

**CITY OF OAKLAND**  
**Department of Housing and Community Development**

**First Draft** FIVE YEAR CONSOLIDATE PLAN  
For  
Fiscal Years 2021/22 – 2024/25



*July 1, 2020– June 30, 2025*  
*Draft for public review June 22, 2020- June 29, 2020*

## **Executive Summary**

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

#### **1. Introduction**

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

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

The City of Oakland Five Year 2020/21 - 2024/25 Consolidated Plan for housing and community Development is a comprehensive analysis of current market conditions, housing and community development needs, and outlines strategies for meeting those needs in Oakland.

Strategies outlined in this Con Plan are in alignment with the three major goals established under the Housing and Community Development Act of 1974 from which the CDBG Program originated:

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

Each meeting one of three national objectives:

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

3. To meet an urgent need.

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

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

This Con Plan is developed in consultation and coordination with various City departments, analysis of demographic data, citizen participation, consultations with public, private and nonprofit organizations, Alameda County jurisdictional partners, Oakland Housing Authority, and other government agencies.

Because funds are limited and unmet needs are great, the City leverages Con 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.

The Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite which was introduced in 2012. Since that time, HUD requires grantees submit their Consolidated Plan and year one Annual Action Plan using the Consolidated Plan template through the Integrated Disbursement and Information System (IDIS), their nationwide database. Most of the data tables in the Plan are populated with default data from the U.S. Census Bureau, specifically 2011-2015 American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data. Other sources of data are noted throughout the Plan.

The Plan is divided into six sections:

- Executive Summary
- The Process
- Needs Assessment
- Market Analysis
- Strategic Plan
- Annual Action Plan

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

### **Overview**

In consideration of current housing needs, affordability concerns, displacement rates, increased gentrification, the state of homelessness, underserved communities, disparity of opportunity and access for minorities and low- to moderate-income households in Oakland, the City of Oakland has identified six major goals, appropriate to focus intent, actions and resources towards over the next five years. These goals include:

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

## **3. Evaluation of past performance**

The City of Oakland reports past performance of Consolidated Plan goals through the Consolidated Annual Performance and Evaluation Report, available online at: <https://www.oaklandca.gov/resources/read-past-consolidated-plans>

Each CAPER reported under the 2015/16-2019/20 Five Year Consolidated Plan report on the progress towards the City major goals for affordable housing, homeless services, economic development, public services, public facilities and other community development priorities'

From fiscal year 2015/16 – 2019 the City has made commendable progress toward meeting many of the major goals above increasing affordable housing preservation and production,



home ownership, special needs housing, assistance to businesses, homeless services and facilities, public facilities. Below is a summary of accomplishments reported in the 2018/19 CAPER. For accomplishments reported in the 2015/16 through 2018/19 CAPER for the City of Oakland, please go to <https://www.oaklandca.gov/resources/read-past-consolidated-plans>

## **Affordable Housing**

### **Pre-Development/Funding Commitments/Projects Underway**

- Full funding commitments received for 211 affordable housing units at Parcel F of the Brooklyn Basin project.
- Predevelopment activities continued for 254 family units at Parcel A of the Brooklyn Basin project.
- Construction projects under way for 37 units of family housing at the Camino 23 family affordable housing project.
- Partial funding for the West Grant & Bush project for 59 family housing units.
- 7<sup>th</sup> & Campbell project for 30 ownership housing units and site acquisition successful in receiving a Supportive Housing Multi-Family Housing Program funding from the State. Disposition and Development Agreement underway; and predevelopment continues.

### **Production/Completed Construction**

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### **Preservation**

Completed 64 housing rehabilitation projects under the City of Oakland Residential Lending and Rehabilitation programs, with approximately 53 projects underway at the end of the performance year.

### **Homeownership Activities**

- First Time Homebuyers Program processed 10 new home loans under the Mortgage Assistance Program (MAP) supporting 10 low and moderate income first time home buyers with the purchase of homes in Oakland. Two of the 10 purchases were assisted with a combination of MAP and CalHome funds. Three additional reservations were received under the CalHome program and pending for Fiscal Year (FY) 2019/20.
- Homeownership Education Program enrolled 1,179 attendees. 45% of attendees completed all sessions. 55% of attendees completed initial session. Attendees received information on the types of assistances and programs offered by lender partners.

- Under the OakTown Roots Affordable Housing Project, formerly blighted, abandoned and tax defaulted properties were acquired for the development of new below market rate single family detached homes. Two of 16 homeownership applications received were approved in FY 18/19 and the first sale under this pilot program closed in June 2019.

### **Anti Displacement**

- Provided financial assistances to 53 households needing to move due to code enforcement issues and/or natural disaster causing housing to become inhabitable.
- Continued operations of the Housing Resource Center (formerly Housing Assistance Center), a one-stop housing services and referral system, which serves approximately 2,400 (200/month) vulnerable residents, annually.
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### **Public Housing**

Oakland Housing Authority continue to partner in meeting the housing needs through public housing by maintaining low vacancy rates and administration of the Making Transitions Work (MTW) program. With challenges of landlord participation in the MTW Housing Choice Voucher program and competing high market rate rents, OHA implemented several landlord-related initiatives to bolster the program by adding extra supports for existing landlords and incentives for new owners to join the program. Efforts were focused on 23 ongoing and newly approved activities during the program year.

### **Homeless Services & Hunger Program**

- Through the Crossroads Emergency Shelter operated by East Oakland Community Project (EOCP) 502 homeless individuals (474 households) received shelter and transitional housing at the Crossroads Shelter facility. Crossroads Shelter, funded by ESG and CDBG, provided 37,150 bed nights for single adults and families reaching a 79% occupancy (lower occupancy than usual due to several months of an 8-10 bed shelter dorm being off line for renovations). In addition, 111 households exited Crossroads to permanent housing and 129 to transitional housing. An additional 10 beds of winter shelter were made available at Crossroads between November 2018 and April 2019. 25 Senior shelter beds were funded for homeless seniors at St. Mary's for the Winter Shelter season and the program served 94 total unduplicated households. St. Mary's also served 42 households through Rapid rehousing. Through Homeless Mobile Outreach 673 unduplicated individuals were served.
- The City's Hunger Program consists of two main service delivery of foods for the homeless, low income, and senior residents

### **Annual Thanksgiving Dinner**

The city provided a full Thanksgiving meal to more than 2000 low income, homeless, and senior residents free of cost. This event Provides free transportation from Senior Centers, shelters, and other community locations and provides free coats donated by the public to the needy. Over 300 volunteers make the event possible.

Hunger Program Brown Bag Distribution Program distributed 3400 bags each month for 9-months in the 2018/2019 distribution year. A total of 30,600 Brown-Bags were distributed. Each bag provides a balanced meal for a family of four including a protein, two dry goods, and a selection of at least four different fresh vegetables or fruits.

There are 14 locations throughout the City distributing Hunger Program Brown Bags.

### Supportive Housing Program

Through the City's Transitional and Rapid Rehousing Programs, approximately 694 households received transitional housing and supportive services, assisting each household to become more stable, as they moved toward obtaining permanent housing. The City's Coordinated Entry Program for Families, also known as Family Front Door (FFD) completed its second fiscal year of operations in FY 18/19. A new transitional housing program for homeless adults, The Holland, came online in November 2018, and by the end of FY 18-19, it had served 99 individuals with interim housing and supportive services.

### Special Needs Housing

Through the Housing Opportunities for Persons with AIDS program (HOPWA) 15 HIV/AIDS housing units were added in Contra Costa County. 84 AC and CC clients received short term mortgage & utility assistance (STRMU), 26 permanent housing placements, and advocacy services and information & referral provided to 500 AC and CC clients. Development of 32 affordable housing rental units for persons living with AIDS were in progress at the end of the performance period.

### Economic Development

- Oakland's Bus Rapid Transit (BRT)-Business Sustainability Program(BSP) issued two Business Assistance Fund (BAF) grants in May 2018. No additional loans provided in 2018/19. \$1,000,000 in CDBG Funds was set aside and utilized to provide additional financial assistance to businesses in 2019/20.
- BRT Technical Assistance (TA) Providers provided TA to 874 businesses on the BRT Route to assist businesses affected by infrastructure construction work along the 9.5-mile span of this major transit development project.
- During the first year of the City of Oakland's Economic Development Workforce efforts supported over 1400 Oakland businesses being assisted of which 555 were within low-income areas of Oakland. 1,071 small business were assisted and 364 small businesses started. 469 new retail jobs were created and 358 new arts, entertainment and recreation jobs created. CDBG funds the technical assistance services provided to these businesses through the City's Economic Development Department.
- Commercial Lending - The City's Commercial Lending program, operated by Main Street Launch (MSL) funded 14 loans out of 18 applicants. Loans funded 6 start ups and 7 existing businesses. 66% jobs created and retained were in low- moderate-income areas. Businesses assisted included eateries, bars, retail, health & fitness, and a publishing business. Loan amounts ranged from \$2,935 to \$250,000. CDBG funds supported the operations of this program, while loan sources of over \$1,653,179 were secured by MSL to support the needs of local businesses either serving low and moderate income residents of Oakland, employing low

and moderate income residents or owned by low and moderate income Oakland residents. Through the 13 loan applications funded under the Commercial Lending Program, 71 jobs created and 77 jobs retained in Oakland. In addition, MSL provided over 1,200 hours of technical assistance to new applicants and clients.

#### **CD District Recommended Activities (CDBG Funding) for Public Services and Infrastructure Improvements & Economic Development**

Approximately \$1.7 million in FY18/19 CDBG funding and carry-forward funds for CDBG-eligible activities based on recommendations submitted by City's seven Community Development (CD) District Boards under the 2017/19 CDBG Request for Proposal (RFP) process.

More than 3,935 residents with low- to moderate incomes or on low- to moderate-income areas benefitted from the public services recommended by the CD District Boards of Oakland during FY 2018/19. Public Services activities were carried out through 16 CDBG funded sub recipient grant agreements with 14 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. The activity categories funded and carried out during this report period were: homeless services, crime prevention/awareness, micro enterprise and business assistance, general public services, senior and youth services, graffiti removal, legal services and tenant/landlord counseling. In addition, two Oakland departments received CDBG funding for public service activities.

CD District Boards recommended FY 2018/19 CDBG funds for Infrastructure and public facility improvements for nine projects. Projects completed in FY 2018/19 include the Lincoln Square Park Junk Boat Structure; Willie Keyes Recreation Center & Park renovation; Brookfield Park Swing Set Project; Jack London Aquatic Center Dock Project; Frog Park Play Structure, Peralta Hacienda Phase 4A, Covenant House Teen Center Rehabilitation project. Projects completed in FY 18-19 includes projects funded with prior year CDBG funds. The balance of 18/19 projects are underway with estimated completion dates not later than December 31, 2019. All CDBG funded infrastructure and public facility improvements predominantly serve residents in low and moderate income areas.

#### **4. Summary of citizen participation process and consultation process**

The City of Oakland is required Chapter 24 of the Code of Federal Regulations (CFR) Section 91.105 (24 CFR 91.105) to have a detailed Citizen Participation Plan that describes the City's policies and procedures for public involvement in the development of the Consolidated Plan and the use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grant (ESG) funds. This Citizen Participation Plan must be available to the public.

The Citizen Participation plan was last updated through the First Substantial Amendment to the 2019/20 Annual Action Plan. The CDBG Program operates under the “Community Participation Plan for Community Development” which was first adopted by the Oakland City Council in 1978 and amended in 1980, 1994 and 2000. This plan updates *flexibilities* established and authorized by the United States Department of Housing & Urban Development (HUD) Memorandum dated April 9, 2020 regarding “CARES Act Flexibilities For CDBG Funds Used To Support Coronavirus Response & Plan Amendment Waiver” to allow the City, as a grantee of Fiscal Year 2020/21 and 2019/20 CDBG and CDBG-CV (Coronavirus CARES Act) funds to:

*(A) Amend the City’s citizen participation plan to establish expedited procedures to draft, propose, or amend consolidated plans. Expedited procedures must include notice and reasonable opportunity to comment of no less than 5 days. The 5-day period can run concurrently for comments on the action plan amendment and amended citizen participation plans.*

*(B) Meet public hearing requirements with **virtual** public hearings if: (1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and (2) virtual hearings provide reasonable notification and access for citizens in accordance with the grantee’s certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.*

#### Encouragement of Public Participation

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

#### The Stages of the Process

##### **A. Identifying Needs**

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

In the development of the Five-Year Strategy, the City of Oakland may hold community meetings to determine the specific needs and priorities identified by low and moderate income people. The City may also consult with various boards and commissions, such as the Commission on

Aging, to further solicit information on the housing and community development needs of low and moderate income people.

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

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

#### General Information

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

#### Technical Assistance

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

#### Availability of a Proposed Action Plan

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

At this time, the City will provide the public with an estimate of the amount of CDBG, HOME, ESG, and HOPWA it expects to receive in the upcoming year, along with a description of the range of types of activities that can be funded with these resources. Also, the public will be given an estimate of the amount of these funds that will be used in ways to benefit low and moderate income people.

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

So that low- and moderate-income people can determine the degree that they might be affected, the Proposed Annual Action Plan will be complete containing: an estimate of the amount of federal grant funds that will be made available, a discussion of leveraging of other resources, and a written description of all proposed uses of CDBG, HOME, ESG, and HOPWA

funds. The plan will also describe specific activities and projects to be undertaken during the fiscal year, as well as other actions to be undertaken in public policy, institutional structure, public housing improvements, public housing resident initiatives, lead based paint hazard reduction, coordination efforts and anti-poverty strategies.

#### Public Hearing on Proposed Annual Action Plan

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

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

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

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

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

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

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

The public will be notified whenever there is a Substantial Amendment as defined below. The following

will be considered “substantial” amendments as determined by the City:

1. A change in the use of CDBG funding from one activity to another (i.e., “reprogramming” of
  2. CDBG funds).
  3. Funding of an activity type not described in the Annual Action Plan.
  4. Changing the priorities contained in the Five Year Strategy
  5. Increasing or reducing the amount allocated to an activity by more than 25 percent.
- Changes of

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

2.

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

Per HUD Regulations at 24 CFR 91.520 the City must submit to HUD a Consolidated Annual

Performance and Evaluation Report (CAPER) by September 28 or within 90 days of the close of the program year. The Annual Performance Report describes how funds were actually used, outlines the program year accomplishments and shows the extent to which these funds were used for activities that benefited low- and moderate-income people.

### *Public Notice and Comment for the Annual Performance Report*

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

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



**5. Summary of public comments**

Comments received during the public comment period and public hearing will be entered here.

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

N/A

**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
CDBG & CDBG-CV Administrator/Coordination and Preparation of the Consolidated Plan	OAKLAND	Housing and Community Development Department, CDBG Division
HOME Administrator	OAKLAND	Housing and Community Development Department/ Housing Development Services
HOPWA & HOPWA-CV Administrator	OAKLAND	Department of Human Services, Community Housing Services Division
ESG & ESG-CV Administrator	OAKLAND	Department of Human Services, Community Housing Services Division

**Table 1 – Responsible Agencies**

#### Narrative

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

The City of Oakland Department of Housing & Community Development administers the CDBG, CDBG-CV and HOME Entitlement grants and the Department of Human Services administers the HOPWA, HOPWA-CV, ESG and ESG-CV programs. The CDBG Division of HCD is responsible for

coordinating and preparing the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

**Consolidated Plan Public Contact Information**

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



## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the plan. This Plan includes a summary of the consultation process, including identification of the agencies that participated in the process.

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

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

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

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

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

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation.

EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, 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. 2) Increase housing opportunities for the plan's target populations. 3) Deliver flexible services to support stability and independence. 4) Measure success and report outcomes.

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

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

ESG grantees and the CoC, via Everyone Home, and will continue this process for FY 2020-2025 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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/ Organization</b>	EAST BAY COMMUNITY LAW CENTER
	<b>Agency/Group/ Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted around needed Fair Housing services, outreach, antidisplacement and needed services to persons with criminal records seeking to rent housing.  Anticipated outcomes: Expansion of existing fair housing program that will include anti-displacement activities including outreach and education to landlords and potential renters on the City Fair Chance Ordinance which removes barriers to housing for community members returning from the criminal justice system, making it possible for them to live with family members and access all forms of housing like everyone else needs and deserves.
2	<b>Agency/Group/ Organization</b>	ALAMEDA COUNTY HEALTH CARE SERVICE AGENCY
	<b>Agency/Group/ Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness
	<b>How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	EveryOne Home – Health Services
3	<b>Agency/Group/ Organization</b>	DEPARTMENT OF HUMAN SERVICES
	<b>Agency/Group/ Organization Type</b>	Services-Education



	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Homelessness Special Needs Housing
	<b>How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
4	<b>Agency/Group/ Organization</b>	PARTICIPATING JURISDICTIONS FOR THE REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
	<b>Agency/Group/ Organization Type</b>	Regional Planning
	<b>What section of the Plan was addressed by Consultation?</b>	Analysis of Impediments to Fair Housing
	<b>How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formed a countywide effort to increase fair housing choices for residents across the county. The County of Alameda, as lead agency, and multiple participating jurisdictions—the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda—have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.
5	<b>Agency/Group/ Organization</b>	DEPARTMENT OF HUMAN SERVICES
	<b>Agency/Group/ Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Needs assessment and strategic plan

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Distributed paper surveys to service recipients of this City Agency seeking input on community needs and housing discrimination.
6	<b>Agency/Group/Organization</b>	ALAMEDA COUNTY ENTITLEMENT JURISDICTIONS
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
7	<b>Agency/Group/Organization</b>	Mayor Libby Schaaf & Oakland City Council
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	HOUSING RESOURCE CENTER/DEPT OF HOUSING & COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Development Anti-Displacement Relocation Program
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lead on Antidisplacement, HRC services, Fair Chance Housing Ordinance activities
9	<b>Agency/Group/Organization</b>	COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS
	<b>Agency/Group/Organization Type</b>	Community Advocates
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Community Development Public Services Community Development Public Facilities Economic Development

	<b>How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participation in the CDBG Request for Proposals. CD Districts established funding priorities for their perspective districts, reviewed and ranked proposals submitted, and recommended funding allocations for public services, economic development, public facility capital improvements and other activities included in the Plan.
10	<b>Agency/Group/ Organization</b>	COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS
	<b>Agency/Group/ Organization Type</b>	Community Advocates
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Community Development Public Services Community Development Public Facilities Economic Development
	<b>How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participation in the CDBG Request for Proposals. CD Districts established funding priorities for their perspective districts, reviewed and ranked proposals submitted, and recommended funding allocations for public services, economic development, public facility capital improvements and other activities included in the Plan.

11	<b>Agency/Group/ Organization</b>	CITY OF OAKLAND DEPARTMENTS
	<b>Agency/Group/ Organization Type</b>	Local Goverment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Annual Action Plan Homelessness Strategy Community Development Public Services Community Development Public Facilities Economic Development
	<b>How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Grant administrating departments and City programs funded Increased coordination of services
12	<b>Agency/Group/ Organization</b>	AMY HEISTAND

	<b>Agency/Group/ Organization Type</b>	Consultants
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Strategic Plan Update to End Homelessness	EveryOne Home	County-wide plan that serves as a guide to addressing and ending homelessness Countywide.
Oakland Path (Permanent Access To Housing) Framework	City of Oakland-Human Services	<p>The framework outlines specific strategies to reduce homelessness in Oakland:</p> <ul style="list-style-type: none"> <li>○ Fewer people become homeless each year</li> <li>○ More people return to housing as quickly as possible</li> <li>○ Expand, improve, and maintain crisis response beds</li> <li>○ People who have been homeless have the incomes and supports they need to avoid returning to homelessness</li> <li>○ Expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents</li> <li>○ Address impacts of unsheltered homelessness on sheltered and unsheltered neighbors</li> </ul>
Housing Element	City of Oakland Housing & Community Development Department Bureau of Planning/Strategic Planning	The Housing Element Goals are expansive in that they contain both housing policy goals in addition to land use planning policy goals directly related to 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 under Section 8 and Making Transitions Work Program. MTW overlaps with "public housing" goals of this Plan.
2019 Alameda Countywide Homeless Count and Survey	Alameda County EveryOne Home	Homeless population data analysis.



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Regional Analysis of Impediments to Fair Housing Choice	Alameda County	HUD requires that an analysis of impediments be conducted every five years as part of a five-year Consolidated Plan. Oakland participated in this Regional effort with partnering jurisdictions and housing authority agencies of Alameda County.

**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(l))**

Oakland coordinated with East Bay HOME participating jurisdictions (Alameda County, Contra Costa County, Berkeley and Richmond) to compare and coordinate monitoring of HOME assisted projects. This collaborative periodically reconnects to discuss issues related to the management of HOME program resources and to share best practices.

Oakland partnered in the Alameda County Regional Analysis of Impediments to Fair Housing Choice, a countywide effort to increase fair housing choices for residents across the county. The County of Alameda, as lead agency, and multiple participating jurisdictions—the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda—formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

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.



## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

This plan was developed with citizen participation consistent with the City's Citizen Participation Plan, amended in May 2020 in to include Substantial Amendment and Consolidated Plan flexibilities provided by HUD , to establish expedited procedures to draft, propose, or amend consolidated plans. Expedited procedures must include notice and reasonable opportunity to comment of no less than 5days. The 5-day period can run concurrently for comments on the action plan amendment and amended citizen participation plans.

In-person public hearings are not required. Grantees may meet public hearing requirements with virtual public hearings if: 1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

The Consolidated Plan was posted online for public review, with notice of public review/comment period and notice of public hearing posted in East Bay Times publication, The Post, El Mundo and Sang Tao newspapers. The Consolidated plan was posted for review from June 22, 2020 – June 29, 2020. Additional outreach was accomplished via emailed notices to Oakland community residents and non-profit agencies. All public comments received during this period will be submitted with the Final Consolidated Plan to be submitted to HUD.

Prior to the development of the Consolidate Plan, several in person and virtual meetings were held with Community Development District (CD) Boards, the Community, CDBG applicant agencies to establish funding priorities specific to each of the seven CD Districts; develop a Request for Proposals (RFP) to address established Board priorities; provide two CDBG RFP orientations for interested applicants and board members; coordinate proposal presentations (virtually); CD Board trainings; and to receive CD District Board recommendations. Results of this process informs the direction of a portion of CDBG fund resources.

