

Narrative H: Self-Evaluation

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

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

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

Assessment of Housing Activities and Accomplishments.

Progress in Meeting Annual and Five-Year Numeric Goals

The table on the following pages shows the five-year and one-year goals for housing and homeless activities established in the City's Consolidated Plan, and the progress toward these goals that was achieved in FY 2004-2005.

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

The City made substantial progress toward meeting many of its housing goals. As can be seen in the chart on the following pages, the City exceeded its five-year goals for housing development for rental housing for families, seniors and persons with special needs, and for development of new owner-occupied housing.

The City's first-time homebuyer program five-year goal was not met because the housing market continued to make it difficult for low income households to enter the housing market in Oakland. As prices for single family homes rise faster than incomes, the amount of subsidy required to assist many low income first-time homebuyers exceeded the limits of the program. The program may increase the loan limits in FY 2005-06, but is still unlikely to assist more than 50 – 100 homebuyers per year.

Progress in meeting the goals for rehabilitation of both rental and owner-occupied housing continued to be hampered by rising rehabilitation costs and the inability to develop secure funds that will allow for programs that are both flexible and feasible. In particular, development of

programs for rehabilitation of rental housing has been hampered by the requirements of both HOME and Redevelopment Agency programs to ensure long term rent and income limits, which many private owners are unwilling to accept.

As noted in the FY 2002-03 CAPER, the City abandoned its plan to use Section 108 for rental rehabilitation because the funds would have relied on amortizing loans that would likely have required participating owners to raise rents above affordable levels. The City continues to work with the Oakland Housing Authority to find ways to combine project-based Section 8 assistance with City rehabilitation loan programs, which allow owners to realize higher rents needed to service additional debt, while ensuring affordability for very low income families.

The City also discontinued plans to use Section 108 for single family housing rehabilitation, again because the debt service on the loans would have been unaffordable to most of the participants in the City's rehabilitation programs. The CDBG-funded Home Maintenance and Improvement Program (HMIP) has experienced substantial increases in rehabilitation costs, including the additional costs associated with Lead Paint abatement. As a result, progress has been slower than anticipated and most likely will not meet more than two thirds of its five-year goal. Programs for minor and emergency home repairs have been more successful, and the City expects to meet its goal of 1200 units in 5 years.

On a more positive note, while the City's Vacant Housing Acquisition and Rehabilitation program (VHARP) to help developers acquire and restore blighted properties did not initially attract much interest, in the past year there has been more activity and most of the funds are likely to be committed.

The number of units assisted under the Paint Programs fell sharply due to the high costs associated with complying with recent HUD rules regarding abatement of lead-based paint hazards. The program was reworked to meet the standards, and in FY 2004-05 it greatly exceeded its goals. For the five-year period, 330 homes were assisted, far more than was expected with the revamped guidelines, but less than the ambitious target of 3,000 homes that was established prior to the new lead paint rules going into effect. Many of these grants are offered in tandem with HMIP loans.

For extremely low income households, the principal program for providing housing assistance is the Section 8 rental assistance program. The Oakland Housing Authority exceeded its five-year goal to obtain 1,000 new certificates/vouchers. The Housing Authority continues to explore mechanisms to increase the ability of certificate/voucher holders to find homes and apartments that will accept Section 8 assistance. However, proposed changes to the funding formulas and the lack of funding for new Section 8 could result in a reduction in the number of households served by this program.

Performance Measures and Impacts for Five Year Period

New affordable rental housing was made available to 414 families, and new affordable owner-occupied housing was made available to 149 families as a result of new construction and substantial rehabilitation activities (another 592 units are in the pipeline).

Access to affordable homeownership through purchase of existing homes was made available to 287 lower income families through the City's first time homebuyer program.

Improved housing conditions and more years of affordability were made available to 266 families through preservation of existing assisted housing.

Improved housing conditions and living environment were provided to 129 extremely low income families as a result of the rebuilding of existing public housing developments (another 106 units are in the pipeline).

Decent and safe housing was made available to 204 families through moderate rehabilitation of their existing owner-occupied homes. Lead-based paint hazards were eliminated for 315 families. Housing conditions were improved by eliminating immediate health and safety problems for 1,158 families through the Emergency and Minor Home Repair programs.

Over 1,000 very low income households were able to access rental housing at affordable rents as a result of new housing assistance vouchers provided through the Oakland Housing Authority's Section 8 program.

New affordable housing opportunities with supportive services were made available to 333 senior and disabled households as a result of new construction of supportive housing (another 465 units are underway).

Housing was made physically accessible for 62 persons with disabilities as a result of physical modifications made to existing housing through the City's grant program for accessibility modifications.

