are the International Boulevard Corridor and the San Pablo Avenue Corridor. In preparation for these NRSA applications, this 5 Year Consolidated Plan is identifying these initially as Target Areas. These two target areas encompass the City's most distressed areas. The International Boulevard and San Pablo corridors are two areas plagued with many social and economic challenges. Broad community objectives have been developed in two community planning efforts: Oakland Sustainable Neighborhood Initiative (OSNI, coordinated by City staff and focused on the International Boulevard Corridor) and the San Pablo Area Revitalization Collaborative (SPARC, coordinated by East Bay Asian Local Development Corporation, a City-CHDO). Both of these initiatives have identified key goals and objectives that would be supported by the 5 Year Consolidated Plan Strategies as outlined in this document. The main goals of those strategies are to improve the quality of life and transform these two areas into places where people desire to live, work, and play. Key strategy areas include housing and neighborhood development, infrastructure, public safety, code enforcement, zoning and land use, and economic development. The desire to decrease violent crime, increase homeownership, improve health outcomes, and strengthen economic development in these two neighborhood economic corridors is samplings of objectives that an NRSA plan would seek to achieve.

Rationale for the priorities for allocating investments geographically

City staff analyzed current CDBG program expenditures to understand if, by designating these two target areas, it would significantly change current patterns of expenditure. Staff analyzed District Program expenditure data from the last two fiscal years (FY 13-14 and FY 14-15). Staff found that, within the OSNI project area and including a half mile buffer, 32% of District funds (22 of 68 grants) were allocated in this corridor; within the SPARC project area and including a half mile buffer, 9% of District Funds (6 out of 68 grants) were allocated in this corridor. That is to say that the City already allocates a significant portion of funds to these two target areas already and that this proposed geographic targeting will further refine that funding in a way that can make more impact in the City. Maps added below illustrate this analysis. This data does not include other expenditures such as residential lending efforts to support low-income homeowners (e.g.: CDBG-funded Home Maintenance and Improvement Program) as well as HOME multi-family new construction and rehabilitation expenditures. Both of these program expenditures will also be considered for targeting to these two geographic areas.

Discussion

Please see discussion above in section SP-10 for more details..

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 54 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 55 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

OHA runs a first time homebuyer program and qualified public housing residents are able to participate in the programs through a priority placement on the HCV program. Since 2004, 101 residents have purchased homes through the program. Residents are referred to credit assistance agencies and one requirements have been met are introduced to lenders and realtors to facilitate the process.

Coordinated through the Department of Family and Community Partnerships, OHA provides a combination of case management, referrals to service providers and strategic partnerships with other agencies where there is overlapping goals. Self-sufficiency activities include case management and referrals for service ranging from parenting classes to youth programs and employment and training opportunities. Section 3 hiring and business development are a central component of the Agency's Economic Opportunities Policy. The Contract Compliance department works with vendors to meet Section 3 goals while the Department of Family and Community Partnerships conducts outreach to residents to assess interest and skills for job placements and supports job training skills and education for certifications and pre-apprenticeships. Partnerships with the local Workforce Investment Board and agencies that specialize in workforce training are key to the job development strategy. The Agency sponsors various civic engagement activities including the Neighborhood Orientation Workshop (NOW) Program designed to support resident as successful tenants and productive members of their respective communities and a 12 week Neighborhood Leadership Institute training to support residents in becoming community leaders and activists. Other program highlights:

Resident Leadership Program provides residents the opportunity to build community and promote civic involvement in the OHA community. The hope is to create safe forums where trust and respect can be fostered among community members to address the many concerns and challenges that residents face each day.

OHA's Neighborhood Leadership Institute partners with Attitudinal Healing Connection, Inc. to provide a 12-week, 60 hour leadership curriculum specifically designed for OHA residents. Participants in the program have the opportunity to earn college credits through the Peralta Community College District. The interdisciplinary curriculum includes restorative justice, facilitation skills, conflict mediation, public speaking, community problem solving, asset mapping, and civic engagement. Since inception 96 residents have graduated, lead community events, workshops, and volunteered for OHA activities.

Housed in OHA's West Oakland administrative offices, the Resident Leadership Center (RLC) provides a fully equipped room for training, networking, community meetings and events. The room is equipped with a reception area, copy machine and 5 computers. The RLC gives our Resident Leaders a place to create positive changes within the City of Oakland. The facility was developed with input from a resident leader committee for our resident leaders who work on civic engagement activities.

The OHA Parent Ambassadors Program provides opportunities for residents to serve as Leaders within the local school system. The Parent Ambassador Program supports OHA parents as change agents to promote academic achievement, attendance and parent engagement at partner school sites within Oakland Unified School District (OUSD). Parent Ambassadors work in partnership with OHA staff and the principals at partner school sites to identify tasks and projects to meaningfully contribute to the entire school community, with an emphasis on increasing attendance for those struggling with chronic absenteeism.