## **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Citywide  Minorities  low/moderate income.  Persons with disabilities  Non-targeted/broad community	Community Meeting May 19, 2020  Virtual Council Meeting	N/A	All Comments and questions were accepted and recorded	<a href="http://oakland.granicus.com/MediaPlayer.php?view_id=2&amp;clip_id=3630">http://oakland.granicus.com/MediaPlayer.php?view_id=2&amp;clip_id=3630</a>
2	Internet Outreach	Minorities  Non-English Speaking - Specify other language: English, Spanish, Chinese  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	To be entered July 1, 2020	Con	All Comments were accepted and recorded at both sessions.	<a href="https://www.oaklandca.gov/documents/five-year-consolidated-plan-fy-2020-21-through-2024-25">https://www.oaklandca.gov/documents/five-year-consolidated-plan-fy-2020-21-through-2024-25</a>
3	News Papers  El Mundo  The Post  East Bay Times publication  Sang Tao	Low/moderate Income  English Speaking  African American  Hispanic  Asian	To be reported after public comment peiord	To be reported after public comment peiord		
4	Email Distribution	Low/moderate Income  Applicant Agencies  City Departments	To be reported after public comment period	To be reported after public comment period		
5	Public Hearing	Low/Moderate Income	To be reported after June 30 Public Hearing	To be reported after June 30 Public Hearing		<a href="https://oakland.legistar.com/Calendar.aspx">https://oakland.legistar.com/Calendar.aspx</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview *Needs Assessment Overview*

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 (NA-10)
- Disproportionately Greater Need (NA-15, 20, 25, and 30)
- Public Housing (NA-35)
- Homeless Needs Assessment (NA-40)
- Non-Homeless Special Needs Assessment (NA-45)
- Non-Housing Community Development Needs (NA-50)

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 data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD) based on the 2011-2015 American Community Survey (ACS). Each year, HUD receives the custom tabulations of "CHAS data" to indicate the extent of housing problems and housing needs. Other sources are noted throughout the Plan. In addition, data was gathered for the Needs Assessment from the City's Human Services Department regarding homelessness and at-risk populations in Oakland, the Oakland Housing Authority, the Department of Housing & Community Development, Race & Equity and Economic Development Department. The following definitions are useful for understanding the data and information provided in this Needs Assessment:

### Housing Problems

HUD defines four key **housing problems** including:

- 1) households living in housing lacking complete plumbing facilities;
- 2) households living in housing lacking complete kitchen facilities;
- 3) households living in overcrowded conditions, defined as 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms; and
- 4) households with housing "cost burden", where more than 30 percent of the household's total gross income is spent on housing costs.

A household is said to have a housing problem if they have any one or more of these four problems.

HUD defines “**severe housing problems**” as follows:

- 1) “Severe overcrowding” data is also provided, defined as greater than 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms; and
- 2) “Severe cost burden” in which households spend more than 50% of the household’s total gross income on housing costs.

### Income Categories

The following income categories are used throughout the Consolidated Plan:

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

*Please note that HUD’s CHAS data uses HUD Area Median Family Income, or “HAMFI.” This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.*

Oakland’s central housing needs center on lack of affordable housing, high incidence of housing cost burden, particularly among extremely- and very low-income renter populations, increasing degrees of homelessness and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and gentrification pressures that have occurred over the past decade. Some of these issues are discussed in the Market Assessment section of the Consolidated Plan.

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. Since 2010, Oakland’s population has grown by approximately 8% to 421,042 <sup>1</sup>. According to the National Association of Home Builders’ “Housing Opportunity Index” for the fourth quarter of 2019, the Oakland-Hayward-Berkeley

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<sup>1</sup> 2018 ACS ACS DEMOGRAPHIC AND HOUSING ESTIMATES - [https://data.census.gov/cedsci/table?d=ACS%205-Year%20Estimates%20Data%20Profiles&table=DP05&tid=ACSDP5Y2018.DP05&g=0400000US06\\_1600000US0653000](https://data.census.gov/cedsci/table?d=ACS%205-Year%20Estimates%20Data%20Profiles&table=DP05&tid=ACSDP5Y2018.DP05&g=0400000US06_1600000US0653000)

Metropolitan Area was ranked sixth in the national list of least affordable metropolitan areas<sup>2</sup>. The following describes how this index is calculated ([www.nahb.org](http://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. Therefore, there are really two major components – income and housing cost.” This statistic of Oakland’s unaffordability is supported by media articles, numerous housing affordability studies conducted by policy institutions, high demand for housing resources and assistance at the City’s Housing Assistance Center and responses to the City’s Community Needs Assessment survey.

According to HUD’s 2011-2015 CHAS data for Oakland, 53% of the total 158,425 households in Oakland (84,585 households) are extremely low-income, very low income, or low-income, with incomes ranging from 0-80% of AMI. Of the total households, 25% are extremely low-income (39,730 households at 0-30% AMI), 15% are very low-income (23,540 households at 31-50% AMI), and 13% are low-income (21,315 households at 51-80% AMI). Forty-four percent of Oakland’s households (69,600 households) experience housing cost burden or severe cost burden, with it disproportionately affecting renter households – 31% are owner households (21,860 households), and 69% are renter households (47,740 households). Cost burden also disproportionately impacts households at the lowest income levels – 39% of owner households (8,595 households) are extremely or very low income with cost burden, while 81% of renter households (38,885 households) are extremely or very low income with cost burden. Severe cost burden is especially acute amongst extremely low and very low income renter households – 97% (24,475 households) of the 25,560 total renter households experiencing severe cost burden are extremely or very low income. Disproportionate housing needs are evaluated in section NA-15,20, 25 and 30 below. Housing problems, including cost burden, are significantly more prevalent among lower income populations, and impact certain racial/ethnic groups at a higher level than the jurisdiction as a whole; in particular, extremely low income Pacific Islander and Hispanic populations are encountering housing problems at a disproportionate rate of more than 10 percentage points over the jurisdiction as a whole.

Public housing needs are covered in greater detail in Section NA-35. The Oakland Housing Authority principally focuses on meeting the needs of persons with incomes below 30 percent of median income; need of persons with physical and mental disabilities; the needs of persons with substance abuse problems; and the needs of persons living with HIV/AIDS.

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<sup>2</sup> <https://www.nahb.org/News-and-Economics/Housing-Economics/Indices/Housing-Opportunity-Index>



### Homeless Needs

Oakland's homeless needs are profiled in greater detail in Section NA-40 below. Based on information provided in the Alameda County 2019 Homeless Count Report , it is estimated that 8,022 people were homeless in Alameda County on January 30, 2019. The City of Oakland has it's own Oakland specific PIT Count data indicating that approximately 4,071 people were homeless in Oakland on the same date. This is a 47% from the 2,761 estimated in the 2017. Additional modeling done using the 2019 PIT count numbers indicates that for every person exiting homelessness to permanent housing, three additional people are becoming homeless.

Per the Everyone Home 2019 Homeless Count Report for Alameda County, 1,710 of the homeless population were counted as sheltered and 6,312 as unsheltered in Alameda County on January 30, 2019. It is estimated that 861 were sheltered in Oakland and 3,210 unsheltered in Oakland.

The housing and services needs of non-homeless special needs populations, such as persons living HIV/AIDS and/or with disabilities are covered in greater detail in Section NA-45 below.

Community development needs are covered in the Needs Assessment at Section NA-50. This section was developed through consultation with (1) the seven Community Development District Boards for capital improvement projects to be funded from annual allocations; (2) the City's Capital Improvement Plan (CIP) and (3) by comments on public facility needs and priorities solicited from City Council offices, residents and community-based organizations of Oakland.

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **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.

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

Tables 1 through 8 on the following pages were generated based on HUD CHAS data for Oakland the 2011-2015 period and include population, household and income demographics; housing problems including substandard kitchen and plumbing facilities, incidence of housing cost burden and severe cost burden data by income level, housing tenure type (renter and owner), and household type, and incidence of overcrowding.

As shown in Table 1 below, Oakland's household population increased only one percent between 2009 and 2015, from 156,790 to 158,425 households. However, the population increased four percent during this same period (from 390,724 to 408,075 persons). As noted in the previous section, there has been substantial population growth over the last full decade, as Oakland's current population is currently estimated at 421,042 persons. Of the total households, 95,400 households (69%) are renters, and 63,020 households (31%) are owners. In 2015, median income in Oakland was \$54,618, a 10% increase over the base year of 2009.

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2015</b>	<b>% Change</b>
Population	390,724	408,075	4%
Households	156,790	158,425	1%
Median Income	\$49,695.00	\$54,618.00	10%

**Table 1 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	39,730	23,540	21,320	13,620	60,215
Small Family Households	13,125	8,195	7,655	4,065	26,015
Large Family Households	3,380	2,980	2,385	1,285	2,970
Household contains at least one person 62-74 years of age	6,905	4,835	4,430	2,550	11,660
Household contains at least one person age 75 or older	5,950	2,960	1,870	1,015	3,555
Households with one or more children 6 years old or younger	7,080	4,335	3,430	1,700	6,870

**Table 2 - Total Households Table**

**Data Source:** 2011-2015 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	1,305	270	280	70	1,925	160	120	40	15	335
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,590	945	710	285	3,530	145	160	190	150	645
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,345	1,560	810	190	4,905	200	390	385	320	1,295
Housing cost burden greater than 50% of income (and none of the above problems)	17,480	3,865	590	80	22,015	3,310	2,555	1,560	530	7,955
Housing cost burden greater than 30% of income (and none of the above problems)	4,385	7,145	4,950	1,615	18,095	795	1,105	2,070	1,615	5,585
Zero/negative Income (and none of the above problems)	1,570	0	0	0	1,570	370	0	0	0	370

Table 3 – Housing Problems Table (One Listed Need)

Data Source: 2011-2015 CHAS



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	>80-1 00% AMI	Total	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	>80-1 00% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	22,720	6,645	2,390	620	32,375	3,810	3,220	2,175	1,015	10,220
Having none of four housing problems	9,410	10,190	11,535	7,730	38,865	1,850	3,485	5,215	4,255	14,805
Household has negative income, but none of the other housing problems	1,570	0	0	0	1,570	370	0	0	0	370

**Table 4 – Housing Problems (Two Listed Needs)**

**Data** 2011-2015 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	10,005	4,315	2,105	16,425	1,345	1,330	1,365	4,040
Large Related	2,665	1,335	260	4,260	365	565	445	1,375
Elderly	5,495	2,045	785	8,325	1,970	1,575	1,370	4,915
Other	8,300	4,725	2,765	15,790	820	635	645	2,100
Total need by income	26,465	12,420	5,915	44,800	4,500	4,105	3,825	12,430

**Table 5 – Cost Burden > 30%**

**Data** 2011-2015 CHAS  
**Source:**

#### 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	7,910	1,235	155	9,300	1,075	910	610	2,595
Large Related	2,035	300	0	2,335	305	250	55	610
Elderly	3,535	815	100	4,450	1,500	1,100	670	3,270
Other	7,130	1,785	405	9,320	740	500	300	1,540
Total need by income	20,610	4,135	660	25,405	3,620	2,760	1,635	8,015

**Table 6 – Cost Burden > 50%**

**Data** 2011-2015 CHAS  
**Source:**

#### 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	3,630	2,100	1,140	360	7,230	230	330	350	295	1,205
Multiple, unrelated family households	375	340	275	54	1,044	125	220	225	175	745
Other, non-family households	195	150	185	75	605	0	0	0	0	0
Total need by income	4,200	2,590	1,600	489	8,879	355	550	575	470	1,950

**Table 7 – Crowding Information – 1/2**

**Data** 2011-2015 CHAS  
**Source:**



	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	0	0	0	0	0	0	0	0

**Table 8 – Crowding Information – 2/2**

Data Source

Comments:

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

Oakland has a high percentage of single adults and other non-family households (unrelated individuals living together). Nearly one-third of Oakland households consist of single persons, and about 30 percent consist of two people. More than a third (36 percent) of Oakland households have more than three people (mostly family households). The high percentage of smaller households in Oakland may be due, in part, to the relatively low proportion of housing units with more than two bedrooms compared to the surrounding suburban areas. <sup>3</sup>

Many of the older adult households noted in the above tables, can be assumed to be single person households (HUD defines an elderly household as a household whose head, spouse, or sole member is a person who is at least 62 years of age). As noted in Table 2, there are 45,730 households with at least one person 62 years of age, representing 33% of the total households in the table. Table 5 and Table 6 provide additional detail on the cost burden experienced by elderly households, showing that 8,325 elderly renter households are cost burdened, 19% of all renter household types. Among owner households with cost burden, 4,915 are elderly households, 39% of all owner household types. The greatest number of elderly households with cost burden are extremely or very low income. As shown on Table 6, over half of cost burdened elderly renter households (4,450 households) are severely cost burdened, with most of these being extremely low income. Over two-thirds (67%) of the cost burdened elderly owner households are severely cost burdened.

<sup>3</sup> City of Oakland Housing Element Report 2015-2023 - <https://www.oaklandca.gov/documents/city-of-oakland-2015-2023-housing-element>

Oakland also reviewed data from the American Community Survey 2011-2015 Social Characteristics Table (DP02)<sup>4</sup> to develop an estimate of the number single person households in need of housing assistance as measured by cost burden. Data indicates an estimated 53,860 single person households (“householder living alone”), accounting for 76% of all Oakland Non-family households (71,274 households total) and representing 34% of all Oakland households.

Applying this share (76%) to the “Other” category in Tables 5 and 6 (which represents all other household types), the City calculates that more than 13,596 single-person households (76% of the 17,890 total cost burdened “Other” category for both renters and owners) in the City are cost-burdened and may require some level of housing assistance. Among this population, 8,254 households are severely cost-burdened (based on 76% of the 10,860 total severely cost burdened “Other” category for both renters and owners). 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.**

The American Community Survey 2011-2015 Social Characteristics Table (DP02) provides estimates of the total number of civilian non-institutionalized individuals who are disabled. In Oakland, there are an estimated 49,151 individuals who are non-institutionalized and living with a disability, accounting for 12.1% of the total population in Oakland. Following is the breakdown for persons living with a disability by age:

- Population under 18 years old with a disability – 2,932 individuals or 3.5% of the population within in this age range
- Population 18 to 64 years old with a disability – 27,823 individuals or 10.1% of the population within this age range
- Population 65 years old and over with a disability – 18,396 or 38.7% 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.

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<sup>4</sup> [https://data.census.gov/cedsci/table?id=ACS%205-Year%20Estimates%20Data%20Profiles&table=DP04&tid=ACSDP5Y2015.DP02&g=0400000US06\\_1600000US0653000&vintage=2018&hidePreview=false&layer=VT\\_2015\\_040\\_00\\_PY\\_D1&cid=DP04\\_0001E](https://data.census.gov/cedsci/table?id=ACS%205-Year%20Estimates%20Data%20Profiles&table=DP04&tid=ACSDP5Y2015.DP02&g=0400000US06_1600000US0653000&vintage=2018&hidePreview=false&layer=VT_2015_040_00_PY_D1&cid=DP04_0001E)

## What are the most common housing problems?

As outlined in the Needs Assessment Overview, HUD defines housing problems as 1) housing lacking complete kitchen facilities, 2) housing lacking complete plumbing facilities, 3) housing that 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 housing cost burden. As shown on Table 5, which cross-tabulates households that have one of the four listed housing problems by their incomes between 0 and 100% of AMI (“L/M households”), 18,095 total renter households and 5,585 total owner households are cost burdened and pay more than 30% of their income towards housing costs. The majority of the renter households with cost burden are extremely or very low income (11,530 out of 18,095 households). By contrast, the majority of owner households with cost burden are at incomes between 50-100% AMI (3,685 out of 5,585 households).

Cost burden is a significant affordability issue for lower income households, particularly renter households who are extremely or very low income. Tables 5 and 6 show the number of extremely low, very low, and low income households with cost burden or severe cost burden by household type and housing tenure (renter and owner). The data shown in Table 6 is a subset of Table 5. There are 57,230 Oakland households that are cost burdened, of whom 33,420 of those are severely cost burdened. Among the 44,800 cost burdened renter households, 26,465 households (59%) are extremely low income and 12,420 households (28%) are very low income. Most extremely and very low income households are experiencing severe cost burden, a strong indicator of the affordability crisis. 20,610 out of the total 26,465 extremely low income renter households with cost burden are actually severely cost burdened, spending more than 50% of their incomes on housing costs. The 12,430 cost burdened owner households are fairly evenly spread across the income groups; however, severe cost burden more greatly impacts extremely low income owner households (3,620 households out of 8,015 households).

The next most common housing problem in Oakland is overcrowding (defined as more than one person per room). As shown on Table 7, 10,829 total renter and owner households (representing 11% of total Oakland L/M households, experience overcrowding. Of this total, 82% are renter households (8,879) and 18% are owner households (1,950). The vast majority of the overcrowding is occurring in single family households, as shown on Table 7. Table 3 provides data on severe overcrowding (in which there are more than 1.5 persons per room), and shows it

is more typically experienced in renter households. There are 3,530 severely overcrowded L/M renter households and 645 severely overcrowded L/M owner households.

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

In all cases of L/M households with housing problems—living in substandard housing lacking plumbing or kitchen facilities, living in overcrowded or severely overcrowded housing, or experiencing high housing cost burdens and paying more than 30% or >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), and this includes both renter- and owner-households. As shown in Table 3, there are 66,285 L/M households out of a total 98,205 households with incomes up to 100% AMI (67% of the total) who have one of the four housing problems as noted above. Renter households experience the majority of the housing problems, with extremely low income and very low income renter households disproportionately experiencing the problems. The majority of lower income households experiencing cost burden, as shown on Table 5, are small related renter households (those with 2 to 4 related members), with 16,425 households out of 44,800 renter households. However, this household type is closely followed by “other” households (15,790 out of 44,800 renter households), which includes nonrelated persons. In addition, elderly lower income renter households are also experiencing cost burden as shown in Table 5.

**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**

Unstable living conditions, poverty, housing scarcity, and many other issues often lead to individuals falling into homelessness. For some, the experience of homelessness is part of a long and recurring history of housing instability. While there is research that demonstrates how housing instability has many of the same effects as literal homelessness, particularly on families and children, extended periods of homelessness can affect a person’s ability to obtain housing

1

and employment and lead to increased health risks. The length of time individuals remain on the street can also indicate the strain on the homeless assistance and housing systems. Twenty-five percent (25%) of 2019 PIT survey respondents in the city of Oakland reported experiencing homelessness for the first time, compared to 31% of respondents countywide. Some individuals who experience homelessness will cycle in and out of stable housing. One-third (33%) of respondents reported experiencing homelessness three or more times in the past three years compared to 27% of respondents in Alameda County.

The type of living arrangements maintained by individuals before experiencing homelessness provides a look into who is most at risk of homelessness. Twenty-seven percent (27%) of survey respondents in the city of Oakland reported living in a home owned or rented by themselves or a partner immediately prior to experiencing homelessness, compared to 32% of respondents countywide. Twenty-three percent (23%) of respondents in the city of Oakland reported staying with friends or relative.

The primary cause of an individual's inability to obtain or retain housing is often difficult to pinpoint, as it is often the result of multiple and compounding causes. An inability to secure adequate and affordable housing can also lead to an inability to address other basic needs, such as health care and adequate nutrition. When asked to identify the primary event or condition that led to their current homelessness experience, from a limited list of predominantly personal reasons, 31% cited economic factors such as job loss (13%), rent increase (11%), and other money issues (10%). Nearly one-quarter of survey respondents (24%) cited mental health (14%) and substance use (10%) issues. Although not among the most frequent responses, other reported causes of homelessness included eviction or foreclosure (7%), family or friends could not afford to let them stay (6%), and physical health issues (5%).

Many individuals experiencing homelessness face significant barriers in retaining permanent housing. These barriers can range from housing affordability and availability to accessing the economic and social supports (e.g., increased income, rental assistance, and case management) needed to access and retain permanent housing. When asked what might have helped them retain their housing, respondents most often cited income-related resources (50%), including benefits, increased income, employment assistance, and child support. Forty-one percent (41%) cited the need for behavioral health services (i.e., mental health services and alcohol or drug counseling) while 35% reported that rental assistance would have prevented their current homelessness. Other supports cited in 2019 included help obtaining resources after leaving a hospital, treatment, jail, or prison facility (9%); legal assistance (8%); and family counseling (6%).<sup>5</sup>

Lastly, the link between homelessness and race in Oakland can not be overstated. Individuals identifying as Black/African American were overrepresented in the population experiencing homelessness. An estimated 70% of persons experiencing homelessness in Oakland identified as Black/African American compared 24% of the city's general population.

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<sup>5</sup> 2019 City of Oakland Homeless County and Survey, Comprehensive Report

**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:**

Estimates of "at-risk" populations are derived from the biannual Alameda County Homeless Count required by federal funders. Alameda County conducts a research study every two years to count how many people are homeless in the county and several key characteristics of those who are unhoused. Field work and surveys will generate a report that presents data crossing two variables:

**homeless status** (unsheltered, sheltered in emergency and transitional housing, other homeless situations)

**enumeration and subpopulations** (counts of total persons, number of households with children, number of households without children, chronically homeless singles, severe mental illness, chronic substance abuse, veterans, HIV/AIDS, domestic violence, unaccompanied youth under the age of 18)

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

Please see section above on characteristics and needs of low income individuals and families

#### **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 requires communities to define disproportionate housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. As defined by HUD, disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate of 10 percentage points or more than the income level 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) the housing unit lacks complete kitchen facilities, 2) the housing unit lacks complete plumbing facilities, 3) the

household is overcrowded as defined by more than one person per room, 4) the household is cost burdened with housing costs greater than 30%.

This section analyzes the extent of these housing problems and identifies racial and ethnic populations in Oakland that have a significantly greater need using the above-noted HUD definition. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines.