Barriers to meeting goals and objectives

The City has encountered additional barriers to meeting goals and objectives such as staff reductions in the rehabilitation and development units making it difficult to maintain levels of service. In addition, lack of adequate funds continues to be a significant barrier given the magnitude of needs and the high cost of providing housing in this market. The age of the housing stock in Oakland also makes rehabilitation programs for rental and ownership housing prohibitively expensive, particularly with the cost of meeting federal standards for abatement of lead-based paint hazards. The widening gap between the price of single-family homes and the income of potential first-time homebuyers continues to pose a serious obstacle to the expansion of homeownership opportunities and an increase in the City's homeownership rate.

Status of Grant Commitments and Disbursements

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

Housing and Homelessness Goals and Accomplishments

Priority/Action	Performance Measure	Annual Action Plan		5-Year Plan (2000-2005)	
		1-Year Goal (FY 2004 -05)	1-Year Actual (FY 2004 -05)	5-Year goal (2000-2005)	5-year Actual (2000-2005)
Priority A: Preservation/Expansion of Supply of Affordable Housing					
Rental Housing New Construction and Substantial Rehab	units built	17	140	400	414
	units underway				459
Scattered Site Single Family Housing Development	units built	43	28	100-200	149
	units underway				133
Single Family Housing Acquisition/Rehabilitation	units built	-	-	30-60	-
	units underway				-
Preservation of Existing Affordable Units	units built	130	130	All units	266
	units underway				0
Renovation of Public Housing (HOPE VI)	units built	0	46	n/a	129
	units underway				106
Priority B: Assistance to First-Time Homebuyers					
Mortgage and Downpayment Assistance	units assisted	50	75	600	287
Housing Counseling – prepare first-time homebuyers for ownership	no measure	-	-		-
Mortgage Credit Certificates (contingent on Federal funding)	certificates	na	7	-	91
Priority C: Housing Rehabilitation and Neighborhood Improvement					
Owner-Occupied Housing Rehabilitation	units completed	35	35	600	204
	units underway				25
Rental Housing Rehabilitation	units completed	-	-	350	-
	units underway				-
Paint Programs for Owner-Occupied Housing	units completed	20	58	3,000	315
	units underway				16
Minor and Emergency Home Repairs	units completed	200	231	1,200	1,158
Priority D: Rental Assistance to Extremely Low Income Families					
Tenant Based Rental Assistance	new vouchers		-	1,000	1,008
Project Based Rental Assistance	units assisted		-	n/a	35

Priority/Action	Performance Measure	Annual Action Plan		5-Year Plan (2000-2005)	
		1-Year Goal (FY 2004 -05)	1-Year Actual (FY 2004 -05)	5-Year goal (2000-2005)	5-year Actual (2000-2005)
Priority E: Prevention and Reduction of Homelessness					
Outreach and Information Referral					
Homeless Mobile Outreach Program	people	2,000	1,720	10,000	7,847
Health Care for Homeless	people	3,000	235	15,000	2,433
Other Outreach Services	people	3,000	1,511	15,000	3,908
Information and Referral Services	people	3,000	5,800	15,000	7,583
Emergency Shelters and Services					
Existing Year-Round Emergency Shelter System	people	2,100	5,005	10,500	73,008
Winter Shelter	people	11,921	1,955	59,605	36,271
Emergency Shelter Hotel/Motel Voucher Program	people	400	334	2,000	8,538
Transitional Housing					
Existing Transitional Housing Facilities	families	137	77	440	680
Transitional Housing Jobs Campus at Oakland Army Base		11-19		Build jobs campus for 50 people	-
Supportive Services Program	housing units	150-170		900	616
Homeless Prevention					
Rental Assistance	households	86	18	430	1,245
Eviction Prevention	households	70	8	350	971
Legal Assistance	cases	790	1,511	3,505	7,214
Housing Counseling	cases	670		3,300	12,813
Tenant Education Program	cases	60	453	275	1,073
Linked HIV/AIDS					
Service-Rich Housing for PLWAA and Families	people	11	15	55	82
Services and Referral	people	300	499	1,500	3,348
Permanent Housing	housing units	9	46	46	210
Priority F: Housing For Seniors and Persons with Disabilities					
Housing Development	units built	58	58	150	333
	units underway				465
Access Improvement modifications	units completed	10	12	60	62
	units underway				3
Priority G: Fair Housing					
Referral, Information, and Counseling to Residents w/Disabilities	households	-	877	n/a	4,147
Referral, Information, and Counseling to Residents	households	-	3,655	n/a	17,111
Referral, Information, and Counseling to Families w/Children	households	-	-	n/a	1,624