In addition OHA funded 300 Mayor Summer Youth Employment participants in 2014 using its MTW funding flexibility to do so.

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

OHA staffs a city-wide Resident Advisory Board (RAB) that meets regularly to review and provide input on draft plans, new policies and funding priorities. The RAB makes recommendations regarding the development of the Public Housing Agency (PHA) plan, and provides feedback on any significant amendment or modification to the PHA plan. Members are nominated by staff and other residents through a bi-annual application and nomination process. New member recommendations are made to the Board of Commissioners to serve indefinitely and they meet monthly. Current membership is 16 residents.

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

Not applicable.

Discussion

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

Introduction

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

Per 2013 Homeless Count information for Alameda County, homeless count data is viewed as vital to the efforts to end homelessness. It is one source to understand the needs of homeless people and the context in which services are delivered and thereby measure progress, adjust services and program design, and create a bigger impact. While high standards exist locally for reducing and ending homelessness, additional scrutiny from the state and federal government is being given to homeless count results. Alameda County and communities across the country are rated annually on the progress made toward the federal United States Interagency Council on Homelessness (USICH) initiatives of ending veteran and chronic homelessness by December 2015.

With this deadline fast approaching, increased attention is being given to how successful communities are reducing the number of people who are chronically homeless and veterans who are homeless, eventually reducing them to a very small number of people that get rehoused within thirty days of becoming homeless. The USICH initiative also calls for ending family and youth homelessness by 2020, while the EveryOne Home Plan calls for ending all homelessness by 2020.

To successfully meet the goals of ending homelessness, Alameda County must:

- 1) accelerate and finish the job for families with children, chronically homeless, and veterans;
- 2) develop new resources and new partners to accelerate and reach the end of homelessness;
- 3) effectively use existing resources; and
- 4) coordinate more effectively to better streamline access to critical housing and services.

Change in the number of people who are homeless at a point in time count is a combination of the number of people who become homeless through the year and the number of homeless who move to permanent housing. The number of people who are homeless decreases when the number of people becoming housed exceeds the number who became homeless. This is referred to as the net change, the end result at the point in time, taking into account all those people who became homeless and all those who ended their homelessness.

Net Change Over 10 Years	Average Net Change Per Year	Number Of Years To End Homelessness At Current Pace	Average Change Per Year Needed to End Homelessness by December 2020 (8 years)
-817	-81.7	52.2 Years	533 additional people annually plus those currently exiting to permanent housing (1,961 in 2012)

The net decrease of 817 people homeless over the span of ten years is equivalent to an average net reduction of 82 people per year. At this pace, it would take 52 years to end homelessness assuming the current rates of people becoming homeless and leaving to permanent housing. To end homelessness by 2020 as adopted in the EveryOne Home Plan, an additional 533 people would need to acquire permanent housing each year, a 28% increase from the 2012 rate (if the current rates of people becoming homeless and moving out to housing remain the same).

While the point in time count and the net change are appropriate tools to evaluate the reduction of people who are homeless, they neglect to articulate the external factors that can excel or hinder the efforts to rehouse people such as vacancy in the rental market or fair market rents relative to disability income or minimum wage. It also neglects to articulate the changes within the programs that serve the homeless that may contribute to the success or challenges of the efforts to end homelessness. Other key contextual information is presented below.

- The fair market rent for a two bedroom in the Alameda County and the Oakland metropolitan area is the 17th most expensive in the nation. At \$1,361 per month, the fair market rent in Oakland is well above the \$977 national average and has risen steeply over the last year, making it unaffordable to someone working full-time at a minimum-wage job.
- Even the fair market rent of an efficiency/studio apartment is \$892, outstripping the Supplemental Security Income benefits of \$866 for someone who is disabled.
- Job growth has primarily been in higher wage sectors, creating competition for increasingly expensive rental units.
- Housing development continues to be at an insufficient pace – and lack the affordability – to meet the housing needs of all Alameda County residents.
- 5,289 people received homeless or prevention services for the first time in 2011iii, 4,323 in 2012, tapering down due to the full expenditure of Priority Home Partnership funds.

- 1,961 people moved from homelessness to permanent housing in 2012.
- An average of 38% of all people served by homeless programs exited those programs to permanent housing in 2012.
- Rapid Rehousing programs exited an average of 89% of participants to permanent housing.
- Alameda County has several streets-to-housing programs that successfully work with people living in encampments or on the streets and support their move to permanent housing with housing subsidies and services that help them retain that housing.
- Over the last decade, a variety of programs were added to serve homeless people. Some no longer exist; others are at maximum capacity.
- The Mental Health Services Act (Proposition 63) program in the mid 2000's added significant housing and service capacity for people with mental illness, but are now full and have had no increase in resources.
- The Homelessness Prevention and Rapid Rehousing Program through federal stimulus dollars infused nearly \$10 million dollars from late 2009 through mid 2012 to create Alameda County's program known as the Priority Home Partnership. This funding helped stave off the effects of the recession, and was targeted to assist homeless people to move into permanent housing and to prevent those with temporary or rental housing from becoming homeless. Most of these funds were spent on prevention.