The Housing Problem Charts 1, 2 and 3 below summarizes the percentage of households experiencing a housing problem in Oakland as a whole, by income level, and then by each racial/ethnic group that is reported within CHAS data. By HUD standard, *to calculate the percentage of housing problems experienced by each group, the number of households with a housing problem within the group was divided by the total number of households within that racial/ethnic group. This was then compared with the percentage of households experiencing the housing problem in the income group for the jurisdiction as a whole.* For Example, Chart 1 calculation for 0-30% AMI is calculated as follows:

Table 9 (0-30% AMI) Jurisdiction as a whole:  $31,715 / (31,715 + 6,075 + 1,940) = 80\%$   
 Table 9 (0-30% AMI) Hispanic:  $6,610 / (6,610 + 455 + 275) = 90\%$

Those groups which have disproportionate need of greater than ten percentage points by HUD definition, from the jurisdiction as a whole are highlighted. Tables 9-12 on the following pages provide detail on the number of households within each racial/ethnic group experiencing housing problems, by income level.

Housing Problems Experienced by income Bracket				
Race/Ethnicity	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
<b>Jurisdiction as a whole</b>	<b>80%</b>	<b>77%</b>	<b>54%</b>	<b>36%</b>
White	82%	81%	57%	37%
Black/African American	81%	72%	53%	30%
Asian	68%	69%	54%	43%
American Indian, Alaska Native	80%	73%	38%	4%
Pacific Islander	71%	<b>97%</b>	20%	6%
Hispanic	<b>90%</b>	82%	55%	39%

**Chart 1 - HUD Calculation Disproportionally Greater Need**

Housing Problems Experienced by income Bracket - Race Compared to Jurisdiction as a Whole				
Race/Ethnicity	0-30AMI	30-50AMI	50-80AMI	80-100AMI
Jurisdiction as a whole	47.85%	27.33%	17.49%	7.34%
White	14.99%	21.78%	27.48%	35.46%
Black / African American	41.35%	31.05%	30.72%	22.71%
Asian	18.32%	13.75%	13.55%	17.47%
American Indian, Alaska Native	0.50%	0.60%	0.29%	0.08%
Pacific Islander	0.38%	0.77%	0.09%	0.08%
Hispanic	20.84%	28.26%	24.25%	20.66%

**Chart 2 -Disproportionally Greater Need based on ratio of each race within an income group compared to total jurisdiction count of households with one or more of the four identified housing problems.**

Housing Problems Experienced by 0 -100 AMI income Bracket - Race Compared to Jurisdiction as a Whole				
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	% By Race Experiencing 1-4 Housing Problems
Jurisdiction as a whole	66,285	29,980	1,940	
White	13,610	6,855	495	20.53%
Black / African American	23,405	10,300	695	35.31%
Asian	10,720	5,985	370	16.17%
American Indian, Alaska Native	307	224	10	0.46%
Pacific Islander	274	148	4	0.41%
Hispanic	15,545	5,535	275	23.45%
	<b>63,861</b>	<b>29,047</b>	<b>1,849</b>	<b>96.34%</b>

**Chart 3- Summary of race with all AMI combined**



## 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	31,715	6,075	1,940
White	4,755	580	495
Black / African American	13,115	2,440	695
Asian	5,810	2,400	370
American Indian, Alaska Native	160	29	10
Pacific Islander	120	44	4
Hispanic	6,610	455	275

**Table 9 - Disproportionally Greater Need 0 - 30% AMI**

**Data Source:** 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 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	18,115	5,420	0
White	3,945	910	0
Black / African American	5,625	2,155	0
Asian	2,490	1,105	0
American Indian, Alaska Native	109	40	0
Pacific Islander	140	4	0
Hispanic	5,120	1,140	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

**Data Source:** 2011-2015 CHAS

### 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	11,590	9,730	0
White	3,185	2,440	0
Black / African American	3,560	3,130	0
Asian	1,570	1,330	0
American Indian, Alaska Native	34	55	0
Pacific Islander	10	40	0
Hispanic	2,810	2,335	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

**Data Source:** 2011-2015 CHAS

## 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	4,865	8,755	0
White	1,725	2,925	0
Black / African American	1,105	2,575	0
Asian	850	1,150	0
American Indian, Alaska Native	4	100	0
Pacific Islander	4	60	0
Hispanic	1,005	1,605	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2011-2015 CHAS

## Discussion

### HUD Calculation

By the prescribed HUD calculation of disproportionately greater needs as calculated in Chart 1, the highest needs overall are experienced by Pacific Islander households earning 30-50% AMI, in which 97% of the households experience a housing problem, which is 20 percentage points higher than the percentage of very low income households in the City as a whole who experience housing problems (77%).

Extremely low income Hispanic households (those earning 0-30% AMI) also experience a disproportionate share of housing problems – 90% of extremely low income Hispanic households versus 80% for extremely low income Oakland households as a whole. Other than these two exceptions, there were not other racial or ethnic groups that experienced a disproportionate amount of housing problems based on the CHAS data.

### City Calculation and Observation

However, per data from the 2020 Alameda County Analysis of Impediments to Fair Housing , as supported by Oakland’s Race & Equity Indicators for housing, a majority of people facing

housing problems are minority residents or residents who are in large households. Areas of high housing burden rates overwhelmingly comprise minority residents.

In Alameda County, 42 percent of households experience housing problems; *54 percent of black households and 58 percent of Hispanic households experience housing problems* while only 35 percent of white households experience housing problems. Of households with five or more people, 60 percent experience housing problems. About 16 percent of white households experience severe housing problems while 35 percent and 30 percent of Hispanic and black households, respectively, experience severe housing problems.

In Oakland, 50 percent of households experience housing problems; *62 percent of Hispanic households, 57 percent of black households, 54 percent of Native American households and 50% of Asian/Pacific Islander households* experience housing problems while only 37 percent of white households experience housing problems. Of households with five or more people, 74 percent experience housing problems. Nearly 44 percent of Hispanic households and 40 percent of Native American households experience severe housing problems. Only 18 percent of white households experience severe housing problems.

The City's Housing Quality Equity report shows similar results with African American, Hispanics and Asian/Pacific Islanders having the greater needs based on housing quality indicators of (1) overcrowding, (2) habitability complaints, and (3) incomplete kitchen facilities. <https://data.oaklandnet.com/stories/s/Housing-Quality/xs52-nc96>

## 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 of cost burden and severe cost burden by racial/ethnic group and identifies populations that are disproportionately affected. The chart below provides the relative incidence of cost burden and severe cost burden by racial/ethnic group as compared to the Oakland jurisdiction as a whole. Table 13 on the following page provides the number of households, by category.

Households with Cost Burden & Severe Cost Burden - City of Oakland					
Race/Ethnicity	Total Number of Households	Hhs with Cost Burden	% of Hhs with Cost Burden (30-50% spent on housing costs)	Hhs with Severe Cost Burden	Hhs with Severe Cost Burden (>50% spent on housing costs)
<b>Jurisdiction as a whole</b>	<b>158,425</b>	<b>34,590</b>	<b>22%</b>	<b>35,000</b>	<b>22%</b>
White	53,955	9,910	18%	7,870	15%
Black/African American	45,600	11,005	24%	13,395	29%
Asian	24,805	5,500	22%	5,055	20%
American Indian, Alaska Native	680	95	14%	185	27%
Pacific Islander	624	170	27%	105	17%
Hispanic	27,045	6,570	24%	7,045	26%

**Table 13**

## **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.

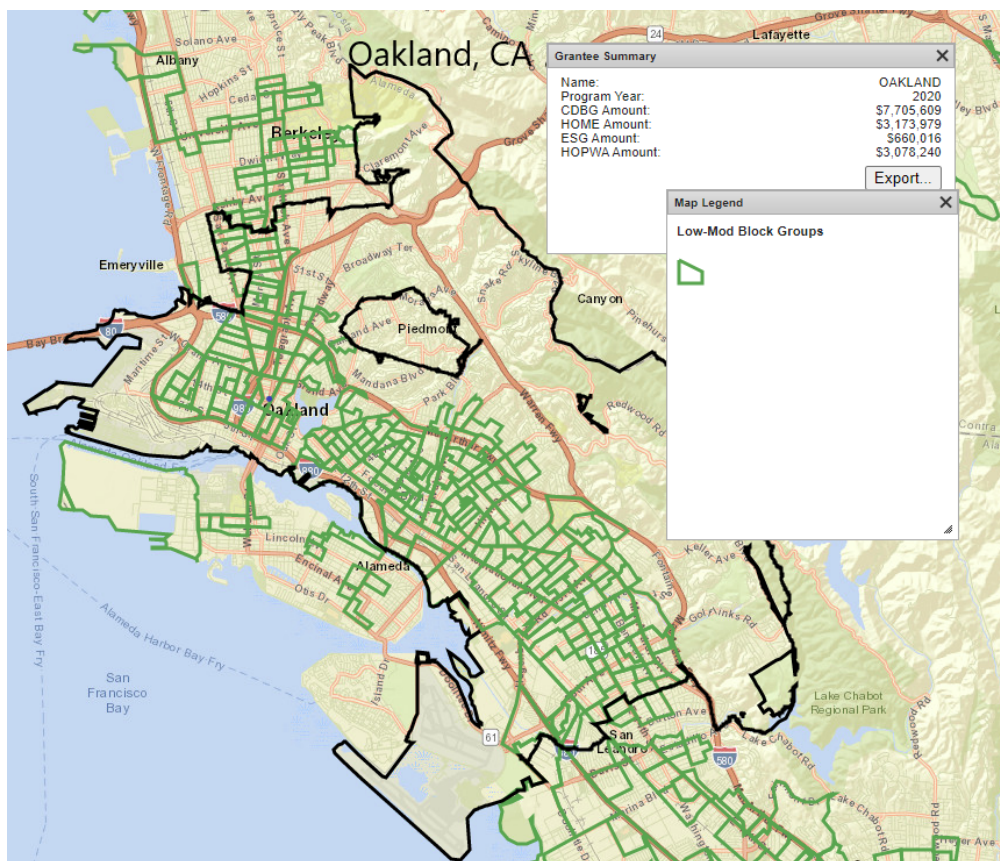
With regard to Large Family Households (5+ persons), City staff analyzed data on cost burden to understand if there was a disproportionate greater need among this population. Staff found that among the extremely low- to low-income (0-80% AMI) owner-occupied households, there were 13 to 23 percentage 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.

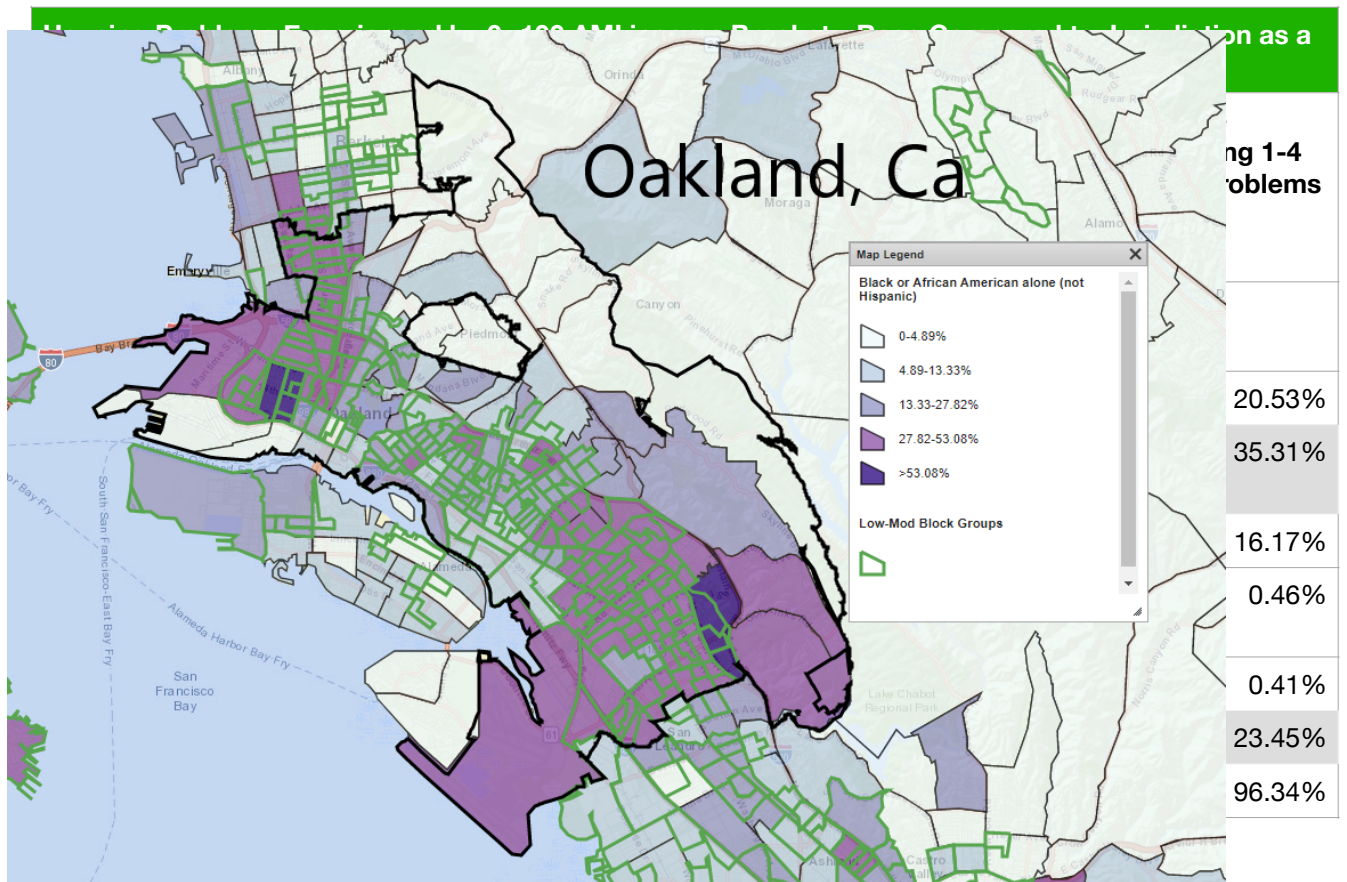
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

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.

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.



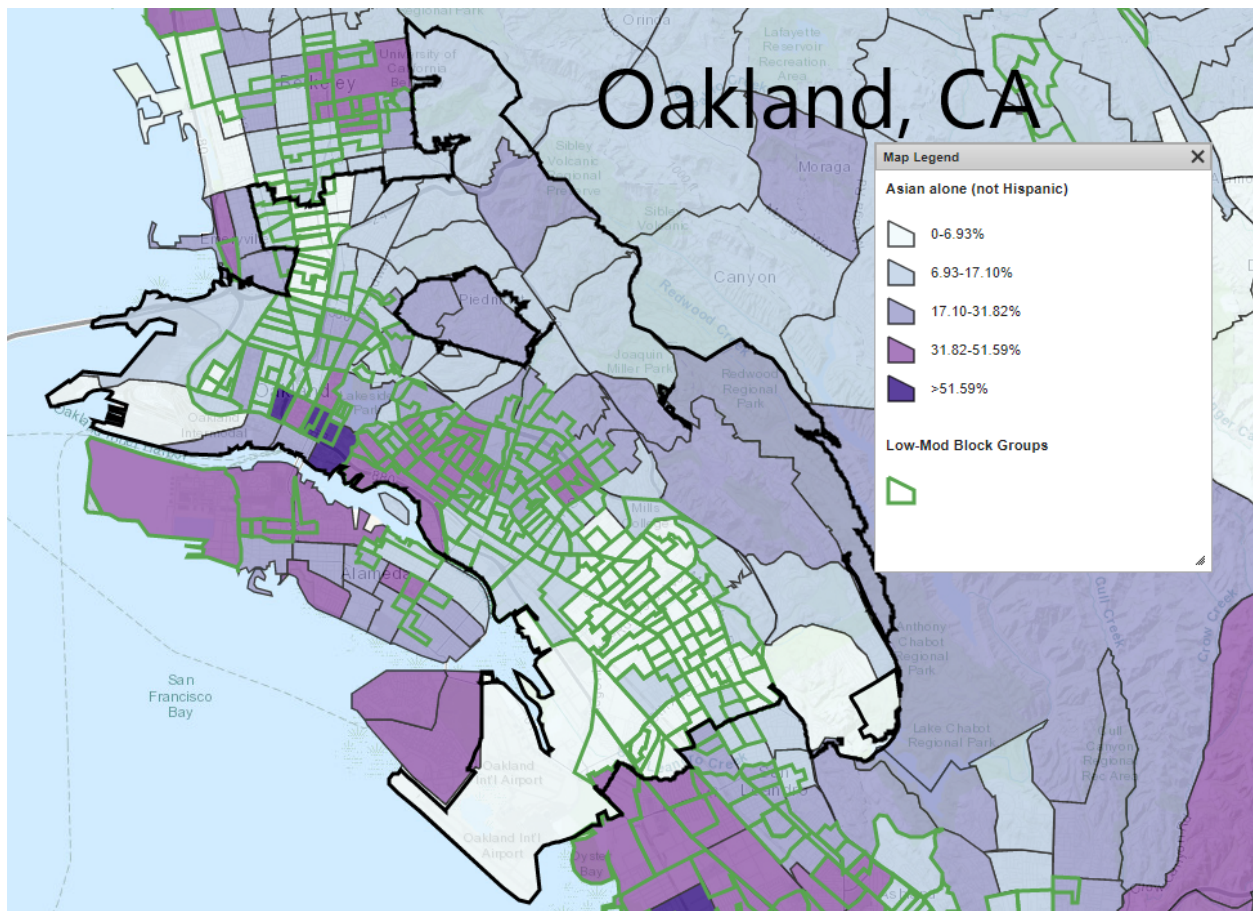
Low-moderate Income Areas



Black/African American - Pattern of Minority Concentration







Asian - Pattern of Minority Concentration

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

The Oakland Housing Authority (OHA) is responsible for the operation, management and maintenance of 1,297 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. The Oakland Housing Authority (OHA) also meets the need of persons with physical and mental disabilities, substance abuse problems and HIV/AIDS. During the period of 2020 through 2025, OHA plans to implement several initiatives that will convert a number of existing public housing units into other types of HUD subsidized programs. During FY 2021 OHA plans to complete a disposition of 253 units of public housing located at three sites: Oak Groves North and South and Harrison Towers.

OHA is currently working with the owners of three mixed-finance sites to pursue a conversion of public housing to Project-Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program, with a target date for conversion for the Lion Creek Crossing Phase 1-4 (157 units of public housing) sites at the end of calendar year 2020. Once the planning process is completed, OHA expects that the conversion process will take approximately six months. The conversion of these units through RAD to project-based subsidy provides a more stable funding platform that will facilitate future refinancing or re-syndication transactions, resulting in greater funding availability for capital improvements. It will also streamline the operations and management of these properties by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources. Mandela Gateway, Linden Court, Chestnut Court and Foothill Family are four additional sites for possible RAD conversion, but the projects are currently on hold. They are included in case the status changes during the period of 2020-2025. If these sites were to be converted via RAD, it would convert an additional 150 units of public housing

## Totals in Use

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 in use  (unit month average)	0	135	1,297	11,146	2,585	8,561	246	50	43

Note – Certificate program is no longer administered by OHA.

**Table 22 - Public Housing by Program Type**

**Data Source:** OHA Internal Database

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

## Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	10,720	16,363	19,695	18,868	20,050	17,353	15,214
Average length of stay (not available)	0	0	0	0	0	0	0	0
Average Household size	0	1	2	2	3	2	1	2
# Homeless at admission	0	37	55	1,007	420	587	153	21
# of Elderly Program Participants (>62)	0	47	206	3,900	890	3,010	139	7
# of Disabled Families	0	32	140	2,095	382	1,713	49	5
# of Families requesting accessibility features (not available)	0	-	-	-	-	-	-	0
# of HIV/AIDS program participants (not available)	0	0	0	0	0	0	0	0
# of DV victims (not available)	0	0	0	0	0	0	0	0

(correcting formatting during public comment period)

Table 24 – Characteristics of Public Housing Residents by Program Type

**Data** OHA Internal Database  
**Source:**

## Characteristics of Residents

### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	13	42	953	401	552	42	9	7
Black/African American	0	109	5587	7,623	1,433	61,90	199	40	31
Asian	0	11	95	2,528	734	1,794	4	1	7
American Indian/Alaska Native	0	1	7	112	55	57	2	1	1
Pacific Islander	0	1	9	48	20	28	2	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 25 – Race of Public Housing Residents by Program Type**

**Data Source:** OHA Internal Database

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	6	31	592	237	355	12	6	4
Not Hispanic	0	129	1,216	10,554	2,348	8,206	234	44	39

**\*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:** OHA Internal Database

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

Information pertaining to the needs of public housing tenants and applicants on the wait list for accessible units was not collected by the Oakland Housing Authority. However, if disclosed, OHA has information regarding a disabled or elderly/disabled status for applicants on the waitlists. On the public housing waitlists as of 2019, OHA had 89 (2.8%) as elderly/disabled and 72 (2.3%) as disabled as declared by the head of household on the application. The housing choice voucher waitlists had 3,877 (10.5%) as elderly/disabled and 2,327 (6.3%) as disabled as declared by the head of household on the application. Source of information is the Oakland Housing Authority Annual Report for FY 2019 – Appendix E on [www.oakha.org](http://www.oakha.org).

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

Most recent information for the Oakland Housing Authority waitlist totals can be found in the Oakland Housing Authority Annual MTW Plan for FY 2021 – Table 10, pg 29 on [www.oakha.org](http://www.oakha.org). This table summarizes the current and projected totals for each program type administered by OHA and any plans to open or partially open waitlists during the FY. Demographic information for waitlists can be found in the Oakland Housing Authority's Annual MTW Report for FY 2019 in Appendix E on [www.oakha.org](http://www.oakha.org). OHA has an active reasonable accommodation committee and reviews all requests for accommodations. When feasible, OHA modifies units to accommodate disabilities and as the population in some public housing sites is aging, the number of requests for first floor units is increasing and to accommodate these requests OHA maintains a transfer list and reviews the list regularly with all portfolio managers to best utilize the housing stock to accommodate resident's needs. As a MTW agency, OHA utilizes a standardized transfer activity to allow transfers between program types, if needed, for a reasonable accommodation or domestic violence situation.

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

There are 84,673 people with physical disabilities or 8.5% of the population of the Alameda County HOME Consortium of which Oakland makes up 20% of this populace. People are considered disabled if they have one or more of the following: Hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty and independent living difficulty. Of these 84,673 individuals with difficulties in the Consortium 3,734 have hearing difficulties, 2,614 have vision difficulties, 5,011 have cognitive difficulties, 7,784 have ambulatory difficulties, 3,524 have self-care difficulties and 5,807 have independent living difficulties. Housing in California is extremely expensive. Many households struggle to find housing that is affordable and meets their needs. Consortium 3,734 have hearing difficulties, 2,614 have vision difficulties, 5,011 have cognitive difficulties, 7,784 have ambulatory difficulties, 3,524 have self-care difficulties and 5,807 have independent living difficulties. Housing in California is extremely expensive. Many households struggle to find housing that is affordable and meets their needs.





## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The key findings from the 2019 Alameda Countywide Homeless Count and Survey Report, compares results to those of the 2017 Count.

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)	196	2	198			
Persons in Households with Only Children	15	6	21			
Persons in Households with Only Adults	646	2768	3,414			
Chronically Homeless Individuals	193	618	811			
Chronically Homeless Families	18	0	18			
Veterans	50	310	360			
Unaccompanied Child	115	353	468			
Persons with HIV	31	96	127			

### Homeless Needs Assessment

**Table 27 - Homeless Needs Assessment**

**Data Source**

**Comments:** 2019 Point in Time Count- City of Oakland.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

To be counted as homeless by EveryOneHome, 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 PIT Count indicated that homeless families with children are 5% of the overall homeless population. While a new baseline of household data restricts comparisons of counts of people in families, this is a significant decrease over from 2017, where 9% of the overall homeless population comprised of homeless families with children. However, due to methodological issues with the PIT, the City is aware that unsheltered families were significantly undercounted.

The total number of homeless veterans is 361, about 9% of all homeless people. This is an increase from the 2017 results of 258 homeless veterans also constituting 9% of all homeless people. Additionally, the proportion of veterans who are sheltered and unsheltered is essentially increased from 2017, with 86% unsheltered. Over the past decade, the number of homeless veterans declined by over 300 people (694 to 361). They have consistently comprised between 10% and 14% of the homeless population.

When considering all transition age youth (persons age 18 through 24) who are sheltered and unsheltered, in households with or without children under age 18, this age group comprises 12% of the total homeless population. This age group is frequently considered to require specialized services to reach them. For example, the majority of unsheltered 18-24 year olds are age 18 – 21, which may warrant a unique outreach approach.

**Nature and Extent of Homelessness: (Optional)**

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

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Due to methodological shortcomings in the 2019 PIT County and Survey, literally homeless families were significantly undercounted. However, the City of Oakland is the lead in the Family Front Door (FFD), the Coordinated Entry System for homeless families in Northern Alameda County. Using data from the FFD, along with HMIS data, the City and its HUD TA providers have created a model that estimates 499 literally homeless families on Oakland each year.

The number of homeless veterans increased significantly since 2017; there was a 40% increase in this subpopulation as a whole. In the homeless veteran population since 2003, the proportion of veterans has hovered between ten and fourteen percent of the overall homeless population. However, the total number of homeless veterans has declined by over 300 people. In 2019, there were an estimated 361 homeless veterans.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The information below was compiled from the Alameda County Homeless Count & Survey Report which was prepared for EveryOne Home. The distribution of race categories among unsheltered homeless people remains quite similar to 2017 figures. There was a slight increase in both Black/African Americans and American Indians/Alaska Native. The largest decline was in White respondents, which dropped by four percentage points.

In 2019, 13% of unsheltered adults identified as Hispanic/Latino, which is equal to 2017. This includes people who identified only as Hispanic/Latino as well as people who identified one or more racial categories in addition to Hispanic/Latino. Those not identifying as Hispanic/Latino increased slightly from 2017, at approximately 87%.

Among people who are unsheltered homeless, disproportionately more people identify as African American and American Indian/Alaskan Natives than in the total population of Alameda County. Hispanics and Asians are represented as unsheltered at a much lower rate than in the county populous.

Black/African American 47% White/Caucasian 31% American Indian/Alaskan Native 4% Asian 2% Pacific Islander 2% Other Multi-Racial 14% Unknown 8%

Among people who are unsheltered homeless, disproportionately more people identify as African American and American Indian/Alaskan Natives than in the total population of Alameda County. Whites and Asians are represented as unsheltered at a much lower rate than in the county populous.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Alameda County Homeless Count & Survey Report that the number of unsheltered persons increased by 68%, from 1,902 in 2017 to 3,210 in 2019. This is the third count in a row showing an increase in the number of unsheltered people. The vast majority of the unsheltered (91%) are persons in households without minor children. The 3,210 unsheltered people exceed those living in emergency shelters and transitional housing combined. While the proportion of the homeless who are unsheltered is now at 78%, the number of people has increased since 2017 by 68%, from 1,902 people in 2017 to 3,210 people in 2019.

The proportion of unsheltered people who are women has decreased slightly since 2017. In 2017 women comprised 38% of the unsheltered population. In 2019, women comprise 35% of the unsheltered population. Conversely, men have increased from 59% to 60% of the unsheltered population.



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

### Introduction:

Special Needs Housing is defined as developments that provide permanent supportive housing and integrated housing for persons with special needs. Persons with special needs are those who are elderly, who are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families, and victims of domestic violence.

There are consistent patterns between the special needs population and increased risk for homelessness because of lack of adequate housing facilities and services available. These populations not only need permanent housing/ but also integrated services to decrease their risk for homelessness.

### HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	10,163
Area incidence of AIDS	261
Rate per population	10
Number of new cases prior year (3 years of data)	1016
Rate per population (3 years of data)	10

Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	9,147
Area Prevalence (PLWH per population)	342
Number of new HIV cases reported last year	312

Table 29 – HOPWA Data

Data Source Comments:

## HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	85
Facility Based Housing (Permanent, short-term or transitional)	5

**Table 30 – HIV Housing Need**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### **Describe the characteristics of special needs populations in your community:**

HUD defines elderly as age 62 and older, and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking and performing light housework.

There is a wide range of disability types and needs including mobility limitations or more acute physical disability, mental disability, substance abused problems (alcohol or drug – AOD) and/or HIV/AIDS. People are considered disabled if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory, self-care difficulty, and independent living difficulty. The majority of non-homeless mentally disabled people are consistently threatened with homelessness. Studies show that many mentally disabled people can live successfully in supported housing with adequate access to treatment and peer supports.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Individuals with developmental disabilities have very low incomes, most of the only receiving SSI benefits (\$721/month in 2014) Finding apartment for 30% of their income in the area is extremely difficult. Individuals with physical disabilities require housing which is both affordable and adapted to their physical needs. There is a significant need for supportive services in addition to housing, such as assistance with daily life activities, in-home assistance, and social services such as employment training, counseling, benefits advocacy and independent living skills.

In 2014, the Housing Consortium of the East Bay (a nonprofit organization that promotes affordable, accessible housing options for persons with developmental disabilities) found that there are 14,988 adults within the HOME Consortium area who have developmental disabilities and are clients of the Regional Center of the East Bay (RCEB). The California Community



Transitions (CCT) program identifies eligible MediCal beneficiaries who have continuously resided in state-licensed health care facilities for a period of 90 consecutive days or longer. Transition coordinators work directly with eligible individuals, support networks, and providers to facilitate and monitor transition from facilities to community settings.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Alameda County AIDS Needs Assessment 2014 estimates that almost three-quarters (71.6%) of the patient population is male, 23.1% female, and 5.3% transgender. The assessment concludes that more than half (57.1%) of the patients are Black or African American, 15.5% white, and 27.4% percent Other or a combination of racial categories. Race by Gender: Black males - 954 patients; Black Female – 442 patients; Transgender – 107 patients White males – 364 patients; White Female – 17 patients; White Transgender – 27 patients Other Male – 567 patients; Other Female – 149 patients; Other Transgender – 721 patients

Major Sub-groups include the following: Men having Sex with Men (MSM) Gay Men – 995 or 38.3% of the population Bi-sexual – 395 or 15.2% of the population Heterosexual women – 577 or 22.2% of the population Heterosexual men – 480 or 18.5% of the population Transgender male to female (all sexual orientations) – 138 or 5.5 of the population Other – 14 or 0.5% of the population

Gender by Household Type: Male living alone – 1,025 or 54.4% of the population Male living with spouse only – 476 or 25.3% of the population Male living with minor children with or without spouse – 163 or 8.7% of the population Male living adult child(ren) or other adults – 220 or 11.7 of the population

Female living alone – 273 or 44.8% of the population Female living with spouse only – 106 or 17.4% of the population Female living with minor children with or without spouse – 171 or 28.1% of the population Female living adult child(ren) or other adults – 59 or 9.7% of the population

Transgender living alone – 126 or 90.6% of the population Transgender with spouse only – 13 or 9.4% of the population

**Discussion:**

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

**Describe the jurisdiction's need for Public Facilities:**

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

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.

The Human Services Department also 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.

There is a City operates teen center in two of the low- and moderate-income Community Development Districts of Oakland these 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.

#### **How were these needs determined?**

The City of Oakland's Capital Improvement Program (CIP) guides the City's decisions regarding the construction, repair and/or replacement of many of the City's assets such as libraries, public safety facilities, recreation centers and swimming pools, and parks. Street improvements and sewer repairs, and even access ramps and bicycle paths are also part of the City's CIP. In the City of Oakland, a new CIP Budget is developed every two years and included in the overall City Budget. When the biannual budget is adopted, the CIP for those two years is also adopted. The assets identified for repair, replacement or purchase in a budget cycle become "CIP projects".

The CIP Budget represents a major investment in our infrastructure and assets. It reflects the overall priorities of the City and has an enormous impact on the health and vibrancy of our community. A CIP links long-range strategic plans and goals with current resources and needs. Capital Projects included in a CIP are defined as any long-term investment that build, replace or improves an asset (buildings, roads, parks, sewer and drainage lines, etc.), have a useful design life of at least ten years and a minimum cost of approximately \$100,000.

#### **Describe the jurisdiction's need for Public Improvements:**

The Oakland Public Works Department maintains a prioritization list for capital improvement of public facilities and infrastructure, updated through the City of Oakland Capital Improvement Program (CIP) Plan, last updated September 2019.

The CIP 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.

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.

Funds are needed to develop teen in the other five Districts. Funding for this purpose may include acquisition, design and engineering costs, and rehabilitation of existing buildings.

Improvements needed to the senior and multi-purpose 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.

Public improvement needs in the City of Oakland also 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:

- 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.
- 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.
- Handicapped Services: Supportive services to enable persons with physical disabilities obtain information and referral, technical assistance, housing and shelter, health care, and case management.
- Legal Services: Legal counseling, assistance, representation and referral on tenant/landlord issues and issues.
- Youth Services: Job development, training and placement; paid internships; career and personal development; microenterprise training; tutoring and mentoring; street outreach to youth involved in gangs and criminal activities
- Transportation Services: Assistance to enable seniors, persons with disabilities, and other extremely low income persons obtain transportation to access basic services
- Substance Abuse Services: Intervention, case management, counseling and support services to assist persons overcome substance addiction.
- 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
- Employment Training: Job development and placement, training and skill building, tutorial services
- 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.

- Tenant/Landlord Counseling: Information and referral, outreach, mediation and reconciliation, and maintenance of client intake and services database.
  - Childcare and Child Development Services: Childcare services for infants and school-age children; summer food distribution and meals; support for parents, guardians and families
  - Health Services: Access to comprehensive medical, dental, vision, pediatric, prenatal and postpartum, adult and geriatric care for persons regardless of income and ethnicity, HIV/AIDS testing and counseling
  - 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.
  - Mental Health Services: Supportive services to enable persons with physical disabilities obtain information and referral
- Other:
- Neighborhood Revitalization: Increasing the economic development, neighborhood enhancement, and commercial revitalization
  - Micro-Enterprise Assistance: Training to encourage local businesses to green their facilities; assisting local businesses in creating and maintaining a clean, safe environment; encourage water and energy conservation; improve waste reduction and implement recycling programs

### **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 prior 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 Rents (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), 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.

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

### Introduction

Based on the 2011-2015 American Community Survey (ACS) data, Oakland has a population of 408,073 with 171,087 housing units of which, 47 percent of the housing units being single-unit structures, 52 percent in multi-unit structures, and less than one percent were mobile homes.

60;2% of the units listed in Table 32 below are Renter-Occupied with average household size of 2.43 people and 39.8% Owner-Occupied with an average household size of 2.69. City of Oakland Housing Element data shows an increase of 945 affordable housing units permitted for construction between 2015 and 2019.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	73,900	43%
1-unit, attached structure	7,560	4%
2-4 units	31,100	18%
5-19 units	25,255	15%
20 or more units	32,525	19%
Mobile Home, boat, RV, van, etc	745	0%
<b>Total</b>	<b>171,085</b>	<b>100%</b>

**Table 31 – Residential Properties by Unit Number**

**Data Source:** 2011-2015 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	630	1%	10,285	11%
1 bedroom	3,850	6%	33,515	35%
2 bedrooms	20,415	32%	32,805	34%
3 or more bedrooms	38,125	61%	18,795	20%
<b>Total</b>	<b>63,020</b>	<b>100%</b>	<b>95,400</b>	<b>100%</b>

**Table 32 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

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

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. The City of Oakland a 2015-23 Housing Element includes an analysis of the City's at-risk assisted affordable housing stock.

Four properties (376 units) are identified as "at risk" with "Date Regulatory Agreement" expiring in calendar year 2020 and beyond. Said properties are The Claridge (282 units), San Pablo Suites (43 units), Santanna (30 units) and Taylor Memorial (12 units).

Many of the City-assisted affordable rental projects that were completed in the last two decades are now experiencing a growing number of operating and maintenance problems yet lack sufficient income or reserves to properly maintain the properties or to pay for necessary rehabilitation expenses to keep them viable over the long term. This has been well demonstrated with the problems at many of the older affordable rental properties developed by local non-profit affordable housing developers. The gap between the rental income and the operating costs continues to grow, making it almost impossible to have enough cash flow to cover monthly expenses and maintain the properties; making it difficult to finance any additional debt for repairs.

**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.

Of the Regional Housing Needs Allocation (RHNA) for Oakland, 6,949 of the 14,765 units are needed are for very low-, low-, moderate- income residents by 2023. As of December 2019, 14% of RHNA was met by total permitted Affordable Housing Units.

### **Describe the need for specific types of housing:**

new housing construction need is determined, at a minimum, through a regional housing allocation process. Oakland (along with all other jurisdictions in the State) must plan to accommodate its share of the housing need of persons at all income levels.

The City's share of regional housing need is based on a plan prepared by the Association of Bay Area Governments (ABAG), the Regional Housing Needs Allocation (RHNA) that was adopted in 2013. Under the RHNA, Oakland must accommodate 14,765 new housing units between 2015 and 2023. In addition, the Regional Housing Needs Allocation describes housing needs by income level (as a percentage of area median income, or "AMI"), as indicated in the following table.

<b>Oakland's "Fair Share" Housing Goals for 2015-2023</b>					
<b>Income Level</b>	<b>Very Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above Moderate</b>	<b>Total</b>
<b>Number of Units</b>	2,059	2,075	2,815	7,816	14,765

### **Discussion**

## 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.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	537,800	458,500	(15%)
Median Contract Rent	913	1,064	17%

**Table 33 – Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	14,295	15.0%
\$500-999	29,535	31.0%
\$1,000-1,499	31,685	33.2%
\$1,500-1,999	12,965	13.6%
\$2,000 or more	6,920	7.3%
<b>Total</b>	<b>95,400</b>	<b>100.0%</b>

**Table 34 - Rent Paid****Data Source:** 2011-2015 ACS**Housing Affordability**

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	11,300	No Data
50% HAMFI	30,325	2,550
80% HAMFI	58,895	8,020
100% HAMFI	No Data	12,555
<b>Total</b>	<b>100,520</b>	<b>23,125</b>

**Table 35 – Housing Affordability****Data Source:** 2011-2015 CHAS**Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	1,397	1,693	2,109	2,902	3,558
High HOME Rent	1,390	1,491	1,791	2,060	2,279
Low HOME Rent	1,085	1,162	1,395	1,611	1,797

**Table 36 – 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 2011-2015 CHAS data, there are 39,730 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 44,855 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 this time.

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

This section continued in "Discussion" below...

### **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 (Said, Carolyn, "Rents Soaring Across Region," San Francisco Chronicle, October 25, 2013) 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 costs (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). 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 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.

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 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 (Said, Carolyn, "Rents Soaring Across Region," San Francisco Chronicle, October 25, 2013) 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 costs (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).

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.

## 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	22,365	35%	45,970	48%
With two selected Conditions	1,210	2%	6,305	7%
With three selected Conditions	150	0%	440	0%
With four selected Conditions	0	0%	215	0%
No selected Conditions	39,295	62%	42,475	45%
<b>Total</b>	<b>63,020</b>	<b>99%</b>	<b>95,405</b>	<b>100%</b>

Table 37 - Condition of Units

Data Source: 2011-2015 ACS



## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,904	6%	7,890	8%
1980-1999	6,115	10%	11,095	12%
1950-1979	15,775	25%	36,515	38%
Before 1950	37,225	59%	39,900	42%
<b>Total</b>	<b>63,019</b>	<b>100%</b>	<b>95,400</b>	<b>100%</b>

**Table 38 – Year Unit Built**

**Data Source:** 2011-2015 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	53,000	84%	76,415	80%
Housing Units build before 1980 with children present	5,145	8%	1,430	1%

**Table 39 – Risk of Lead-Based Paint**

**Data Source:** 2011-2015 ACS (Total Units) 2011-2015 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 40 - Vacant Units**

**Data Source:** 2005-2009 CHAS

## 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

	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	143	1,247	13,107	5,134	7,973	396	99	85
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 41 – Total Number of Units by Program Type**

**Data** OHA Internal Database  
**Source:**

#### Describe the supply of public housing developments:

#### 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:

The public housing stock consists of 1,247 units on 10 sites. The table "City of Oakland, Total Public Housing Units by Site" provides a summary of the total number of Public Housing as of year-end 2020. OHA does not anticipate adding any new public housing units during FY 2021. During the period of 2020 through 2025, OHA plans to implement several initiatives that will convert a number of existing public housing units into other types of HUD subsidized programs. During FY 2021, OHA plans to complete a disposition of 253 units of public housing located at three sites: Oak Groves North and South and Harrison Towers.

OHA is currently working with the owners of three mixed-finance sites to pursue a conversion of public housing units to Project-Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program, with a target date for conversion for the Lion Creek Crossing Phase 1-4 (157 units of public housing) sites at the end of calendar year 2020. Once the planning process is completed, OHA expects that the conversion process will take approximately six months. The conversion of these units through RAD to project-based subsidy provides a more stable funding platform that will facilitate future refinancing or re-syndication transactions, resulting in greater funding availability for capital improvements. It will also streamline the operations and management of these properties by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources. Mandela Gateway, Linden Court, Chestnut Court and Foothill Family are four additional sites for possible RAD conversion, but the projects are currently on hold. They are included in case the status changes during the period of 2020-2025. If these sites were to be converted via RAD, it would convert an additional 150 units of public housing.

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

Public Housing Development	Average Inspection Score
Adel Court	98
Palo Vista Gardens	90
Oak Grove South	94
Oak Grove North	93
Harrison Street	94
Linden Court	92
Lockwood Gardens	90
Peralta Villa	95
Campbell Village	98
Lion Creek Crossings IV	94
Lion Creek Crossings	96
Foothill Family Apts	92
Lion Creek Crossings III	94
Chestnut Court	83

**Table 42 - Public Housing Condition**  
**Oakland Total Public Housing Units by Site**

MTW PUBLIC HOUSING		
<b>Large Family Sites</b>		
	Campbell Village*	154
	Lockwood Gardens	372
	Peralta Villa	<u>390</u>
		916
<b>Designated Senior Sites*</b>		
	Harrison Towers	101
	Adel Court	30
	Palo Vista Garden	<u>100</u>
		231
<b>Hope VI Sites*</b>		
	Linden Court	38
	Mandela Gateway	46
	Chestnut Court	45
	Foothill Family Apt	<u>21</u>
		150
<b>TOTAL PUBLIC HOUSING</b>		<b>1,297</b>

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

OHA is implementing various strategies to convert existing public housing units that are not feasible to revitalize or restore to programs that have more flexible and better funding opportunities. In July 2018, the Department of Housing and Urban Development (HUD) approved application #DDA0008342 to dispose of 253 units in three senior sites. The application sought to preserve the units and resolve longstanding issues related to chronic funding decreases in the public housing program, and the resulting impact of deferred maintenance over many decades. OHA completed the disposition of Oak Groves North and South in mid FY 2020 and will continue with relocating residents and renovation of units during FY 2021. OHA projects financing will continue to be assembled for the disposition of Harrison Towers but it will not complete its disposition by the end of FY 2021 but will be completed in FY 2022.

OHA is currently working with the owners of three mixed-finance sites to pursue a conversion of public housing to Project-Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program, with a target date for conversion for the Lion Creek Crossing Phase 1-4 sites at the end of calendar year 2020. Once the planning process is completed, OHA expects that the conversion process will take approximately six months. The conversion of these units through RAD to project-based subsidy provides a more stable funding platform that will facilitate future refinancing or re-syndication transactions, resulting in greater funding availability for capital improvements. It will also streamline the operations and management of these properties by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources. Mandela Gateway, Linden Court, Chestnut Court and Foothill Family are four



additional sites and are listed for possible RAD conversion, but the projects are currently on hold. They are included in case the status changes during the FY.

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

In conjunction with other agencies that had the Moving To Work (MTW) designation, OHA successfully negotiated a 10 year extension of its MTW contract with HUD in 2018. This extension was critical to allow OHA to continue to provide many services and programs to improve the living environment of its residents.. MTW provides OHA with single fund flexibility to provide many programs and services that otherwise would not be available to its residents. Preserving and Enhancing Our Housing Portfolio.