Foster care was extended in 2012 via Assembly Bill 12 to continue providing critical housing and support services to foster youth through age 21.

- Over the last three years, veteran-specific programs have added housing subsidies and services for homeless and at-risk veterans, including 200 Veteran Affairs Supportive Housing (VASH) certificates and \$2 million from the Supportive Services for Veteran Families (SSVF) program.
- The Affordable Care Act and Veteran Affairs are possible sources for additional or expanded resources in the future, beginning with \$5 million dollars awarded in 2013 for four SSVF programs in Alameda County.

The data and these realities call the community to make the following commitments.

1. Accelerate and finish the job

There has been an impact where the community has invested and targeted resources, utilized best practices, and launched innovative approaches. Ending homelessness is within reach for homeless veterans, families with children, and chronically homeless. Yet if we continue at the pace of the last decade, Alameda County will take at least eight times longer than the federal timeline to end veteran and chronic homelessness. To end homelessness for these three populations, the system of care will need to aggressively invest in the strategies that have worked to rapidly house these populations and to accelerate the rate at which people move to permanent housing.

2. New resources and new partners are essential to accelerate and reach the end of Homelessness

Quite simply, new money, partnerships, and resources are needed to help homeless people access and maintain permanent housing while also overhauling the prevention system to help people avoid becoming homeless. New and expanded opportunities include:

- A. **Affordable Care Act (ACA).** Over one-third of those connected to services are uninsured, which can be reduced or eliminated while providing health care for acute

and chronic illnesses. In addition, the care coordination available through ACA may make it possible to repurpose some existing service funding into housing if the services can be paid for by ACA. Staff training, sophisticated billing abilities, and partnerships with federally qualified health centers will be necessary to utilize this funding.

- B. California Homes and Job Act (SB 391).** California needs to make a permanent investment in creating and sustaining affordable housing to meet the need. This has been exacerbated by the loss of local redevelopment funds. The Homes and Jobs Act will create a permanent, dedicated source through which to fund the development, preservation, and rehabilitation of affordable housing and create tens of thousands of jobs.
- C. Former redevelopment set-aside.** Redevelopment Agency funds have been a vital source of financing for affordable housing. In 2012 Redevelopment Agencies were dissolved as part of the effort to balance the state budget. RDA law required that this money was to be used for economic development (80%) and affordable housing (20%). The portion of property tax revenue that previously went to Redevelopment Agencies will now be distributed to all of tax-receiving entities in the County, including the County and all cities in the County – like a ‘boomerang’, the funds are returning. Housing advocates are asking that funds previously dedicated to affordable housing *by law* now be dedicated to affordable housing *by choice*.
- D. Criminal justice realignment dollars.** As responsibility for criminal justice shifts from the state to local county officials and superior courts, some of those sentenced to probation instead of prison will be homeless and require permanent housing. Other legal barriers of this population may further inhibit their abilities to independently secure permanent housing. County funding to care for probationers can be allocated to providing rapid rehousing services. This approach was piloted in 2012, refunded in 2013 and could be expanded to more people in the future. It will be essential to deepen and expanded partnerships (such as using TANF funding through Social Services Agency on an on-going basis to rapidly rehouse families with children) and develop new, well-coordinated partnerships (such as with departments of education, transitional age youth planning efforts, and more landlords and housing operators).

3. The effective use of existing resources is equally essential.

Current and future planning must address and ensure utilization of existing resources as effectively as possible to rapidly rehouse those who are homeless. To create a dramatic reduction of the overall number of homeless people, more concentrated efforts and strategies will be needed to:

- A. increase the rates at which people exit homeless services to permanent housing for most types of homeless programs;
- B. reduce lengths of stay in programs while maintaining or increasing the exits to permanent housing;
- C. target key populations – particularly the unsheltered homeless and the three subpopulations that are within reach;
- D. invest new resources in the programs with low costs per permanent housing exit;
- E. explore reallocation from programs with high cost per housing outcome to those

- programs with lower costs per permanent housing exit;
- F. implement promising and best practices; and
- G. revamp programs where there is interest and/or possibility to convert to more effective interventions. Individual programs and the system of care must implement these strategies. A thoughtful roadmap is needed to assist the system of care in identifying and transitioning to the most effective use of existing resources for homeless people.