- The single-fund flexibility provided under MTW helps managers address deferred maintenance issues, improve the physical condition of the property, and cover increasing operating expenses without diminishing the level and quality of service provided to residents. Rehabilitation and modernization of 152 senior public housing units at Oak Grove North and South will be completed in late CY 2021. OHA plans to use RAD, pending application approvals, to transition another 307 units of public housing to project-based subsidy to streamline compliance requirements and facilitate future refinancing or re-syndication transactions to fund capital improvements; Additionally, OHA continues to invest in the restoration of its Project Based portfolio, upgrading both building systems and unit features to establish a healthier and more energy efficient standard. Ongoing planning includes physical needs assessments of both the public housing and the Project Based portfolio to facilitate long term capital planning for site based improvements. Research and planning will commence to re-develop certain scattered site developments.
- OHA anticipates expending approximately \$4 million of MTW funds on structural and seismic work at its Harrison Street buildings. These buildings are being renovated; the bottom floors will be OHA's central offices from which OHA continues to administer the public housing and Section 8 programs, while the top floors are being converted from public housing to project-based vouchers using 4% low-income housing tax credits. The disposition of the public housing units was approved by HUD on July 5, 2018.
- Promoting Resident Empowerment and Self-Sufficiency
  - The Department of Family and Community Partnerships (FCP) was created under single-fund flexibility and provides information and referral services as well as other family supportive services to households served by OHA. FCP is managing the Jobs Plus Grant awarded in December 2015, which is scheduled

to sunset at the end of FY 2020, to implement job training and skill development for West Oakland public housing residents across five developments. A six month extension is being requested to continued delivering services as OHA integrates its economic development place-based efforts to target all OHA working aged adults with job-driven approaches to increase earnings and advance employment outcomes. OHA intends to use the single fund flexibility through MTW to provide matching funds for some of the administrative staffing and rental revenue offsets for JobsPlus in addition to providing partial funding for resident services for the grant which will continue into FY 2021 if the six month extension is .

- OHA plans to grow its initiatives aimed at improving the economic outcomes of our program participants by using its single fund flexibility combined with MTW Activities to meet and increase self-sufficiency outcomes for families with children, expanding the Community and Economic Development division to extend Jobs Plus like benefits to more than just West Oakland Public Housing residents. Increased services such as true job development will allow OHA to leverage the benefits derived from the Single Fund Flexibility with activities such as #10-08 (Redesign of the FSS Program) to enhance the benefits to residents in the job rich Bay Area environment.
- Expansion of Affordable Housing Opportunities
  - OHA uses its single-fund flexibility to leverage additional funding for the development of new affordable housing. By using methods such as site acquisition, predevelopment loans, and gap financing, OHA is able to invest in projects to expand the availability of new housing that is affordable for families spanning multiple levels of subsidy. OHA expects to use single-fund flexibility to continue investment in existing projects in the pipeline and to broaden assistance to possible development projects like 15<sup>th</sup> and Harrison, 285 12<sup>th</sup> Street, and Brooklyn Basin while exploring redevelopment of some scattered sites.
  - The Authority will seek opportunities to reposition existing real estate at 7526 MacArthur Boulevard and 1440-1500 Harrison Street in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland's needs for permanent affordable housing.
  - OHA may use interagency partnerships to repurpose underutilized sties to meet Oakland's needfor additional permanent affordable housing.
  - In FY 2021, FCP will continue leveraging partnerships to improve education outcomes for school-aged children through OHA's Education Initiative. Additionally, FCP provides connections for residents to training and employment opportunities that build resident capacity and offer valuable

skill-building opportunities that result in residents moving steps closer to self-sufficiency. Through the single fund budget, OHA will continue its work on data collection and family outreach with the Oakland Unified School District with a focus mitigating chronic absenteeism and improving academic achievement among OHA children. During FY 2021, OHA will implement some changes to the program based on analysis performed in FY 2020, building upon the lessons learned from previous program years. There are five pillars to the program: early school enrollment, attendance, third grade reading level, high school graduation, and seeking additional education through college or skills training. Using data collected and shared by the Oakland Unified School District since 2012, coupled with internal OHA data, the education initiative revamp will be based on the critical transition period from elementary to middle school. OHA is proposing a two tiered expansion program that will incorporate seven additional partner schools, doubling the portfolio of partner schools. This effort will include older students in both Middle and High Schools to increase our reach, impact and support of the OUSD community.

- During FY 2021, OHA will increase programming to include onsite GED preparation classes, youth programming and partner with the City of Oakland's Brilliant Baby program to become a satellite site to register OHA infants.
- Providing a Consistent Level of Security to Residents with a focus on youth and families
  - Activities undertaken by the Oakland Housing Authority Police Department (OHAPD) are funded through the single-fund flexibilities. OHAPD provides community policing services that positively impact OHA sites and the surrounding neighborhoods, and the department protects program integrity by managing the Fraud Investigations Unit. In FY 2021, OHAPD plans to deploy continue and expand the youth explorer program for up to 22 youth. Community related events to build trust and relationships will continue such as the Winter Wonderland Toy Drive, bike excursions, camping trips, block parties, pancake socials, Coffee with a Cop and Ice Cream with a Cop. OHAPD will continue to build a strong presence in the community by:
    - ✓ Hosting resident community meetings to maintain strong working relationships
    - ✓ Post crime and prevention safety tips through various mediums
    - ✓ Develop a citizen police academy to increase citizen understanding of law enforcement and Volunteers in Police Service (VIPS) with the explorer program to enhance volunteer participation and efforts
- Maintain and increase transparency and resident partnerships
  - In partnership with residents OHAPD will use tools of law enforcement to provide a safe environment at our properties as well as assist our

management team in identifying problematic tenants requiring trust and community participation. A higher standard of transparency and accountability is expected from police agencies in today's society. The OHAPD is meeting this challenge head-on through engaging the community (meeting with area community members, as well as the OHA Resident Advisory Board (RAB), interacting with other law enforcement, and ensuring staff performance related to implementation of body-worn cameras. The department will focus partnership efforts through forming police/tenant advisory groups, attendance at tenant community meetings, expanding current camera monitoring and technology including sharing of information, pictures, and videos to guard the community. OHAPD plans to focus efforts on ex-offenders returning to the community for temporary or permanent shelter by providing support and collaborating with local re-entry expert providers to help support this special population. Lastly, OHAPD plans to institute training for all staff in Crisis Intervention Techniques (CIT) to facilitate communication, counselling, mediation, protection and consolation in crisis situations.

#### Discussion:

As the maintenance needs of public housing continue to increase across the country, OHA is strategically implementing strategies to convert public housing units to better funded programs through disposition and RAD. Since the demise of the state Redevelopment Agencies, OHA has continued to pursue partnerships with local developers in various capacities to develop and fund the development of new affordable housing units

## 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)	45	0	91		
Households with Only Adults	644	38	491		
Chronically Homeless Households	0	0	0		
Veterans	80	0	79		
Unaccompanied Youth	8	0	0		

**Table 43 - Facilities and Housing Targeted to Homeless Households**

**Data Source** Alameda County Housing Inventory, 2014  
**Comments:**

**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**

Oakland's efforts, in collaboration with Alameda County EveryoneHome, to prevent and end homelessness have historically involved innovative collaboration with multiple mainstream partners. Local housing authorities, city human services departments, the County Workforce and Benefits Administration of Social Services and the Health Care Services Agency have all invested in Rapid Re-Housing and Permanent Supportive Housing strategies for a number of years. Partnerships continue to deepen and expand their impact across the continuum.

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.

St. Vincent De Paul – 100 bed year round shelter for single adults

East Oakland Community Project – provides shelter, benefits advocacy, case management, housing retention, and rapid rehousing services to homeless individuals and families, including those with substance abuse issues and HIV/AIDS.

East Oakland Community Projects – provides transitional housing services to families at scattered sites and the Matilda Cleveland Transitional Housing site. In addition, provides housing to homeless youth through the City's Oakland Homeless Youth Housing Collaborative.

Abode Services – provides housing placement and supportive services to formerly unsheltered individuals in Oakland.

Building Futures for Women & Children – provides shelter, services and rapid rehousing to women with children.

First Place for Youth – provides housing and support services to emancipated foster youth.

Homeless Action Center – Provides benefits advocacy to the homeless

St. Mary's Center- provides shelter, support services and transitional housing for seniors.

Alameda County Housing and Community Development – Housing and services for persons with HIV/AIDS

Contra Costa County - Housing and services for persons with HIV/AIDS

Lifelong Medical Care – Support services to formerly homeless individuals residing in residential hotels.

Bay Area Community Services, Inc – Transitional Housing for homeless adults.

Alameda County Community Food Bank – brown bag program for low income families and individuals.

Operation Dignity – mobile street outreach and Community Cabin provider.

Housing Consortium of the East Bay- operates Community Cabins and Safe RV Parking sites.

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 persons with HIV/AIDS with housing needs.

#### **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	116
STRMU	84
ST or TH facilities	135
PH placement	26

**Table 44– HOPWA Assistance Baseline**

**Data** City of Oakland-Dept of Human Services-HOPWA - CAPER 2018-19  
**Source:**

**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**

Increase housing opportunities (affordable and supportive housing) for the these target populations are necessary. Increasing housing opportunities requires creative use of existing resources, developing new resources, and using effective models of housing and services. Services to support stability and independence. Culturally competent services, particularly services coordination, must accompany housing. Access to clinical services will be important for a segment of the population. 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 complementary support services.

Approximately 5,000 units of supportive housing are needed in Oakland for for people in who are homeless or extremely low-income and living with serious and persistent mental illness and/ or living with HIV/AIDS.

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

Not required for Consolidated Plan. Reported in Annual Action Plan section of this report.

**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)**

Not required for Consolidated Plan. Reported in Annual Action Plan section of this report.

**For entitlement/consortia grantees: 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. (91.220(2))**

Not required for Consolidated Plan. Reported in Annual Action Plan section of this report.



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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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 2015-23 at <http://wwwcx2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>.

The 2015-23 Housing Element examines those aspects of the City's policies and procedures that might constitute constraints in the form of governmental and not governmental constraints.

### **Governmental Constraints**

The term "governmental constraints" refers to the policies and regulations of the City that impact housing. The City has undertaken an analysis of its General Plan, Zoning Ordinance, development standards and permit processes to determine what constraints may exist.

Discretionary land use control in Oakland is exercised by the Planning Commission and the City Council, and administered by the Planning and Building Department, Bureau of Planning. The City has not identified any specific constraints to the approval of housing resulting from the application of the General Plan policies or current zoning. To encourage housing production and reduce regulatory barriers, the City updated its General Plan in 1998, which increased the areas in the City where higher density residential and mixed use development could be built. These changes to the General Plan encourage more housing in the City, near job centers, with access to transportation and other services. Since 1998, the City of Oakland has undertaken actions to reduce the impact of local government regulations and fees on the cost and availability of housing. Beginning with the General Plan update in 1998, the City has:

- Increased residential densities,
- Created new mixed-use housing opportunities along major transportation corridors and in the downtown,
- Reduced open space requirements in high density residential zones in the Downtown, and in the Transit Oriented Development Zone (S-15),
- Streamlined the environmental review process for downtown projects, adopted a Density Bonus Ordinance,
- Adopted a secondary unit ordinance and streamlined the process for approval, created new fast-track and streamlined permit processes, and
- Adopted Standard Conditions of Approval to, in part, streamline the CEQA review process.

The amendments to the Planning Code’s industrial, commercial and residential zoning districts brought the City’s zoning regulations into conformance with the general plan designations, creating a more predictable development framework. Development standards under the Planning Code permit great flexibility in the types of housing permitted and the density of residential units. In addition to the provisions of its residential zones, the City further facilitates the production of affordable housing through density bonuses, broad provisions for secondary (or “in-law”) units, planned unit development overlay zones, and permits a wide variety of housing types in commercial zones. Because permitted residential densities are fairly high in Oakland, density bonuses are rarely necessary as an incentive to produce affordable housing; however, where applicable, the City is committed to using density bonuses and other regulatory tools to increase the supply of housing affordable to all income levels. Constraints posed by parking standards are regularly mitigated through variances and innovative parking systems. The City does not consider the development standards in the Planning Code to be a constraint to the production or rehabilitation of housing.

Oakland’s General Plan policies and Planning Code also provide great latitude to developers of alternative housing types (such as rooming houses, group homes and residential care facilities, single- room occupancy units, transitional housing, and emergency shelters) for populations with special housing needs.

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests, and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by State law, which requires that “a public agency may not charge applicants a fee that exceeds the amount reasonably necessary” to provide basic permit processing services (California GC Sec. 65943 (e)). *Unlike most surrounding jurisdictions, Oakland does not charge impact fees for residential development.* Fees for water and sewer services are charged by the East Bay Municipal Utility District, while school impacts fees are charged by the Oakland Unified School District.

Total building fees typically range from \$32,000 and \$36,000 per dwelling unit. When compared to the market cost of producing housing in Oakland (land and site preparation, construction, financing, etc.), and permit fees, while a cost factor, are not as significant as other cost factors in the production of affordable housing (such as the market cost of land and State requirements to pay prevailing wages on construction labor for housing development assisted with public funds). While permit fees are necessary to pay for the services and infrastructure for which the fees are charged, the City can mitigate the cost of these fees by providing financial assistance to affordable housing developments. Such financial assistance has been a past and current practice of the City to facilitate the development of affordable housing in Oakland.

### **Non-Governmental Constraints**

Non-governmental constraints are those factors that limit and impact the production, availability, and cost of affordable housing. These non-governmental constraints include land

costs, environmental hazards, land availability, construction costs, financing, and neighborhood sentiment.

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

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

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

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

### Introduction

Oakland has several industry clusters that drive its economic growth, including health care, manufacturing, food and beverage production, transportation and logistics, high tech, green and clean tech, retail, tourism and hospitality.

Collectively our key sectors support a diverse, resilient economy that offers a wide spectrum of employment.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,123	42	1	0	-1
Arts, Entertainment, Accommodations	21,596	17,960	13	11	-3
Construction	6,718	6,895	4	4	0
Education and Health Care Services	33,281	46,114	21	28	7
Finance, Insurance, and Real Estate	9,347	6,500	6	4	-2
Information	6,685	3,847	4	2	-2
Manufacturing	9,401	7,376	6	4	-1
Other Services	7,826	8,678	5	5	0
Professional, Scientific, Management Services	23,948	22,478	15	14	-1
Public Administration	1	0	0	0	0
Retail Trade	15,387	12,144	10	7	-2
Transportation and Warehousing	5,466	12,978	3	8	5
Wholesale Trade	6,051	6,774	4	4	0
Total	146,830	151,786	--	--	--

**Table 45 - Business Activity**

**Data** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	222,445
Civilian Employed Population 16 years and over	199,105
Unemployment Rate	10.49
Unemployment Rate for Ages 16-24	31.11
Unemployment Rate for Ages 25-65	7.17

**Table 46 - Labor Force**

**Data Source:** 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	57,185
Farming, fisheries and forestry occupations	7,895
Service	23,340
Sales and office	39,630
Construction, extraction, maintenance and repair	13,405
Production, transportation and material moving	8,070

**Table 47 – Occupations by Sector**

**Data Source:** 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	94,645	52%
30-59 Minutes	63,090	35%
60 or More Minutes	22,975	13%
<b>Total</b>	<b>180,710</b>	<b>100%</b>

**Table 48 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	24,195	3,775	15,280
High school graduate (includes equivalency)	24,875	3,385	10,595
Some college or Associate's degree	42,160	5,340	13,480
Bachelor's degree or higher	80,670	4,675	10,980

**Table 49 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	930	4,830	6,815	12,070	8,785
9th to 12th grade, no diploma	5,110	5,770	5,660	8,100	4,315
High school graduate, GED, or alternative	8,560	12,075	9,780	17,045	8,085
Some college, no degree	14,500	15,220	11,150	20,950	8,310
Associate's degree	1,130	4,115	3,475	6,150	2,770
Bachelor's degree	5,230	21,635	14,645	19,600	7,170
Graduate or professional degree	270	10,865	12,275	17,340	8,970

**Table 50 - Educational Attainment by Age**

**Data Source:** 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,308
High school graduate (includes equivalency)	24,083
Some college or Associate's degree	32,064
Bachelor's degree	51,569
Graduate or professional degree	70,383

**Table 51 – Median Earnings in the Past 12 Months**

**Data Source:** 2011-2015 ACS

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

Based on the Business Activity tables 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.

**Describe the workforce and infrastructure needs of the business community:**

The creation of a positive environment for economic development goes well beyond business portals and streamlined licenses. Businesses often cite concerns about citywide issues, such as public safety, access to housing and transportation, homelessness, illegal dumping, and under-investment in public spaces and infrastructure, all of which impede business growth. Therefore, this strategy is built around a coordinated response that not only includes the Economic & Workforce Development Department, but also Planning & Building, Housing & Community Development, Public Works, Transportation, Police, Fire, and Race and Equity, as well as the offices of the Mayor and City Administrator.

For example, with Oakland rents rising faster than almost anywhere else in the nation, ensuring sufficient housing for our workforce is a key priority in general and in terms of economic development. The City supports construction of more than 4,250 new homes, including 1,200 below-market-rate homes and permanent supportive homes for the homeless, and protection of 5,000 households from displacement.

**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.**

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 impacts 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.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

**To be completed by Economic Development during public comment period.**



**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.**

To retain, attract, and grow successful businesses, a city needs to develop and foster a talented workforce, and for Oakland, this means finding pathways to ensure that current and long-term residents have access to postsecondary education and training programs that can equip them to compete and secure good-paying jobs and careers.

In recent years, the City has seen a significant increase in the labor force participation and employment rates across all demographics. However, while we want to maintain our low unemployment rate, we must also address income gaps and promote economic security for all residents. This means up-skilling more residents and removing barriers to employment for marginalized groups.

The City plans to triple the number of college graduates from Oakland through the Oakland Promise. 36,000 Oaklanders will access City-funded job training services, 50% of whom will earn an industry-recognized credential within one year and at least 70% will enter into stable, middle-income jobs. We will also monitor wage growth and working conditions for the City's lowest paid workers to track the impact of our interventions on income inequality and adjust plans as required.

**Does your jurisdiction participate in a 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.**

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

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 the Downtown Specific Plan. 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.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of “concentration”)? Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Based in the American Community Survey (ACS) for 2011-2015, 58.99% of the Oakland population is comprised of residents with low- to moderate-incomes. Within the seven CD Districts of Oakland Areas, concentration of low-income residents are predominantly located in Districts 2, 3, 5, 6 and 7 (Eastlake/San Antonio/China Town, West Oakland, Fruitvale, Central East Oakland, and Elmhurst).

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

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

There is an estimated 1,074 businesses along International Boulevard. The top four types of businesses are 1) retail sales (29%), 2) commercial rental receipts (27%), 3) Business/Personal Services (20%), 4) residential rental receipts (10%).

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Oakland is developing a new Equitable Climate Action Plan (ECAP)! The 2030 ECAP will establish actions that the City and its partners will take to **equitably reduce Oakland's climate emissions and adapt to a changing climate**. Oakland's City Council adopted a new greenhouse gas emissions reduction target of 56 percent relative to our 2005 baseline year by 2030. This follows the previous reduction target of 36 percent by 2020, which the City's first ECAP, adopted by Council in 2012, strives to meet.

The new 2030 ECAP will be rooted in **equity** and a **deep community engagement process**: it will identify ambitious actions we can take to combat climate change while also ensuring that frontline communities – those that have been harmed by environmental injustice and who are likely to be hurt first and worst by the impacts of climate change – will benefit first and foremost from climate action. We're focusing our attention especially on actions that will result in cleaner air, improved economic security, good green jobs, and more resilient communities, while also minimizing our contribution to climate change.

Additional detail on risks of housing occupied by low- and moderate-income households will be provided in the upcoming 2021/22 Annual Action Plan.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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), Housing Opportunities for Persons with AIDS (HOPWA) and local match or leveraging sources to these programs. As a condition of receiving these grant funds, the City prepares 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 attached Annual Action Plan constitutes the City's formal application for the entitlement grant funds.

In accordance with the City's priorities as articulated in the City's 2019-21 budget and furthered by the needs assessment analysis, the key priorities for the City in the 2020/21 - 2024/25 Consolidated Plan are:

- Affordable/Fair Housing
  - Housing Stabilization & Preservation
  - New Production
  - Fair Housing
  - Antidisplacement
  - Relocation
  - Rental Assistance
  - Policy & Advocacy
  - Operations Support
- Homeless Solutions
  - Rapid Rehousing
  - Homeless Facilities
  - PATH Strategy
  - Support Services
- Economic Development
  - Technical Assistance
  - Financial Assistance
  - Capacity Building
- Community Development - Public Services
  - Youth
  - Senior
  - Housing Services
  - Recreation
  - Legal Services
  - Crime Prevention
  - Other
- Public Facility Improvement & Infrastructure Improvements
  - Recreation Centers
  - Health Centers
  - Senior/Youth Facilities

- Special Needs Facilities/Housing
- Parks
- Street Improvements
- Sidewalk Improvement
- Street Scaping
- Neighborhood Stabilization
  - Code Compliance
  - Displacement Prevention

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

### Geographic Area

Table 52 - Geographic Priority Areas

### General Allocation Priorities

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

Under the HOPWA program, the geographic distribution is between Counties of Alameda and Contra Costa County, which makes up the Oakland Eligible Metropolitan Statistical Area (EMSA). Based on the number of persons living with AIDS in each County of the Oakland EMSA, approximately 76 % of HOPWA resources are distributed in Alameda County and 24% in Contra Costa County.

Under the ESG program and PATH Strategy resources, homeless housing and services are provided based on Citywide needs. Homeless encampments appear from East Oakland to West Oakland and portions of North Oakland. Shelters, Transitional Housing, Community Cabins, Porta Potties, RV safe parking, rapid rehousing resources are predominantly located in Downtown, East Oakland, North Oakland

HOME resources are utilized to support the City's affordable housing development programs. Staff works with for-profit and non-profit developers to revitalize neighborhoods and increase housing opportunities through new construction, substantial rehabilitation and preservation of rental and ownership housing for very low-, low- and moderate income households. Staff implements the City's annual Notice of Funding Availability (NOFA) process to make competitive funding awards for affordable housing projects and monitors the City's and Agency's portfolio of more than 75 projects to ensure proper management and maintenance and compliance with rent and income limits.

A portion of CDBG are allocated geographically based on census tract data of low- to moderate-income residents of Oakland by Community Development Block Districts. The percentage of low- to moderate-income residents in each Community Development Block District is compare to the total number of low- to moderate-income residents to determine level of funding. Community Development (CD) District Boards for each district, made up of community members establish funding priorities for their district. This priorities are published in a Request for Proposals (RFP) that is distributed and posted online. The CD District Boards review submitted applications and proposal presentations prior to recommending funding allocations for each district. These recommendations are forwarded to Oakland City Council for review and approval as part of the Annual Action Plan.

The balance of CDBG funds are distributed to City administered programs to benefit low- to moderate income areas and residents of Oakland.

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low income Low Income Moderate Income Large Families Families with Children Elderly Chronically Homeless Individuals Special Needs
	Geographic Areas Affected	East Oakland, West Oakland, Citywide
	Associated Goals	Preservation Production Protection Policy & Planning Removal of Impediments of Fair Housing Tenant/Landlord Counseling Homeownership Equity
	Description	<p>Making sure all Oaklanders have safe and affordable housing through activities that support the production of new affordable housing, preservation of existing housing, homeless &amp; displacement prevention, and equitable access to other activities including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Housing Stabilization</li> <li>• New Construction of Housing</li> <li>• Fair Housing</li> <li>• Anti-displacement</li> <li>• Relocation</li> <li>• Homeownership</li> <li>• Rental Assistance</li> <li>• Policy &amp; Advocacy</li> <li>• Operations Support</li> </ul>



	Basis for Relative Priority	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, public feedback, Housing Element, Oakland Race & Equity Indicator Report, and consultation with other jurisdictions.
2	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low- and Low-income chronic homelessness Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, veterans, Persons with HIV/AIDS, Victims of Domestic Violence and Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Reduction of Homelessness Elimination of Chronic Homelessness Equity
	Description	According to HUD HMIS data estimates, maintained by the City of Oakland, there were approximately 6,429 people experiencing homelessness. Goal is to eliminate homelessness through a Housing First model. This model focuses on housing people living on the street and people without permanent housing. PATH strategy complements Alameda County's Homeless and Special Needs Housing Plan, EveryOne Home. Both strategies aim to solve the problem of homelessness instead of managing it. Currently, we provide emergency shelters rapid rehousing and services. We plan to shift toward providing permanent, affordable and supportive housing
	Basis for Relative Priority	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, homeless count, the City's Permanent Access To Housing Strategy, and the Alameda County EveryOne Home (Continuum of Care) Plan.
3	Priority Need Name	Community Development -Public Services
	Priority Level	High

	Population	Extremely Low income Low Income Moderate Income Large Families Families with Children Elderly Chronically Homeless Individuals Special Needs
	Geographic Areas Affected	Citywide
	Associated Goals	Equity Community Development
	Description	Public services that increases access and provide support for : <ul style="list-style-type: none"> <li>• Youth &amp; Children</li> <li>• Seniors</li> <li>• Housing Services</li> <li>• Recreation</li> <li>• Legal Services</li> <li>• Employment</li> <li>• Crime Prevention</li> <li>• Other service needs identified</li> </ul>
	Basis for Relative Priority	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, community input, and data supporting the need for equitable access to low-/moderate-income residents.
4	Priority Need Name	Community Development Dev-Public Facility & Infrastructure Improvements
	Priority Level	Medium-High
	Population	
	Geographic Areas Affected	Citywide
	Associated Goals	Equity Economic Opportunity Public Health

	Description	Capital projects improve and maintain Oakland's public facilities and infrastructure. They can range from restoring aging fire stations to repaving broken streets to building new recreation centers and improving existing parks and recreation centers. There are significant needs for water/sewer improvements, street improvements, sidewalk improvements, and flood drainage improvements.
	Basis for Relative Priority	Basis for determining MEDIUM-HIGH priority need was established community input and the City's Capital Improvement Plan published in September 2019, including a prioritization plan based on needs of the community and the aging inventory of Oakland public facilities and infrastructure.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Business Support Technical Assistance Financial Assistance Acquisition
	Description	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.
	Basis for Relative Priority	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, public feedback, and the Economic Development Strategic Plan.
6	Priority Need Name	Neighborhood Stabilization
	Priority Level	High

Population	Extremely Low Income Low-Moderate-Income Elderly Special Needs Large Families Families with Children
Geographic Areas Affected	East Oakland, West Oakland, Citywide
Associated Goals	Code compliance Displacement Prevention
Description	Approximately 83% of Oakland's housing stock was constructed prior to 1979. Given 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. Oakland seeks to prevent sources of abandonment and blight within their communities. Improve existing housing and those properties that may be in foreclosure in order to stabilize neighborhoods, prevent displacement and stem the decline of house values of neighboring homes.
Basis for Relative Priority	Basis for determining HIGH priority need was established via Needs Assessment contained in this document, community feedback and consultation with other jurisdictions.

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

<b>SORT</b>	<b>NEED NAME</b>	<b>PRIORITY LEVEL</b>
1	Affordable Housing/Fair Housing	High
2	Homelessness	High
3	Community Development Public Services	High
4	Economic Development	High
5	Neighborhood Stabilization	High
6	Public Facility Improvements and Infrastructure Improvements	Medium High

**Table 53 – Priority Needs Summary**

## Narrative (Optional)

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, disabled and persons living with AIDS).

There are several disparities that highlight the pressing need for more equitable housing policy, homeless service delivery, economic development support, access to services, public facility and infrastructure for low- and moderate-income areas of Oakland, particularly those with minority concentrations of African-American, Hispanic and Asian residents.

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 in Oakland. This assessment is supported by the City of Oakland Race & Equity Indicator Report<sup>6</sup> that further establishes the challenges faced by Oaklanders in accessing adequate housing, particularly for racial and ethnic minorities. T

Per the *Affordability -Rent Burden* portion of the Race and Equity Report, Citywide, almost half of households were rent burdened, meaning they spent more than 30% of their annual income on rent. It was more common among African American and Latino households, with 58.4% and 52.7% respectively. It was slightly less common among Asian households (at 49.2%) while only one in three White households (34.9%) paid more than 30% of their annual income on rent. African American households were 1.67 times more likely to be rent burdened than White households.

Similar results are reported in the *Affordability-Homeownership* portion of this report showing that over half of White householders were homeowners. 69.0% of Latino householders did not own their homes, and almost one in four African American householders did not own their homes (74.1%). Citywide, just over half of householders did not own their homes (56.4%). African American householders were 1.70 times more likely to not own their homes than White householders.

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.

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<sup>6</sup> <http://www2.oaklandnet.com/oakca1/groups/cityadministrator/documents/report/oak071073.pdf>

## 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	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. This cost burden is magnified for those who qualify as "special needs" populations. those living with HIV/AIDS, veterans, seniors, those living with mental or physical illness.
New 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.
Rehabilitation	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.
Acquisition, including preservation	

**Table 54 – 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. 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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,705,609	850,000	3,154,000	11,709,609		CDBG activities will include administration, public services, housing, economic development and other activities benefiting low-mod income households & communities.
CDBG	CARES Act	Prepare for, prevent and respond to COVID19	4,532,841	N/A	N/A	4,532,841		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA Preservation	3,173,979	0	0	3,173,979	3,173,979	HOME activities will continue to leverage Affordable Housing Trust fund dollars.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,078,040	0	2,954,193	6,032,233	6,032,233	HOPWA activities will included services, housing and housing development in Alameda & Contra Costa Counties for persons living with AIDS & their families.
HOPWA	CARES Act		447,972			447,972		Prepare for, prevent and respond to COVID19

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid rehousing (rental assistance) Rental Assistance Services Transitional housing	660,016	0	0	660,016		ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing, emergency shelter, outreach services, HMIS activities, and Administration
ESG	CARES ACT		2,275,917			2,275,917		Prepare for, prevent and respond to COVID19

**Table 55 - 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 adopted an Housing Impact Fee on new housing development on May 3, 2016 (Oakland Municipal Code (OMC) Chapter 15.72 (Ordinance No. 13365 C.M.S.)). These Impact Fees went into effect for development projects submitting a building permit application on or after September 1, 2016.

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**

City of Oakland's Public Lands Strategy (PLS) seeks to use the value of twenty sites identified for future disposition and development to maximize the production of affordable housing units. The PLS is a mostly self-funding strategy that seeks to balance the need to produce affordable housing quickly with other public benefit goals such as fiscal responsibility and sustainability, economic development, and providing for other community benefits. Because 100% affordable housing projects typically require City subsidies that exceed the value of the land, the fourteen sites designated for this use will need an additional source of funds. For that reason, six PLS sites are strategically designated for market-rate development so the City can generate both impact fees and net sale proceeds to be deposited into the AHTF to produce affordable housing on the other 14 sites. City of Oakland's Public Lands Strategy designates 14 sites for 100% Affordable Housing, 1 site for Market Rate Residential and five sites for Commercial development. Below are short descriptions of each of the properties included in the City's Public Lands Strategy (<https://cao-94612.s3.amazonaws.com/documents/Public-Lands-Policy-docs.pdf> ).

Wood Street: APN(s):18-310-7-7;18-310-14 /Size:147,081sqft /EstimatedLandValue:\$11,766,480

The land use on this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. The site's high density Wood Street District zoning (D-WS-7) is intended to create an active, pedestrian oriented, mixed-use, urban community in the area generally bounded by 10th Street, Wood Street, West Grand Avenue and Frontage Road/I-880. To maximize density on this site, staff estimates that 292 LIHTC housing units could be feasible with a \$30 million subsidy from the City. This site could be subdivided to accommodate several large projects with dense low-rise wood construction. Although the site may not score well for LIHTC there are creative ways to increase the score, particularly with the 4% LIHTC.

Rotunda Garage Remainder: APN(s):08-0620-09-03 Size:6,697sqft EstimatedLandValue:\$1,339,400

An ideal site for low-rise transit- oriented residential development, as it is only two blocks from the 12th Street BART Station. Staff estimates a five-to-six story building utilizing wood construction could provide 25 housing units as well as parking on the ground floor, with a \$2.5 million subsidy from the City. While the site's zoning of Central Business District General Commercial (CBD-C) allows for denser development (75 housing units), the site is limited to 25 units (or 20,000 square feet of office) due to the site's small size and neighboring historic buildings, which would prohibit building high-rise residential. Unless the site was combined with other sites, a 25-unit project would be too small to be efficiently financed with LIHTC. However, the site could be used for affordable home ownership or possibly a land trust model.

MLK Sites: APN(s):12-964-4;12-964-5 Size:9,125sqft EstimatedLandValue:\$1,095,000

this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. The site's high density Neighborhood Center Commercial Zone (CN-3) is intended to create, preserve, and enhance areas with mixed-use neighborhood commercial centers that have a compact, vibrant pedestrian environment. These centers are typically characterized by smaller scale pedestrian-oriented, continuous and active store fronts with opportunities for comparison shopping. To maximize density on this site, staff estimates that 21 affordable housing units could be feasible with a \$2.1 million subsidy from the City in dense low-rise wood construction. Unless the site was combined with other sites, a 21-unit project would be too small to be efficiently financed with LIHTC. However, the site could be used for affordable home ownership or possibly a land trust model.

Piedmont Ave/Howe Street Parking: APN(s):012-093-04;012-093-05;012-093-06-01 Size:43,532 sq ftEstimatedLandValue:\$15,236,20

The Piedmont Avenue location of this site would be convenient for affordable housing because its residents would be within walking distance to a pharmacy (CVS is adjacent to site), grocery store (Piedmont Grocery across the street), and a multitude of shops and restaurants on Piedmont Ave, as well as Piedmont Elementary School and public transportation. This is an excellent site for a project using high density wood construction and funded with LIHTC. Staff estimates that a 97-unit LIHTC project on-site could be feasible with a \$9.9 million City subsidy.

Miller Library Site: APN(s):20-153-6 / Size:1,969sqft /Estimated Land Value:\$1,077,210

Given the site's low density RM-2 zoning, staff estimates an approximately 10- unit housing project could be feasible with a \$1 million subsidy from the City. Building affordable housing on this site would be compatible with the already existing affordable senior housing located across

the street from the site. Residents of affordable housing built on this site, which is located on Miller Ave between International Blvd and E15th, would be within walking distance (0.1 miles) to AC Transit bus lines, including the new Bus Rapid Transit project under development, and a grocery store (El Ranchito Market). Although the size of the project would likely be too small to efficiently use LIHTC, the site could be used for affordable home ownership or possibly a land trust model.

27th & Foothill: APN(s):025-073-08-02;025-073-08-03 /Size:2,581sqft /Estimated Land Value: \$1,016,145

The location of this site would score well for affordable housing funding based on access and proximity to public transportation. AC Transit bus service along Foothill Blvd stops directly in front of the site and the site is located within minutes to the Fruitvale BART Station and Transit Village which is a nationally recognized transit-oriented development. Future development of this site will assist the Fruitvale neighborhood revitalization strategy and will complement the next phase of the planned Foothill/Fruitvale Phase II Streetscape along Foothill Boulevard between Rutherford and 35th Avenue. This is a good site for a project using high density wood construction and funded with LIHTC.

36th & Foothill: APN(s):032-2084-050;032-2084-051;032-215-037-01;032-215-038-01 / Size:34,164 sq ft /EstimatedLandValue:\$1,537,380

The properties have occasionally received interest from a range of developers including affordable housing developers as well as local property owners. The location of this site would score well for affordable housing funding because of access and proximity to a full-service grocery store (Mi Ranchito Market) and public transportation. AC Transit bus service along Foothill Blvd stops directly in front of the site and the site is located within minutes to the Fruitvale BART Station and Transit Village which is a nationally recognized transit-oriented development. Future development of this site will assist the Fruitvale neighborhood revitalization strategy and will complement the recently completed infrastructure and streetscape improvements along Foothill Blvd between 35th Avenue and High Street as well as Cesar Chavez Park improvements. This is a good site for a project using high density wood construction and funded with LIHTC.

73rd & International: APN(s):040-317-032;040-317-048-13 /Size:5,435 sqft /Estimated Land Value:\$407,625

The property was acquired by the Redevelopment Agency with the intent to incorporate the parcels into the planned International Boulevard Streetscape Improvements as well as the proposed AC Transit Bus Rapid Transit improvements. The property is suitable as an infill and transit-oriented development, as it is located on a major transit corridor and within a half mile of the Coliseum BART Station. Although setbacks and other zoning requirements might reduce the density the site could accommodate and the size of the site would likely be too small to efficiently use LIHTC unless it was combined with other sites, the site could be used for affordable home ownership or possibly a land trust model or commercial development, if housing is not feasible.

Clara & Edes: APN(s):04-5014-05;04-5014-06-03 /Size:26,31 sqft /EstimatedLandValue: \$1,052,40

This site is in a medium-density residential area and has been rezoned from C-1- (Local Retail Commercial) to RM-4 (Mixed Housing Type Residential Zone 4) to promote the building of housing on site. New residents on site would benefit from being one block away from the Brookfield Library and Park and the newly constructed state-of-the-art East Oakland Youth Sports Center facility. Although this site is not properly located for transit-oriented development, the Coliseum BART Station, Amtrak and the Coliseum/Oakland Airport area 5-minutedriveaway. The size of the project would likely be too small to efficiently use LIHTC unless the site was combined with other sites. However, the low density would be good for affordable home ownership or possibly a land trust model.

Golf Links Road: APN(s):043A4640202;043A46402509; 043A46400902 Size:32,038sqft  
EstimatedLandValue:\$1,281,520

The parcel on Golf Links (currently without an address) is zoned Detached Unit Residential (RD-1), which is intended to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures. The parcel at 2824 Macarthur is zoned Urban Residential (RU-4), which is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services. The non-contiguous nature of these parcels, and the zoning of the larger parcel, may limit projects to affordable home ownership or possibly a land trust model.

8280 & 8296 MacArthur: APN(s):043A-464-026;043A-464-028 /Size:12,720 sqft /Estimated Land Value:\$826,800



Based on the current RU-4 zoning, each of the two parcels could produce 14 units, or 28 units in total. But setbacks and other zoning concerns would reduce the feasibility to a four-plex on each property. If the to-be selected developer could acquire the middle parcel in between these two sites, a larger development footprint could be assembled for more interesting design options and a denser project. Staff estimates two 4- unit affordable housing projects could be feasible with a \$814K subsidy from the City. The site could be used for affordable home ownership or possibly a land trust model, or could be developed as a scattered sites development with the nearby Golf Links Road site.

98th & Sterns: APN(s):48-5617-9-1;48-5617-10-4 /Size:20,614 sqft /EstimatedLandValue: \$1,855,260

Given the site's low density RM-1 zoning, staff estimates a 6-unit affordable housing project could be feasible with a \$610K subsidy from the City. The site would be best used for affordable home ownership or possibly a land trust model.

10451 MacArthur: APN(s):047-576-07-3 /Size:23,0 sqft /Estimated Land Value:\$1,035,000

The location of this site would score well for affordable housing funding based on its excellent access to bus service through AC Transit as well as convenient freeway access via the on and off-ramps at Foothill and 106th Avenue. The site represents an opportunity to expand the Foothill Square shopping center and create employment opportunities as well as bring needed goods and services to East Oakland residents. This is an excellent site for a project using high density wood construction. Although the site may not score well for LIHTC there are creative ways to increase the score, particularly with the 4% LIHTC.

Barcelona Site (Oak Knoll): APN(s):048-6870-02 /Size:205,37 sqft /EstimatedLandValue: \$2,550,000

There is no affordable housing being proposed by Oak Knoll Venture Acquisitions, LLC for the master-planned development project on their 167-acre property and so therefore the adjacent City-owned Barcelona site is being made available for affordable housing. On January 16, 2018, the City Council directed the City Administrator to issue a Request for Proposals for the development of affordable housing on the 5.4 acre sitel (Resolution No. 87031 C.M.S.). State redevelopment law requires that at least 15% of all residential units developed in a redevelopment project area be affordable to low and moderate income households. Although the zoning only allows 17 units, or 23 units with the density bonus, the City Council has recommended looking at the possibility of rezoning to allow a larger project. For now, the strategy only includes what is allowed under the current very low density residential zoning under which the site could be used for affordable home ownership or possibly a land trust

model. With rezoning the site could accommodate a much larger project using moderate density wood construction and funded with LIHTC.

1800 San Pablo: APN(s):08-0642-018 /Size:4,347 sqft /EstimatedLandValue:\$12,195,425

1800 San Pablo is an ideal site for high-rise, transit-oriented development, as it has close access to the 19th Street BART Station, and is one of only two sites in the public lands portfolio (along with 1911 Telegraph) where high rise residential development is feasible. The additional expenses of steel construction make the costs of high-rise development prohibitive for affordable housing. Based on the CBD-X zoning, the site can support up to 492 housing units at 90 square feet per dwelling unit, which would generate \$10.8 million in housing impact fees to the AHTF. High downtown land values for this site could generate another \$9.8 million in land sale proceeds, 80% of which would be set aside to AHTF. Staff estimates these funds, totaling \$20.6 million to the AHTF, could support approximately 165 LIHTC housing units off-site or 202 of the 746 affordable units on the City's 14 BMR sites. Staff estimates that the site could support 15,000 square feet of ground floor retail space, which would generate approximately \$60,000 annually in sales taxes. When combined with property taxes and business taxes, the site is expected to generate \$1.3 million in tax revenue to the City annually.

Clay Street Garage: APN(s):3-67-4/ Size:29,000 sqft /Estimated Land Value:\$6,525,000

This site is likely to be restricted to 6 or 7 stories to limit the impact on the historic City Hall next door. There are several reasons residential is not proposed for this site. First, the surrounding office uses make residential a less compatible use. Affordable housing, in particular, is not recommended because this site is located in a census tract with 57% of housing units BMR rent-restricted, the 2nd highest concentration of affordable housing in the City. Second, the high value of land in Downtown Oakland should be extracted through a fair market value sale, based on its "highest and best" use, in order to maximize dollars that can be contributed into the AHTF. Staff estimates the impact fees and land sale proceeds generated from a FMV sale could provide \$3.2 million into the AHTF for approximately 26 LITHC units off-site. Third, there is the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in the growing Downtown.

1911 Telegraph: APN(s):08-0716-058 /Size:45,121 sqft /EstimatedLandValue:\$14,64,325

The site is well-positioned to form a strong new office cluster near the 19th Street BART Station along with the rehabbing of Uptown Station and the proposed office project at 2100 Telegraph Avenue. Affordable housing is not recommended because this site is in a census tract with 57% of housing units BMR rent-restricted, the 2nd highest concentration of affordable housing in the

City. Secondly, the high value of land in Downtown Oakland should be extracted through a fair market value sale in order to maximize dollars that can be contributed into the AHTF. Staff estimates the jobs/housing impact fee and land sale proceeds generated from a FMV sale of this site could provide \$11.1 million into the AHTF, which could support approximately 89 LIHTC units off-site. Third, there is the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in the growing Downtown. Lastly, an office development on site will promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax). Staff estimates that the site could support 20,000 square feet of ground floor retail space, which could generate approximately \$80,000 annually in sales taxes. When combined with property taxes and business taxes, an office use is expected to generate ongoing tax revenue to the City starting at \$2.6 million in the first full year.

Fire Alarm Building: APN(s):2-91-1 /Size:31,031 sqft /EstimatedLandValue:\$6,981,975

The Fire Alarm Building was constructed in 1911 to house the alarm system for

The Oakland Fire Department and Oakland Police Department and was in use until 1983, when a new dispatch center was built at Fire Station 1. Given the historic nature of the existing building, the high concentration of affordable housing in Downtown Oakland, the high value of land in Downtown Oakland, and the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in downtown, staff recommends that this site be used for commercial development and sold at fair market value for the “highest and best use”.