4. Coordinate more – and more effectively.

The objectives of the system of care are to quickly identify the current needs of homeless persons, match the person with the best solutions to their homelessness, assist with quick access to the most appropriate type of permanent housing for each individual, and prevent future homelessness. A coordinated assessment and intake system is central to effectively accomplishing each of these objectives and to quickly transition out of homelessness. As a collective system, each program will need to effectively promote short stays in homeless services and the quickest access to permanent housing. The system design needs to be created and shared over the next year, and must include:

- A. increase the rates at which people exit homeless services to permanent housing for most types of homeless programs;
- B. reduce lengths of stay in programs while maintaining or increasing the exits to permanent housing;
- C. target key populations – particularly the unsheltered homeless and the three subpopulations that are within reach;
- D. invest new resources in the programs with low costs per permanent housing exit;
- E. explore reallocation from programs with high cost per housing outcome to those programs with lower costs per permanent housing exit;
- F. implement promising and best practices; and
- G. revamp programs where there is interest and/or possibility to convert to more effective interventions. Individual programs and the system of care must implement these strategies. A thoughtful roadmap is needed to assist the system of care in identifying and transitioning to the most effective use of existing resources for homeless people.

AP-70 HOPWA Goals - 91.220 (l)(3)

In February 2014, The Alameda County AIDS Housing Needs Assessment (AHNA) was designed to provide information relevant to the County's planning processes about meeting the housing and housing-related service needs of People Living with HIV/AIDS (PLWHA) in Alameda County.

The report of findings from the AHNA makes use of multiple data sources, including consumer, service provider, and affordable housing developer and property manager focus groups; an on-line survey of HIV housing and other service provider staff and a survey of housing developers; a survey of low-income patients of HIV publicly funded clinics and one private practice; public health epidemiological and program service utilization data; a variety of literatures; and insights of key informants.

The Housing Needs Assessment recommendations address housing and housing development, housing services, collaboration, special issues, and additional data collection and research. The report highlights the importance of one theme appearing in several recommendations: all affordable housing (both existing units and new developments), rental assistance, and housing service programs should be marketed in both Spanish and English and accessible to persons speaking either language. According to the report priority attention should be given to four broad categories: 1) affordable, quality housing, 2) rental subsidies, 3) housing services, and 4) communication and collaboration. Full implementation of all priority and other recommendations would require additional financial and other resources. The 11 priority recommendations are listed below as P1-11.

- P1 and P2 would expand opportunities, relatively quickly, for stable housing and for additional quality housing.
- P3 - P5 would bring currently homeless or unstably housed individuals into stable situations.
- P6 would be directed at promoting continued stable housing.
- P9 involves an on-going effort not to be ignored.
- P7, P8, P10, and P11 are recommendations to implement at low- to moderate-cost that would have the most immediate effect on promoting continued stable housing for those currently in housing.

Affordable, quality housing. Alameda County and its constituent cities need an adequate supply of good quality, affordable housing in safe neighborhoods, for both low-income PLWHA and others. Housing development and improved code enforcement would each promote this objective. Report findings suggest the following be prioritized:

P1. Take the lead in developing and promoting city agency programs to improve housing standard inspections for PLWHA residing in non-subsidized housing

Rental subsidies. Rental subsidies such as those provided by both Project Independence and S+C assist more households to remain stably housed and, by virtue of housing inspections, upgrade the quality of the housing stock. Report findings suggest the following be prioritized:

P2. Expand shallow and deep rental subsidy assistance; consider funding an additional Project Independence hub agency

Housing services. Even were there sufficient affordable, quality housing stock in safe neighborhoods with public transportation making health care and other services accessible, some PLWHA would still need assistance to secure and maintain stable housing. A variety of services are required – some for all PLWHA and some for different sub-groups. Report findings suggest the following are priorities:

P3. Establish a pro-active outreach campaign to identify, find, and offer housing assistance to homeless PLWHA

P4. Establish a centralized wait list for PLWHA applying for affordable housing units developed with HOPWA funds

P5. Provide low-threshold housing for PLWHA with a mental health disability and/or who abuse alcohol and other drugs

P6. Establish and evaluate a pilot program for a voluntary county-wide payee service for PLWHA

P7. Ensure adequate funding for emergency housing assistance to prevent eviction through HOPWA or in collaboration with the Office of AIDS Administration (OAA) of the Alameda County Public Health Department or other agencies

P8. Fund and support new, more intensive, and comprehensive housing referral services, in addition to the information dissemination provided by the AIDS Housing and Information Project (AHIP) of Eden I & R (Information & Referral). This service would help PLWHA find appropriate available housing units in safe neighborhoods and negotiate with landlords to move in and help PLWHA identify and gain access to fiscal resources for move-in costs, including access to EHA funds. Conduct trainings for service providers about these new services.

P9. Provide bilingual Spanish/English individual counseling to help consumers clean-up their credit records. Consider providing this and other financial assistance services on-site at housing developments.

Communication and collaboration. Two additional priority recommendations are included to improve the delivery of services. These focus on different strategies to improve staff communications across agencies:

P10. Require the establishment of a communication link, as an eviction prevention strategy, between affordable housing property managers and the clinic-based medical case managers of their HIV+ residents in primary care.

P11. Establish regular meetings of all HOPWA and Ryan White Program housing and housing service providers, and property managers and housing service providers, in conjunction with the OAA, to provide input on planning issues, promote program and services coordination, and assist with the implementation of these recommendations.