Old Fire Station #24: APN(s):48F-7361-1;48F-7361-12 /Size:39,535 sqft /Estimated Land Value: \$1,250,000

The historic Montclair Fire House was developed by the City of Oakland in 1927. It has been vacant since a determination in 1980 that the seismic stability of the structure was inconsistent with its occupancy as a fire station. The Hayward Fault appears to cross the property in north/south direction running beneath the existing former fire station. Any new use of the building would need to comply with seismic regulations. The site is further constrained by upslope topography, from west to east, directly off the Moraga Avenue. Also, in 1980 the building was designated by the City of Oakland as a local landmark. commercial development on site would promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax), which staff estimates to start at approximately \$66,000 in the first full year.

66th & San Leandro: APN(s):041-4056-04-04 /Size:274,428 sqft /Estimated Land Value: \$9,604,980

A Market Analysis and Feasibility Study for the site prepared by Hausrath Economics Group (November 1, 2016), states “that the highest and best use of the site is industrial development. There is a strong demand for high quality large warehouse distribution and logistics space in the Bay Area and Oakland. The industrial use of the property would retain the already limited land supply in Oakland and support the growth of industrial activities that contribute economic diversity to the City’s economy”.

<https://cao-94612.s3.amazonaws.com/documents/Public-Lands-Policy-docs.pdf>

## **Discussion**

## 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 Department of Housing & Community Development	Government	Ownership Planning Public Housing Rental neighborhood improvements public facilities public services  Homelessness Non-homeless special needs	Jurisdiction
Oakland Housing Authority	Government	Public Housing	Jurisdiction
	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental neighborhood improvements public facilities public services	Other
City of Oakland Economic Development		Economic Development	

**Table 56 - Institutional Delivery Structure**

## Assess of Strengths and Gaps in the Institutional Delivery System

The City of Oakland, along with many other communities in this country, is facing a humanitarian crisis of neighbors who find themselves homeless. On a single night in January 2019, more than 4,000 people were experiencing homelessness in Oakland. Nearly four out of five (79 percent) of the people experiencing homelessness in Oakland are unsheltered and live outdoors or in tents or vehicles, often along the city's streets and in parks. These numbers represent an unprecedented 47 percent increase in total homelessness in Oakland, and a 63 percent increase in unsheltered homelessness since 2017. These numbers account for only a fraction of the people who become homeless over the course of a year.

The crisis that precedes someone becoming homeless varies significantly and ranges from a mental or physical health crisis, to job loss, to property loss due to inadequate estate planning. But what is common to all is that the longer one is homeless the worse one's health becomes, the more likely family and friendship networks are frayed, and the harder it becomes to obtain, maintain, and sustain stable housing.

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.

The framework outlines specific strategies to reduce homelessness in Oakland:

- Fewer people become homeless each year
- More people return to housing as quickly as possible
- Expand, improve, and maintain crisis response beds
- People who have been homeless have the incomes and supports they need to avoid returning to homelessness
- Expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents
- Address impacts of unsheltered homelessness on sheltered and unsheltered neighbors

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

Oaklanders housed. It seeks to expand all types of interventions once someone is homeless to ensure rapid connection to housing and to rapidly expand the emergency health, hygiene and shelter options for those on the street. And with the clear understanding that housing is the solution, it proposes the expansion of housing production at all income levels but very specifically for those who need supportive housing and / or with very low incomes. It also acknowledges the critical need to increase the income of the lowest income residents through work, connection to benefits, and expanding subsidized housing options.

All strategies proposed in the framework are grounded in the following commitments.

- Addressing equity by eliminating racial disparities in the rates at which people experience homelessness, and rates they exit to stable housing
- Aligning Oakland resources and policies with partners in the private sector and in county, state, and federal governments
- Learning from and using best practices based on evidence about what works

As pieces of the framework are implemented over time, Oakland can expect to see changes in homelessness including:

- No families with children sleeping outdoors, in cars, or other places not meant for human habitation
- Significant reductions in the numbers of people who experience homelessness each year
- Reductions in the number of people who are unsheltered
- Elimination of disparities by race in permanent housing outcomes

Though Oakland Housing Authority (OHA), using MTW flexibility, OHA has created several local non-traditional housing programs that serve special needs populations with various partners that are experts in serving [these populations with their special challenges](#). [Descriptions and projections for families served are described below](#):

The Sponsor Based Housing Assistance Program (SBHAP) local non-traditional program serves families in partnership with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative which provides rental housing assistance through the form of rental subsidies, utility assistance, security deposits, etc. to individuals and families who come from homeless encampments or are exiting the criminal justice system, or are emancipated foster youth. The City of Oakland manages subcontractors who specialize in managing the program to serve three vulnerable populations: individuals living in street homeless encampments, adults being discharged from San Quentin State Prison, and youth with recent contact with the criminal justice system. After demonstration of housing

stability for one year, pending availability, OHA may elect to offer program participants the option to apply for an HCV. These subcontractors provide program applicants via direct referral into the program managed by the City of Oakland.

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

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

**SBHAP** – projected families to be served 105

*Challenges:* This program experienced similar challenges in a tight rental market where landlords have multiple options for unassisted tenants. Since this population is hard to house with many service needs, it was challenging to maintain and recruit new landlord participants. Partner agencies worked closely with OHA, clients and landlords to ensure that any leasing challenges were addressed in a timely manner. In FY 2019, OHA and its partners continued a Step-Down initiative, where participants that had remained housed successfully for one year, were offered a voucher to use to move or remain in place if the landlord chose to enter the HCV program. Convincing existing landlords to enter the Housing Choice Voucher program has been a challenge. OHA found that tenants are tentative to accept a voucher because it would require transition to new case management and any change to their stable environment is a cause for anxiety, so the numbers using this opportunity were not been as high as expected.

**BB-THP+** - projected families to be served 50

*Challenges:* The initial HQS fail rate was roughly 75% for units enrolled in the program which caused enrollment delays. FPFY and Abode worked directly to remediate small repairs, but if the problem was something larger, it required coordination with the property owner to solve.



In response to this issue, FPFY implemented a pre-inspection protocol to ensure units are ready for HQS inspections and to remediate issues before the unit fails using guidelines and training provided by OHA. Additionally, there will be a housing specialist that will be assigned to help facilitate housing related issues.

Finding appropriate units that are affordable long term with a willing landlord is extremely challenging in Oakland. FPFY and Abode have begun unit searches and procurement 60-90 days prior to program enrollment to try and address this challenge.

**CalWORKs** - projected families to be served 50

Challenges in meeting the projected benchmarks that caused delays involved eligibility processing delays where documentation for verification of income and other household members was delayed and to address this issue, ACSSA is working to streamline the process. As with all the programs, finding landlords to accept program participants and OHA subsidies in a tight rental market is an issue. ACSSA worked to negotiate lower rents and increased landlord outreach to facilitate housing options for program participants.

OHA may use interagency partnerships with the City and County to repurpose underutilized properties to meet Oakland's need for additional affordable housing that may be used for temporary or longer term housing for homeless populations.

OHA serves a re-entry population through its Parents and Children Together (PACT) activity which is described in detail in activity 11-05 in the FY 2019 MTW Report on [www.oakha.org](http://www.oakha.org). This activity also describes various partnerships to serve families through shared and transitional housing programs under the Building Bridges initiative.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

<b>Supportive Services</b>			
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	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Other			

**Table 57 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The PATH framework seeks to reduce homelessness from all perspectives. It emphasizes prevention to keep Oaklanders housed. It seeks to expand all types of interventions once someone is homeless to ensure rapid connection to housing and to rapidly expand the emergency health, hygiene and shelter options for those on the street. And with the clear understanding that housing is the solution, it proposes the expansion of housing production at all income levels but very specifically for those who need supportive housing and / or with very low incomes. It also acknowledges the critical need to increase the income of the lowest income residents through work, connection to benefits, and expanding subsidized housing options.

All strategies proposed in the framework are grounded in the following commitments.

- Addressing equity by eliminating racial disparities in the rates at which people experience homelessness, and rates they exit to stable housing
- Aligning Oakland resources and policies with partners in the private sector and in county, state, and federal governments
- Learning from and using best practices based on evidence about what works

As pieces of the framework are implemented over time, Oakland can expect to see changes in homelessness including:

- No families with children sleeping outdoors, in cars, or other places not meant for human habitation
- Significant reductions in the numbers of people who experience homelessness each year
- Reductions in the number of people who are unsheltered
- Elimination of disparities by race in permanent housing outcomes

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

**Service Delivery System Strengths:**

Targeting rapid rehousing and services to those most in need (the homeless living on the streets) has resulted in drop in the point-in-time counts of homeless from 2005 to 2019. The number of people reported as homeless in 2019 increased significantly compared to the number of people homeless in 2017.

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.

**Services Delivery System Gaps:**

Oakland has more than 4,071 homeless men, women and children, an estimated 21% 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 4,071 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.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20% of Area Median Income (AMI)
- Systemic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities

- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

In Oakland, the drivers of homelessness fall most squarely on the backs of the African American community who, due to long standing structurally racist practices such as red lining and employment discrimination, are most vulnerable to losing their homes. Over 70 percent of individuals who are homeless in Oakland are African American, while they only represent 24 percent of the City's population. The work must be defined by what works for African Americans first and foremost in order to reduce the racial disparities in homelessness in Oakland. The framework commits to using data in a transparent and public way to evaluate outcomes such that racial disparities in homelessness are eliminated. It also acknowledges that current resources are insufficient and the overall crisis cannot be resolved without expanding revenues dedicated to this issue and engaging government and the private sector at every level in this effort.

While the City of Oakland alone cannot afford the level of investment needed to end homelessness in the City, strategically engaging these partners will be critical to resolving the suffering so many Oakland neighbors are experiencing on the street. The PATH framework can guide investments of locally controlled resources, focus the power and influence of our community's leaders and stakeholders, align the efforts of our local public agencies and community partners, and engage others toward shared commitments to end homelessness.

The framework outlines specific strategies to reduce homelessness in Oakland:

- Fewer people become homeless each year
- More people return to housing as quickly as possible
- Expand, improve, and maintain crisis response beds
- People who have been homeless have the incomes and supports they need to avoid returning to homelessness
- Expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents
- Address impacts of unsheltered homelessness on sheltered and unsheltered neighbors

This framework recognizes that providing someone with a bed in an emergency shelter or transitional housing program offers a critical stepping-stone toward housing stability but alone is insufficient. Preventing vulnerable residents from becoming homeless and expanding the supply of deeply affordable and supportive housing, especially for seniors and persons with disabilities, are necessary elements for solving homelessness. As a result, the PATH framework seeks to reduce homelessness from all perspectives. It emphasizes prevention to keep Oaklanders housed. It seeks to expand all types of interventions once someone is homeless to ensure rapid connection to housing and to rapidly expand the emergency health, hygiene and

shelter options for those on the street. And with the clear understanding that housing is the solution, it proposes the expansion of housing production at all income levels but very specifically for those who need supportive housing and / or with very low incomes. It also acknowledges the critical need to increase the income of the lowest income residents through work, connection to benefits, and expanding subsidized housing options.

All strategies proposed in the framework are grounded in the following commitments.

- Addressing equity by eliminating racial disparities in the rates at which people experience homelessness, and rates they exit to stable housing
- Aligning Oakland resources and policies with partners in the private sector and in county, state, and federal governments
- Learning from and using best practices based on evidence about what works

As pieces of the framework are implemented over time, Oakland can expect to see changes in homelessness including:

- No families with children sleeping outdoors, in cars, or other places not meant for human habitation
- Significant reductions in the numbers of people who experience homelessness each year
- Reductions in the number of people who are unsheltered
- Elimination of disparities by race in permanent housing outcomes

## **SP-45 Goals Summary – 91.215(a)(4)**

### **Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing  Non-Homeless Special Needs  Public Housing	East Oakland  West Oakland  Citywide	Affordable Housing	# of new rental units constructed/ developed  # of rental units rehabilitated  # of homeowner housing added  # of homeowner housing rehabilitated  # of housing for people with HIV/AIDS  # of direct financial assistance to homebuyers  # of public service activities with low/mod housing benefit
2	Homeless	2020	2025	Homelessness	Citywide	Homelessness  Community Development  Public Services	# housing for homeless added  # homeless prevention  # of overnight shelter beds added  # homeless persons overnight shelter  # of rapid rehousing/tenant based rental assistance
3	Economic Development	2020	2025	Non-Housing Community Development	Citywide	Economic Development	# of Jobs created/retained  # of businesses assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
4	Community Development - Public Services	2020	2025	Non-Housing Community Development	Citywide	Community Development Public Services	# of persons served with public service activities <b>other than</b> low/mod housing benefit
5	Neighborhood Stabilization	2020	2025	Affordable Housing  Non-Homeless Special Needs	East Oakland  West Oakland  Citywide	Neighborhood Stabilization & Code Enforcement	# of Housing Code Enforcement/Foreclosed Property Care  Facade Treatment/Business Building rehabilitation
6	Public Facility Improvement & Infrastructure Improvements	2020	2025	Non-Housing Community Development	Citywide	Community Development Public Improvement & Infrastructure	# of public facility or infrastructure activities <b>other than</b> low/moderate income housing benefit

**Table 58 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>Making sure all Oaklanders have safe and affordable housing through activities that support the production of new affordable housing, preservation of existing housing, homeless &amp; displacement prevention, and equitable access to other activities including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Housing Stabilization</li> <li>• New Construction of Affordable Housing</li> <li>• Fair Housing</li> <li>• Anti-displacement</li> <li>• Relocation</li> <li>• Homeownership</li> <li>• Rental Assistance</li> <li>• Policy &amp; Advocacy</li> <li>• Operations Support</li> </ul>
2	<b>Goal Name</b>	Homeless
	<b>Goal Description</b>	<p>Goal is to eliminate homelessness through a Housing First model. This model focuses on housing people living on the street and people without permanent housing. PATH strategy complements Alameda County's Homeless and Special Needs Housing Plan, EveryOne Home. Both strategies aim to solve the problem of homelessness instead of managing it. Currently, we provide emergency shelters rapid rehousing and services. We plan to shift toward providing permanent, affordable and supportive housing</p>
3	<b>Goal Name</b>	Economic Development

	<b>Goal Description</b>	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.
4	<b>Goal Name</b>	Community Development Public Services
	<b>Goal Description</b>	Public services that increases access and provide support for : <ul style="list-style-type: none"> <li>• Youth &amp; Children</li> <li>• Seniors</li> <li>• Housing Services</li> <li>• Recreation</li> <li>• Legal Services</li> <li>• Employment</li> <li>• Crime Prevention</li> <li>• Other service needs identified</li> </ul>
5	<b>Goal Name</b>	Neighborhood Stabilization
	<b>Goal Description</b>	Approximately 83% of Oakland's housing stock was constructed prior to 1979. Given 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. Oakland seeks to prevent sources of abandonment and blight within their communities. Improve existing housing and those properties that may be in foreclosure in order to stabilize neighborhoods, prevent displacement and stem the decline of house values of neighboring homes.
6	<b>Goal Name</b>	Public Facility and Infrastructure Improvements

	<p><b>Goal Description</b></p>	<p>Capital projects improve and maintain Oakland’s public facilities and infrastructure. They can range from restoring aging fire stations to repaving broken streets to building new recreation centers and improving existing parks and recreation centers. There are significant needs for water/ sewer improvements, street improvements, sidewalk improvements, and flood drainage improvements.</p>
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**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 Involvements**

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.

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

No

### **Plan to remove the 'troubled' designation**

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

### **Barriers to Affordable Housing**

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.

### **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, On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees, Oakland Municipal Code (OMC) Chapter 15.72 (Ordinance No. 13365 C.M.S.), and the Transportation and Capital Improvements Impact Fees, OMC Chapter 15.74 (Ordinance No. 13366 C.M.S.). These Impact Fees went into effect for development projects submitting a building permit application on or after September 1, 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.

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.

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)**

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

#### **1) 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 refers a continuous pool of construction workers to the City. This pool of workers is maintained in a referral data bank. With a 3-day notice, the City may refer Oakland workers in response to a request.

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

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).

#### **2) Living Wage Ordinance & Minimum Wage**

The Oakland Living Wage Ordinance (the “Ordinance”), codified as Oakland Municipal Code provides that certain employers under contracts for the furnishing of services to or for the City that involve an expenditure equal to or greater than \$25,000 and certain recipients of City financial assistance that involve receipt of financial assistance equal to or greater than \$100,000 shall pay a prescribed minimum level of compensation to their employees for the time their employees work on City of Oakland contracts. Effective July 1, 2020, Oakland Living Wages Rates will increase from **\$16.47** to **\$17.19**/hour without benefits or **\$14.35** to **\$14.98** with benefits. Living Wage rates are adjusted annually at:

<http://www2.oaklandnet.com/oakca1/groups/contracting/documents/webcontent/dowd009082.pdf>

On November 4, 2014, voters approved Oakland Measure FF which raised the minimum wage in Oakland to \$12.25 on March 2, 2015. Effective January 1, 2020, Oakland's Minimum Wage rate increase to **\$14.14** from **\$13.80 per hour**. The minimum wage must be paid to employees who perform at least 2 hours of work in a particular work-week within Oakland, including part-time, temporary, and seasonal employees. The ordinance also adjusts the minimum wage up based on the regional Consumer Price Index (CPI). The first CPI adjustment will take effect on January 1, 2016, and every year thereafter. Measure FF also requires employers to provide paid sick leave to any employee who performs at least 2 hours of work within Oakland. Measure FF also requires that hospitality employers (such as hotels, restaurants, and banquet facilities) who collect service charges from customers must pay the entirety of those charges to the hospitality workers who performed those services for which the charge was collected.

### 3) 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.

4)The Earned Income Tax Credit is the number one anti-poverty alleviating strategy that puts money in low-income families' pockets. Every year the City of Oakland, in partnership with the Alameda County Earned Income Tax Credit (EITC) Campaign, provides free tax assistance and preparation to Oakland's low-income families and individuals at community based Volunteer Income Tax Assistance Sites (VITA) located throughout the City.

### **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.

#### 4) 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.

#### 5) 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.

#### 6) 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.

#### 7) Job Training and Employment Programs in Public Housing

OHA supports many strategies for furthering the employment opportunities for its residents. 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 and OHA has dedicated staff which work with contractors and residents to connect them. Overall, OHA has facilitated 421 section 3 hires through its projects as of FY 2019. OHA was a recipient of the JobsPlus Grant in 2015 and has been implementing the four year grant to promote employment and job skills in its West Oakland Public Housing sites and requested that the grant be extended for 6 months into FY 2021 to continue to provide these services. Since inception, OHA has enrolled 443 public housing residents and completed 488 individual assessments to establish short and long term employment goals and facilitate job skill development. When the program ends, OHA plans to transfer the participants into existing job development programs such as FSS or the Resident Opportunities for Self Sufficiency (ROSS).

OHA supports a Summer Youth Employment Program for its residents and partners with local partners to facilitate applications and jobs for hundreds of OHA youth annually. In partnership with various local entities such as Laney College and the Oakland Public Library, OHA hosted Winning Wednesdays Career Fairs for local residents. Other ongoing programs promote financial and digital literacy and are offered to all OH A residents on a regular basis through its Family and Community Partnerships department.

#### 8) 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) Housing Choice Voucher, public housing and FUP youth 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.

#### 9) Oakland Housing Authority Education Initiatives

The Oakland Housing Authority (OHA) supports programs that simultaneously prepare 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 plan in breaking the cycle of intergenerational poverty, OHA continues 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.

OHA partners with seven local schools within OUSD and provides onsite support through Success Coordinators and Education Ambassadors to help promote good attendance and parental involvement. The Promise Plus program currently has 149 participants and is designed to remove barriers preventing children from attending school. Promise Plus provides various events and activities throughout the year such as Homework Clubs and Family Literacy Nights. OHA staff promotes and supports participation in various scholarship opportunities and facilitates college visits during spring break for groups of OHA students. 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..

#### 10) 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.

#### 11) 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.

#### 12) OHA offers ongoing supportive services that encompass Health and Wellness, Senior Events and Civic Engagement Opportunities

Programs to facilitate health and wellness are OHA's partnership with Samuel Merritt University Student Nurses to provide onsite health related screenings and workshops on a variety of health topics. OHA also partners with Safe Passages and First 5 to help families prepare children for pre-school and discuss family issues and how to model healthy relationships with children. Food pantry services are regularly available at OHA's large public housing sites and other programs include "Senior Healthy Cooking" classes and Senior Fitness and socialization programs. OHA continues its long standing Civic Engagement initiatives by facilitating the Resident Advisory Board meetings, an OHA Resident Volunteer program and the Resident Leadership Center, where residents can use the facilities to promote their own civic and community oriented projects.

#### 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**

All activities funded through the City are governed by loan or grant agreements, regulatory agreements, and/or other enforceable agreements which require the recipients to comply with a 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.

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 Project Administrators (PAs) for CDBG projects conduct project monitoring to ensure compliance with the contractual goals established between the City and the Service Providers. The PAs 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 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 projects are monitored, with the assistance of the City's Contracts and Compliance Unit (CCU), to ensure that all affirmative action, equal employment opportunity, and prevailing wage 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 CCU indicates that a project has met the requirements. In addition, CCU monitors projects during construction, to ensure that requirements are actually being met.

All development and public service projects throughout the City that receive any Federal funds are subject to the provisions of NEPA to ensure that the projects do not have an adverse impact on the natural and human environment.

The Planning Department, upon request, reviews proposed projects to determine if they are exempt, categorically excluded or in need of an Environmental Assessment.

For all assisted housing developments, the City monitors marketing plans to ensure that project marketing solicits participation from all sectors of Oakland's low and moderate-income community. Housing developers who receive funding from the City must comply with the City's Affirmative Fair Housing Marketing Plan (AFHMP) that is available for review on the City's website.

The City 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: rents are within the limits established by each applicable program; occupancy is restricted to eligible households; tenant incomes are re-certified annually by the management company as required; units are well maintained, the projects remain fiscally sound, and all other requirements are being met.