The City Of Oakland, in conjunction with Alameda County will work to evaluate and accomplish the above recommendations during the next five years as well as others that may arise in the community.

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

Introduction:

Over the past five years, the City has examined regulatory and other barriers in an on-going effort to streamline local processes for efficiency and remove regulations that unduly burden development. As a result, the City has determined that most of the potential barriers identified by HUD do not exist in Oakland. The City has undertaken a number of measures to facilitate and encourage affordable housing, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's Land Use and Transportation Element of the General Plan. Further details may be found in the City's Housing Element—see the following weblink:

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>

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

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

The City of Oakland's Strategic Planning Division will work to implement the work on the completed specific and area plan efforts: the Broadway Valdez District Specific Plan, the Central Estuary Area Plan, the "Coliseum City" Area Specific Plan, the Harrison Street/Oakland Avenue Community Transportation Plan, the International Boulevard Transit Oriented Development Project, the Lake Merritt Station Area Plan, and the West Oakland Specific Plan. The Strategic Planning Division is currently working on the Downtown Oakland Specific Plan. These planning efforts have or seek to establish new land use and urban design goals for each area. The ultimate result of all specific and area planning efforts is to streamline CEQA clearance for new development.

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).

Additionally, the City has secured a consultant who is currently conducting an Impact Fee Nexus Study that is slated to be completed/adopted approximately December 2016. Development impact fees are a commonly used method of collecting a proportional share of funds from new development for infrastructure improvements and other public facilities to offset the impact of new development. Pursuant to the Mitigation Fee Act, California Government Code Section

66000, et seq. (also known as AB 1600), adoption of impact fees requires documentation of the “nexus” or linkage between the fees being charged, the benefit of the facilities to mitigate new development impacts, and the proportional cost allocation. Impact fees must be adopted by the Oakland City Council. Included in the Impact Fee Nexus Study and Implementation Strategy is an economic feasibility analysis so that any impact fee program appropriately balances the need to accommodate development impacts without creating a disincentive for real estate investment in Oakland. Economic constraints are likely to preclude adoption of the maximum justified impact fees under the nexus analyses, the level of fees that are economically feasible may be substantially lower than the maximum justifiable fees. Furthermore, the allocation of a feasible level of impact fees to transportation, affordable housing, and/or capital facilities is a policy decision that will need to be addressed.

The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including the use of Accela, the City’s new planning software program launched in 2014 that is designed to make accessible permitting and development history, using an internet-based information and application system.

Discussion:

Please see discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to foster and maintain affordable housing include the Strategies to Remove or Ameliorate the Barriers to Affordable Housing listed in AP-75.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

Oakland's Anti-Poverty Strategies and planned actions to reduce the number of poverty-level families are listed in Section SP-70.

Actions planned to develop institutional structure

As a result of the dissolution of the Oakland Redevelopment Agency, the City of Oakland established among others, the Housing and Community Development Department (HCDD) and the Economic and Workforce Development Department in 2012. The HCDD is responsible for managing HUD grant programs, developing housing policy and information, and administering the Rent Adjustment Ordinance. There are five sections within the division: (1) Community Development Block Grant, (2) Housing Development (that now includes Homeownership Programs), (3) Housing Policy and Programs, (4) Rent Adjustment, (5) Residential Lending and Rehabilitation Services. In the last 5-year Consolidated Planning period, staff participated in a Department-wide retreat and strategic planning effort to streamline work efforts and organize

staff to bolster departmental strengths and address departmental weaknesses.

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

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

Discussion:

Please see discussion above.

Program Specific Requirements

Program Specific Requirements

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
\$850,000

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
To be determined.

3. The amount of surplus funds from urban renewal settlements
N/A

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
N/A

5. The amount of income from float-funded activities
N/A

Total Program Income
\$850,000

Other CDBG Requirements

1. The amount of urgent need activities
None planned at the time.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

WRITTEN STANDARDS FOR PROVISION OF EMERGENCY SOLUTIONS GRANTS ASSISTANCE

The following program standards have been developed by a multi-jurisdictional working group, with community feedback, based on Priority Home Partnership (PHP) standards created for HPRP. The standards for the PHP have been modified to take into account the smaller resources (compared to that of HPRP) and even greater targeting needed for ESG. PHP continues to review and revise PHP policies, as well as seek additional funding from other sources to support both rapid rehousing and targeted prevention/diversion.

Standard Policies and Procedures for evaluating individuals and families eligibility for assistance under the HEARTH Emergency Solutions Grant

Under PHP, jurisdictions and service providers across Alameda County have established a network of Housing Resource Agencies that provide rapid rehousing and targeted prevention/diversion services in a coordinated manner, using shared standard policies for evaluating eligibility.

Individuals and families may access the program through one of three entry points:

- 1) By calling “211”, seeking shelter and receiving an initial eligibility screening and referral
- 2) By walking into a Homeless Resource Access (HRA) point seeking services
- 3) Through targeted outreach and screening in a partnering shelter

At whichever point, a household (single individual or family) contacts the program and the program has openings, they will receive an initial screening to determine potential eligibility and if preliminarily determined eligible, a more in-depth assessment to confirm eligibility and begin the development of a housing stabilization plan. The initial Screening will determine:

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

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

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

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

Procedures for Coordination Among Providers

Providers in the Priority Home Partnership (PHP) coordinate at several levels:

- 1) All jurisdictional partners and housing resource agencies coordinate through the Implementation and Learning Community (ILC), convened by EveryOne Home which meets at least every other month to review the program progress, use and modification of the common assessment tool and program policies and procedures. PHP case managers meeting quarterly to share information on case management and housing stabilization challenges and strategies.
- 2) Housing resource agencies/providers coordinate with the “211” referral line on a weekly basis regarding openings and referrals, 211 being linked to other services and shelters as well
- 3) Housing resource agencies/providers coordinate with participating shelters with whom referral relationships are established and other service agencies that offer support services including employment training & placement, food pantry, health care and other services
- 4) All participating homeless housing/service providers are connected through the Alameda County InHOUSE HMIS system, which allows providers to see the service connections for each client, and follow up on referrals.

Policies and Procedures for Households Receiving Rapid Rehousing and Homeless Prevention Services

Eligible households that are literally homeless at the time of program contact and living in shelter or in a place not meant for human habitation will receive rapid rehousing services.

Households that contact “211” or a housing resource agency/provider seeking shelter entry will qualify for prevention assistance if they are in a housing situation which local data indicates are most likely to lead to a shelter entry (those doubled-up with family or friends, in a hotel/motels using their own resources, or leaving an institutional setting). Persons holding a lease with “pay

or quit” notices will be referred to programs that offer more traditional prevention services. Persons with eviction notices may also be referred to legal services.

Diversion households may receive support to maintain the current housing if the existing living situation is safe and sustainable. It is anticipated that in many cases, “diversion” households will need similar services to those receiving rapid rehousing, including housing search assistance, deposit assistance, and initial rental assistance.

Standards for Determining Share of Rent and Utilities

Utility assistance will be offered only to households with utility arrears that prevent them from establishing utilities in a new location. Any other utility payment needs will be referred to other programs, such as the Seasons of Sharing program or Low Income Emergency Assistance Program.

Rent assistance will be offered, “the least amount of assistance for the least amount of time” necessary to provide initial and necessary support that will assist the household in sustaining housing. Any household moving to new housing may receive:

- 1) Deposit Only Assistance, or
- 2) One Month’s Rent Plus Deposit, or
- 3) Full or Partial Deposit (as needed) Plus Short Term Rental Subsidy not to exceed 50% of the monthly rent or 50% of household income

Exceptions to this minimum rent will be made for households with no or extremely low incomes that have a credible plan to gain employment and/or benefits that are expected to start within six months and can sustain the housing after subsidy period.

Standards for Determining How Long A Program Participant is Assisted

Length or duration of services provided will be based on a “progressive engagement” model, adopted by PHP, intended to provide just the support to divert or rehouse households quickly and reserve resources as much as possible for other households, while “leaving the door open” for increased assistance as needed. As described above, households entering the program will receive either:

- 1) Deposit Only Assistance, or
- 2) One Month’s Rent Plus Deposit (intended for households with a source of income sufficient to cover rent after rehousing, but needing initial support to securely transition into housing), or
- 3) Full or Partial Deposit (as needed) Plus Short Term Rental Subsidy (to temporarily bridge the income gap, typically restricted to six months but with extensions permitted upon approval
- 4) Services-Only (to locate suitable housing with no or low rent)

Based on assessed needs, households entering the program at one level and requiring additional assistance can be transferred to level of services needed within the program or can be transferred out of the program to access more intensive supports.

Standards for Type, Amount, and Duration of Stabilization Services

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

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

PROCESS FOR MAKING SUB-AWARDS

The City of intends to release a Request For Proposals(RFP)/Qualifications (RFQ) to Oakland-based homeless service agencies providing housing relocation, stabilization and financial assistance services to rapidly rehouse homeless households and prevent homelessness for those near homelessness in Oakland.

Agencies applying for ESG funds under the RFP process will submit proposals for rapid rehousing, homeless prevention, shelter and outreach. Each proposal will be ranked by a panel selected from persons associated with homeless services and permanent supportive housing in the bay area, and at least one recipient homeless service.

Upon completion of panel review and scoring, proposals will be ranked for each service category. Projects are compared with other projects of the same type, with the same points available in the ranking process. For example, Homeless Prevention projects are to be compared with other homeless prevention projects. Rapid rehousing projects are to be compared to other rapid rehousing projects, etc.

Based on ranking and panel considerations, agencies will be selected for ESG funding. Agencies selected by review panel for funding under the ESG program will be recommended to Oakland City Council for authorization. Selected agencies will be informed of award recommendations. Contract negotiations, guided by panel recommendations will convene solidifying service scope for each ESG funded agency.

Upon City Council approval of recommended ESG sub-awards, grant agreements are executed, establishing agreed upon services, terms, compensation, requirements and governing regulations.

Agencies applying for ESG funds under the RFQ process will follow a process similar to that of the RFP process referenced above. RFQ applicants will consist of currently funded agencies for currently funded homeless service activities.

HOMELESS PARTICIPATION REQUIREMENT

City of Oakland is planning, in conjunction with Everyone Home (Alameda County Continuum of Care), to host a forum each year for homeless clients in order to involve them in policy-making and decisions regarding ESG funding. The City of Oakland will make certain to contact and invite homeless or formerly homeless individuals to participate in Request For Proposal (RFP) processes or other application processes involving ESG funding for Oakland PATH Strategy services, assistance, and/or facilities.

PERFORMANCE STANDARDS

City of Oakland participates in the EveryOne Home "Measuring Success and Reporting Outcomes" initiative which has established performance measures and benchmarks for all

components of the homeless service system. All providers in the Priority Home Partnership will be contractually expected to meet or exceed performance standards.

- Targeting those who need the assistance most: In designing Priority Home, the community has developed targeting criteria to maximize the chances that assistance is given to those who are already homeless or most likely to become so. As all agencies must be in agreement with this targeting structure to participate, this performance measure will be monitored at a program-wide level through review of HMIS data and as a compliance measure during provider monitoring.

- Reducing the number of people living on streets and in emergency shelters: Approximately 60-70% of those anticipated to be served in the ESG funded portion of Priority Home will be homeless upon entry. The other 30-40% is expected to be very likely to occupy a shelter bed if not assisted. Through review of HMIS data, Priority Home Partnership will track where people enter the program from, and EveryOne Home will compare this information to point in time count data collected annually. Because the demand for shelter currently far outstrips the resources, we do not anticipate immediate reductions in those sheltered but do anticipate increased turnover in shelter beds, allowing for more people to be sheltered instead of unsheltered.

-Shortening the time people spend homeless: a primary goal of the EveryOne Home performance Standards is reducing lengths of stay in homelessness. Rapid rehousing is expected to occur within 45 days of homelessness, and prevention assistance within 30 days of contact.

- Ensuring assistance provided is effective at reducing barriers: The greatest barrier to housing for most clients is lack of income. Two performance standards for programs in Alameda County address this barrier; 1) percent of households leaving with employment income and 2) percent of households entering with no income that leave with an income. 50% of households exiting rapid rehousing are expected to have an income from employment. They are also expected to reduce by 10%, the number of households who both enter and exit without any income.

Another demonstration of effectively having reduced housing barriers is whether people assisted later return to the system as homeless. Alameda County has a performance goal for rapid rehousing that less than 10% of households assisted return to the homeless system within 12 months, as measured by a re-entry in the HMIS system.

Coordinated Assessment System

As described above, EveryOne Home and its participating jurisdictions including the City of Oakland, implemented a coordinated assessment system for the Priority Home Partnership using HPRP which we are currently reviewing and modifying with the implementation of the Emergency Solutions Grant. The current system includes the 211 referral/ assessment line, a network of geographically- based Housing Resource Agencies offering similar housing crisis resolution services, and a set of shared criteria and assessment tools and procedures for delivering assistance. In the coming months, the community anticipates reviewing this design and planning for how to include other homeless services in a system of coordinated assessment.

CERTIFICATIONS

(Certifications To be provided)

(1) Affirmatively furthering fair housing. Each jurisdiction is required to submit a certification that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

Said certification provided with the City of Oakland's 2012/13 Consolidated Plan, Annual Action Plan.

(2) Anti-displacement and relocation plan. Each jurisdiction is required to submit a certification that it has in effect and is following a residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the CDBG or HOME programs.

Said certification provided with the City of Oakland's 2012/13 Consolidated Plan, Annual Action Plan.

(3) Anti-lobbying. The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

Said certification provided with the City of Oakland's 2012/13 Consolidated Plan, Annual Action Plan.

(4) Authority of jurisdiction. The jurisdiction must submit a certification that the consolidated plan is authorized under State and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Oakland City Council report to accept and authorize this Substantial Amendment to the 2011 Emergency Solutions Grant portion of the 2011/12 Consolidated Plan Annual Action Plan is attached to this final document.

(5) Consistency with plan. The jurisdiction must submit a certification that the housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

The City of Oakland certifies that the housing activities to be undertaken with Emergency Solutions Grant funds are consistent with the strategic plan, as amended.

(3) Following a plan. A certification that the jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

(4) Use of funds. A certification that the jurisdiction has complied with the following criteria:

(i) With respect to activities expected to be assisted with CDBG funds, the Action Plan has been

developed so as to give the maximum feasible priority to activities that will benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The plan may also include CDBG-assisted activities that are certified to be designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs;

(ii) The aggregate use of CDBG funds, including section 108 guaranteed loans, during a period specified by the jurisdiction, consisting of one, two, or three specific consecutive program years, shall principally benefit low- and moderate-income families in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period (see 24 CFR 570.3 for definition of "CDBG funds"); and

(iii) The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

(5) Excessive force. A certification that the jurisdiction has adopted and is enforcing:

(i) A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

(ii) A policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

(6) Compliance with anti-discrimination laws. The jurisdiction must submit a certification that the grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(7) Compliance with lead-based paint procedures. The jurisdiction must submit a certification that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(8) Compliance with laws. A certification that the jurisdiction will comply with applicable laws.

(c) Emergency Shelter Grant program. For jurisdictions that seek funding under the Emergency Shelter Grant program, the following certifications are required:

City of Oakland certifies that all certifications required under the HEARTH Emergency Solutions Grant (formerly Emergency Shelter Grant) are met and satisfied to HUD specifications.

(1) In the case of assistance involving major rehabilitation or conversion, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for not less than a 10-year period;

(2) In the case of assistance involving rehabilitation less than that covered under paragraph (d)(1) of this section, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for not less than a three-year period;

(3) In the case of assistance involving essential services (including but not limited to employment, health, drug abuse, or education) or maintenance, operation, insurance, utilities and furnishings, the applicant will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served;

(4) Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary;

(5) It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, local, and private assistance available for such individuals;

(6) It will obtain matching amounts required under ? 576.71 of this title;

(7) It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter;

(8) To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under this program, in providing services assisted under the program, and in providing services for occupants of facilities assisted under the program; and

(9) It is following a current HUD-approved consolidated plan (or CHAS).

(10) A certification that the jurisdiction has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge

from immediately resulting in homelessness for such persons.

Alameda County EveryOne Home (continuum of care), with City of Oakland as a stake holder, is taking steps to fully implement a county-wide discharge policy that prevent homelessness for persons being discharged from publicly funded institutions or systems of care. The following strategy is being developed and implemented.

Oakland, Oakland Partners, and Alameda County are developing a comprehensive county-wide discharge policy and protocols to reduce or eliminate the release of people from public institutions to the streets or the homeless service system. Oakland Permanent Access to Housing strategy (PATH) identifies development of discharge planning policies and protocols as the lynchpin of a comprehensive homeless prevention strategy.

Strategies set for implementation under the PATH Strategy are as follows:

Strategy #1: Create Policies and Protocols to Prevent People from being Discharged into Homelessness from Mainstream Systems and their Institutions

Problem:

Many systems of care have responsibility for the discharge of people leaving their institutions. Publicly funded institutions such as hospitals, mental health facilities, prisons and jails are often a factor in creating and maintaining homelessness by discharging people to the streets or shelters.

Solution:

The lynchpin of a comprehensive homelessness prevention strategy is the development of discharge planning policies and protocols that reduce or eliminate the release of people from public institutions to the streets or the homeless service system.

Action Step:

The Alameda EveryOne Home Leadership Council is leading an effort to create systemic discharge planning policies and protocols to prevent people from being discharged into homelessness from mainstream systems and their institutions. Oakland's mainstream systems and their institutions will participate in this process.

Strategy #2: Link and Expand Current Efforts to Prevent Homelessness for People Being Discharged from Mainstream Systems of Care and their Institutions (EveryOne Home Objectives P-2 and P-3)

Problem:

Lack of coordination among the different systems of care has resulted in a fragmented approach to providing people who are leaving institutions with the support and access to resources they need to secure stable housing.

Solution:

Systems must work together to ensure continuity of care and linkages to appropriate housing and community treatment and supports to help people make successful transitions to the community when they are released from foster care, jails, prisons and health care, mental health or substance abuse treatment facilities.

Action Steps:

- Convene and create strategic linkages between current Oakland-based efforts to prevent homelessness and/or decrease recidivism for people reentering Oakland from mainstream systems of care and their institutions through pre-release and discharge planning, integrated and timely support services, case management, affordable/supportive housing, including: Project Choice, the MOMS Project, Project RESPECT, AB 1998, and PACT. (Descriptions of these projects may be found in Attachment D, Oakland and Alameda County Discharge Planning/ Homelessness Prevention Programs for People Leaving Mainstream Systems of Care.)
- Expand current efforts to incorporate additional priority target populations (e.g., single adults.)

Expand current efforts to refine current and future efforts to include comprehensive service strategies, such as early intervention and engagement when homeless people enter mainstream systems and institutions; a full array of wraparound services (i.e., behavioral health, health care, employment); and direct linkages and priority access to affordable and/or supportive housing (housing subsidy programs, HUD McKinney funded supportive housing, and Direct PATH

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

Appendix - Alternate/Local Data Sources