## **Expected Resources**

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

#### **Introduction**

Expected resources identified in section AP-15 includes 2020 HUD/Community Planning and Development (CPD) allocations made to the City under Formula Entitlement Grants: CDBG, HOME, HOPWA and ESG, Program Income, and Coronavirus (CV) Aid, Relief, and Economic Security (CARES Act) supplemental funding awarded under the CDBG-CV, HOPWA-CV and ESG-CV. Said CARES Act funding is awarded under the 2020 HUD grant year to prevent, prepare for and respond to coronavirus. Additionally, the CARES Act provides CDBG grantees with flexibilities that make it easier to use CDBG-CV grants and fiscal years 2019/20 and 2020/21 CDBG Grants for coronavirus response and authorizes HUD to grant waivers and alternative requirements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,705,609	850,000	3,154,000	11,709,609		CDBG activities will include administration, public services, housing, economic development and other activities benefiting low-mod income households & communities.
CDBG	CARES Act	Prepare for, prevent and respond to COVID19	4,532,841	N/A	N/A	4,532,841		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA Preservation	3,173,979	0	0	3,173,979	13,173,979	HOME activities will continue to leverage Affordable Housing Trust fund dollars.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMUSupportive services TBRA	3,078,040	0	2,954,193	6,032,233	6,032,233	HOPWA activities will include services, housing and housing development in Alameda & Contra Costa Counties for persons living with AIDS & their families.
HOPWA	CARES Act		447,972			447,972		Prepare for, prevent and respond to COVID19
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	660,016	0	0	660,016		ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing, emergency shelter, outreach services, HMIS activities, and Administration
ESG	CARES Act		2,275,917			2,275,917		Prepare for, prevent and respond to COVID19

**Table 59 - Expected Resources – Priority Table**

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

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**

City of Oakland's Public Lands Strategy (PLS) seeks to use the value of twenty sites identified for future disposition and development to maximize the production of affordable housing units. The PLS is a mostly self-funding strategy that seeks to balance the need to produce affordable housing quickly with other public benefit goals such as fiscal responsibility and sustainability, economic development, and providing for other community benefits. Because 100% affordable housing projects typically require City subsidies that exceed the value of the land, the fourteen sites designated for this use will need an additional source of funds. For that reason, six PLS sites are strategically designated for market-rate development so the City can generate both impact fees and net sale proceeds to be deposited into the AHTF to produce affordable housing on the other 14 sites. City of Oakland's Public Lands Strategy designates 14 sites for 100% Affordable Housing, 1 site for Market Rate Residential and five sites for Commercial development. Below are short descriptions of each of the properties included in the City's Public Lands Strategy (<https://cao-94612.s3.amazonaws.com/documents/Public-Lands-Policy-docs.pdf>).

Wood Street: APN(s):18-310-7-7;18-310-14 /Size:147,081sqft /Estimated Land Value: \$11,766,480

The land use on this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. The site's high density Wood Street District zoning (D-WS-7) is intended to create an active, pedestrian oriented, mixed-use, urban community in the area generally bounded by 10th Street, Wood Street, West Grand Avenue and Frontage Road/I-880. To maximize density on this site, staff estimates that 292 LIHTC housing units could be feasible with a \$30 million subsidy from the City. This site could be subdivided to accommodate several large projects with dense low-rise wood construction. Although the site may not score well for LIHTC there are creative ways to increase the score, particularly with the 4% LIHTC.

Rotunda Garage Remainder: APN(s):08-0620-09-03 Size:6,697sqft EstimatedLandValue:\$1,339,400

An ideal site for low-rise transit- oriented residential development, as it is only two blocks from the 12th Street BART Station. Staff estimates a five-to-six story building utilizing wood construction could provide 25 housing units as well as parking on the ground floor, with a \$2.5 million subsidy from the City. While the site's zoning of Central Business District General Commercial (CBD-C) allows for denser development (75 housing units), the site is limited to 25 units (or 20,000 square feet of office) due to the site's small size and neighboring historic buildings, which would prohibit building high-rise residential. Unless the site was combined with other sites, a 25-unit project would be too small to be efficiently financed with LIHTC. However, the site could be used for affordable home ownership or possibly a land trust model.

MLK Sites: APN(s):12-964-4;12-964-5 Size:9,125sqft EstimatedLandValue:\$1,095,000

this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. The site's high density Neighborhood Center Commercial Zone (CN-3) is intended to create, preserve, and enhance areas with mixed-use neighborhood commercial centers that have a compact, vibrant pedestrian environment. These centers are typically characterized by smaller scale pedestrian-oriented, continuous and active store fronts with opportunities for comparison shopping. To maximize density on this site, staff estimates that 21 affordable housing units could be feasible with a

\$2.1 million subsidy from the City in dense low-rise wood construction. Unless the site was combined with other sites, a 21-unit project would be too small to be efficiently financed with LIHTC. However, the site could be used for affordable home ownership or possibly a land trust model.

Piedmont Ave/Howe Street Parking: APN(s):012-093-04;012-093-05;012-093-06-01 Size:43,532 sq ft  
EstimatedLandValue:\$15,236,20

The Piedmont Avenue location of this site would be convenient for affordable housing because its residents would be within walking distance to a pharmacy (CVS is adjacent to site), grocery store (Piedmont Grocery across the street), and a multitude of shops and restaurants on Piedmont Ave, as well as Piedmont Elementary School and public transportation. This is an excellent site for a project using high density wood construction and funded with LIHTC. Staff estimates that a 97-unit LIHTC project on-site could be feasible with a \$9.9 million City subsidy.

Miller Library Site: APN(s):20-153-6 / Size:1,969sqft /Estimated Land Value:\$1,077,210

Given the site's low density RM-2 zoning, staff estimates an approximately 10- unit housing project could be feasible with a \$1 million subsidy from the City. Building affordable housing on this site would be compatible with the already existing affordable senior housing located across the street from the site. Residents of affordable housing built on this site, which is located on Miller Ave between International Blvd and E15th, would be within walking distance (0.1 miles) to AC Transit bus lines, including the new Bus Rapid Transit project under development, and a grocery store (El Ranchito Market). Although the size of the project would likely be too small to efficiently use LIHTC, the site could be used for affordable home ownership or possibly a land trust model.

27th & Foothill: APN(s):025-073-08-02;025-073-08-03 /Size:2,581sqft /Estimated Land Value:\$1,016,145

The location of this site would score well for affordable housing funding based on access and proximity to public transportation. AC Transit bus service along Foothill Blvd stops directly in front of the site and the site is located within minutes to the Fruitvale BART Station and Transit Village which is a nationally recognized transit-oriented development. Future development of this site will assist the Fruitvale neighborhood revitalization strategy and will complement the next phase of the planned Foothill/Fruitvale Phase II Streetscape along Foothill Boulevard between Rutherford and 35th Avenue. This is a good site for a project using high density wood construction and funded with LIHTC.

36th & Foothill: APN(s):032-2084-050;032-2084-051;032-215-037-01;032-215-038-01 /Size:34,164 sq ft /  
EstimatedLandValue:\$1,537,380

The properties have occasionally received interest from a range of developers including affordable housing developers as well as local property owners. The location of this site would score well for affordable housing funding because of access and proximity to a full-service grocery store (Mi Ranchito Market) and public transportation. AC Transit bus service along Foothill Blvd stops directly in front of the site and the site is located within minutes to the Fruitvale BART Station and Transit Village which is a



nationally recognized transit-oriented development. Future development of this site will assist the Fruitvale neighborhood revitalization strategy and will complement the recently completed infrastructure and streetscape improvements along Foothill Blvd between 35th Avenue and High Street as well as Cesar Chavez Park improvements. This is a good site for a project using high density wood construction and funded with LIHTC.

73rd & International: APN(s):040-317-032;040-317-048-13 /Size:5,435 sqft /Estimated Land Value: \$407,625

The property was acquired by the Redevelopment Agency with the intent to incorporate the parcels into the planned International Boulevard Streetscape Improvements as well as the proposed AC Transit Bus Rapid Transit improvements. The property is suitable as an infill and transit-oriented development, as it is located on a major transit corridor and within a half mile of the Coliseum BART Station. Although setbacks and other zoning requirements might reduce the density the site could accommodate and the size of the site would likely be too small to efficiently use LIHTC unless it was combined with other sites, the site could be used for affordable home ownership or possibly a land trust model or commercial development, if housing is not feasible.

Clara & Edes: APN(s):04-5014-05;04-5014-06-03 /Size:26,31 sqft /EstimatedLandValue:\$1,052,40

This site is in a medium–density residential area and has been rezoned from C-1- (Local Retail Commercial) to RM-4 (Mixed Housing Type Residential Zone 4) to promote the building of housing on site. New residents on site would benefit from being one block away from the Brookfield Library and Park and the newly constructed state-of-the-art East Oakland Youth Sports Center facility. Although this site is not properly located for transit-oriented development, the Coliseum BART Station, Amtrak and the Coliseum/Oakland Airport area 5-minute drive away. The size of the project would likely be too small to efficiently use LIHTC unless the site was combined with other sites. However, the low density would be good for affordable home ownership or possibly a land trust model.

Golf Links Road: APN(s):043A4640202;043A46402509; 043A46400902 Size:32,038sqft

EstimatedLandValue:\$1,281,520

The parcel on Golf Links (currently without an address) is zoned Detached Unit Residential (RD-1), which is intended to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures. The parcel at 2824 MacArthur is zoned Urban Residential (RU-4), which is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services. The non-contiguous nature of these parcels, and the zoning of the larger parcel, may limit projects to affordable home ownership or possibly a land trust model.

8280 & 8296 MacArthur: APN(s):043A-464-026;043A-464-028 /Size:12,720 sqft /Estimated Land Value: \$826,800

Based on the current RU-4 zoning, each of the two parcels could produce 14 units, or 28 units in total. But setbacks and other zoning concerns would reduce the feasibility to a four-plex on each property. If the to-be selected developer could acquire the middle parcel in between these two sites, a larger development footprint could be assembled for more interesting design options and a denser project. Staff estimates two 4- unit affordable housing projects could be feasible with a \$814K subsidy from the City. The site could be used for affordable home ownership or possibly a land trust model, or could be developed as a scattered sites development with the nearby Golf Links Road site.

98th & Sterns: APN(s):48-5617-9-1;48-5617-10-4 /Size:20,614 sqft /EstimatedLandValue:\$1,855,260

Given the site's low density RM-1 zoning, staff estimates a 6-unit affordable housing project could be feasible with a \$610K subsidy from the City. The site would be best used for affordable home ownership or possibly a land trust model.

10451 MacArthur: APN(s):047-576-07-3 /Size:23,0 sqft /Estimated Land Value:\$1,035,000

The location of this site would score well for affordable housing funding based on its excellent access to bus service through AC Transit as well as convenient freeway access via the on and off-ramps at Foothill and 106th Avenue. The site represents an opportunity to expand the Foothill Square shopping center and create employment opportunities as well as bring needed goods and services to East Oakland residents. This is an excellent site for a project using high density wood construction. Although the site may not score well for LIHTC there are creative ways to increase the score, particularly with the 4% LIHTC.

Barcelona Site (Oak Knoll): APN(s):048-6870-02 /Size:205,37 sqft /EstimatedLandValue:\$2,550,000

There is no affordable housing being proposed by Oak Knoll Venture Acquisitions, LLC for the master-planned development project on their 167-acre property and so therefore the adjacent City-owned Barcelona site is being made available for affordable housing. On January 16, 2018, the City Council directed the City Administrator to issue a Request for Proposals for the development of affordable housing on the 5.4 acre sitel (Resolution No. 87031 C.M.S.). State redevelopment law requires that at least 15% of all residential units developed in a redevelopment project area be affordable to low and moderate income households. Although the zoning only allows 17 units, or 23 units with the density bonus, the City Council has recommended looking at the possibility of rezoning to allow a larger project. For now, the strategy only includes what is allowed under the current very low density residential zoning under which the site could be used for affordable home ownership or possibly a land trust model. With rezoning the site could accommodate a much larger project using moderate density wood construction and funded with LIHTC.

1800 San Pablo: APN(s):08-0642-018 /Size:4,347 sqft /EstimatedLandValue:\$12,195,425

1800 San Pablo is an ideal site for high-rise, transit-oriented development, as it has close access to the 19th Street BART Station, and is one of only two sites in the public lands portfolio (along with 1911 Telegraph) where high rise residential development is feasible. The additional expenses of steel construction make the costs of high-rise development prohibitive for affordable housing. Based on the CBD-X zoning, the site can support up to 492 housing units at 90 square feet per dwelling unit, which would generate \$10.8 million in housing impact fees to the AHTF. High downtown land values for this

site could generate another \$9.8 million in land sale proceeds, 80% of which would be set aside to AHTF. Staff estimates these funds, totaling \$20.6 million to the AHTF, could support approximately 165 LIHTC housing units off-site or 202 of the 746 affordable units on the City's 14 BMR sites. Staff estimates that the site could support 15,000 square feet of ground floor retail space, which would generate approximately \$60,000 annually in sales taxes. When combined with property taxes and business taxes, the site is expected to generate \$1.3 million in tax revenue to the City annually.

Clay Street Garage: APN(s):3-67-4/ Size:29,000 sqft /Estimated Land Value:\$6,525,000

This site is likely to be restricted to 6 or 7 stories to limit the impact on the historic City Hall next door. There are several reasons residential is not proposed for this site. First, the surrounding office uses make residential a less compatible use. Affordable housing, in particular, is not recommended because this site is located in a census tract with 57% of housing units BMR rent-restricted, the 2nd highest concentration of affordable housing in the City. Second, the high value of land in Downtown Oakland should be extracted through a fair market value sale, based on its "highest and best" use, in order to maximize dollars that can be contributed into the AHTF. Staff estimates the impact fees and land sale proceeds generated from a FMV sale could provide \$3.2 million into the AHTF for approximately 26 LIHTC units off-site. Third, there is the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in the growing Downtown.

1911 Telegraph: APN(s):08-0716-058 /Size:45,121 sqft /Estimated Land Value:\$14,64,325

The site is well-positioned to form a strong new office cluster near the 19th Street BART Station along with the rehabbing of Uptown Station and the proposed office project at 2100 Telegraph Avenue. Affordable housing is not recommended because this site is in a census tract with 57% of housing units BMR rent-restricted, the 2nd highest concentration of affordable housing in the City. Secondly, the high value of land in Downtown Oakland should be extracted through a fair market value sale in order to maximize dollars that can be contributed into the AHTF. Staff estimates the jobs/housing impact fee and land sale proceeds generated from a FMV sale of this site could provide \$11.1 million into the AHTF, which could support approximately 89 LIHTC units off-site. Third, there is the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in the growing Downtown. Lastly, an office development on site will promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax). Staff estimates that the site could support 20,000 square feet of ground floor retail space, which could generate approximately \$80,000 annually in sales taxes. When combined with property taxes and business taxes, an office use is expected to generate ongoing tax revenue to the City starting at \$2.6 million in the first full year.

Fire Alarm Building: APN(s):2-91-1 /Size:31,031 sqft /Estimated Land Value:\$6,981,975

The Fire Alarm Building was constructed in 1911 to house the alarm system for

The Oakland Fire Department and Oakland Police Department and was in use until 1983, when a new dispatch center was built at Fire Station 1. Given the historic nature of the existing building, the high concentration of affordable housing in Downtown Oakland, the high value of land in Downtown Oakland,

and the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in downtown, staff recommends that this site be used for commercial development and sold at fair market value for the “highest and best use”.

Old Fire Station #24: APN(s):48F-7361-1;48F-7361-12 /Size:39,535 sqft /Estimated Land Value: \$1,250,000

The historic Montclair Fire House was developed by the City of Oakland in 1927. It has been vacant since a determination in 1980 that the seismic stability of the structure was inconsistent with its occupancy as a fire station. The Hayward Fault appears to cross the property in north/south direction running beneath the existing former fire station. Any new use of the building would need to comply with seismic regulations. The site is further constrained by upslope topography, from west to east, directly off the Moraga Avenue. Also, in 1980 the building was designated by the City of Oakland as a local landmark. commercial development on site would promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax), which staff estimates to start at approximately \$66,000 in the first full year.

66th & San Leandro: APN(s):041-4056-04-04 /Size:274,428 sqft /Estimated Land Value:\$9,604,980

A Market Analysis and Feasibility Study for the site prepared by Hausrath Economics Group (November 1, 2016), states “that the highest and best use of the site is industrial development. There is a strong demand for high quality large warehouse distribution and logistics space in the Bay Area and Oakland. The industrial use of the property would retain the already limited land supply in Oakland and support the growth of industrial activities that contribute economic diversity to the City’s economy”.

<https://cao-94612.s3.amazonaws.com/documents/Public-Lands-Policy-docs.pdf>

## Discussion



## **Annual Goals and Objectives**

### **AP-20 Annual Goals and Objectives**

## Goals Summary Information



1	Affordable Housing	2020	2021	Affordable Housing Public Housing	East Oakland & West Oakland	Affordable Housing	HOME \$2,856,581 CDBG \$2,752,351 Revolving Loan Program Income \$1,559,125 Other Sources	20 units of new affordable rental units constructed/ developed  1 of rental units rehabilitated  190 of homeowner housing rehabilitated  1 of direct financial assistance to homebuyers  1,100 of public service activities with low/mod housing benefit
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2	Homeless	2020	2021	Homeless ness	Citywide	Homeless ness  Communit y Developm ent Public Services	CDBG: \$1,779,625 HOPWA: \$3,078,040 ESG: \$660,016 ESG-CV \$2,275,917	150 homeless prevention  13 of overnight shelter beds added  150 homeless persons overnight shelter  300 of rapid rehousing/ tenant based rental assistance  Housing for People with HIV/AIDS added: 10 Household Housing UnitHIV/AIDS  Housing Operations: 10 Household Housing Unit  Response to, prevention, preparation for COVID19
3	Economic Development	2020	2021	Non- Housing Communi- ty Develop- ment	Citywide	Economic Developm ent	CDBG \$921,476	25 of Jobs created/ retained  120 of businesses assisted  1-2 Acquisition
5	Community Development - Public Services	2020	2021	Non- Housing Communit y Developm ent	Cityde	Communit y developm ent Public Services	\$388,100  <i>(not including homeless service allocation)</i>	550 of persons served with public service activities <b>other than</b> low/mod housing benefit

6	Neighborhood Stabilization	2020	2021	Affordable Housing		Affordable Housing Comm Dev-Public Services & Facilities	CDBG: \$492,476	# of Housing Code Enforcement/Foreclosed Property Care  Facade Treatment/Business Building rehabilitation
7	Public Facility Improvement & Infrastructure Improvements	2020	2021	Affordable Housing		Affordable Housing Neighborhood Stabilization and Code Enforcement	CDBG: \$362,550	# of public facility or infrastructure activities <b>other than</b> low/moderate income housing benefit

**Table 60 – Goals Summary**

## Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	<p>Making sure all Oaklanders have safe and affordable housing through activities that support the production of new affordable housing, preservation of existing housing, homeless &amp; displacement prevention, and equitable access to other activities including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Housing Stabilization</li> <li>• New Construction of Affordable Housing</li> <li>• Fair Housing</li> <li>• Anti-displacement</li> <li>• Relocation</li> <li>• Homeownership</li> <li>• Rental Assistance</li> <li>• Policy &amp; Advocacy</li> <li>• Operations Support</li> </ul>
2	Goal Name	Homeless

	<b>Goal Description</b>	Goal is to eliminate homelessness through a Housing First model. This model focuses on housing people living on the street and people without permanent housing. PATH strategy complements Alameda County's Homeless and Special Needs Housing Plan, EveryOne Home. Both strategies aim to solve the problem of homelessness instead of managing it. Currently, we provide emergency shelters rapid rehousing and services. We plan to shift toward providing permanent, affordable and supportive housing
<b>3</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	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.
<b>4</b>	<b>Goal Name</b>	Community Development Public Services
	<b>Goal Description</b>	Public services that increases access and provide support for : <ul style="list-style-type: none"> <li>• Youth &amp; Children</li> <li>• Seniors</li> <li>• Housing Services</li> <li>• Recreation</li> <li>• Legal Services</li> <li>• Employment</li> <li>• Crime Prevention</li> <li>• Other service needs identified</li> </ul>
<b>5</b>	<b>Goal Name</b>	Neighborhood Stabilization

	<b>Goal Description</b>	Approximately 83% of Oakland's housing stock was constructed prior to 1979. Given 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. Oakland seeks to prevent sources of abandonment and blight within their communities. Improve existing housing and those properties that may be in foreclosure in order to stabilize neighborhoods, prevent displacement and stem the decline of house values of neighboring homes.
<b>6</b>	<b>Goal Name</b>	Public Facility and Infrastructure Improvements
	<b>Goal Description</b>	Capital projects improve and maintain Oakland's public facilities and infrastructure. They can range from restoring aging fire stations to repaving broken streets to building new recreation centers and improving existing parks and recreation centers. There are significant needs for water/sewer improvements, street improvements, sidewalk improvements, and flood drainage improvements.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The six Consolidated Plan Goals represent high priority needs for the City of Oakland and serve as the basis for FY 2020/2021 programs and activities.

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

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

For the 2015/16 program year CDBG allocation priorities are an extension or continuation of the City's 2014/15 program year as the City is in consultation to increase the efficiency and effectiveness of CDBG funds allocated throughout the community as this funding source continues to decline while the needs maintain or grow. The CDBG extensions for 2015-16 will give the City time to complete its consultation; to garner citizen participation and feedback; to strategize and implement a modified allocation and priority-establishing process for CDBG.

The need for affordable housing continues to be a priority in Oakland. HOME funds, CDBG and matching funds will be used to address this need.

Under HOPWA, Oakland is awarded as an Oakland Eligible Metropolitan Statistical Area that consist of Alameda & Contra Costa Counties. Funds are allocated based on the total of reported AIDS cases in the two counties, as reported by the Office of AIDS in their Annual AIDS Epidemiology Report. Priorities are set and published by each County for the use of HOPWA funds by the Alameda County EveryOne Home (Continuum of Care) and Contra Costa Counties Health Services and Housing departments.

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

**AP-38 Project Summary**  
**Project Summary Information**





1	<b>Project Name</b>	HOPWA-ALAMEDA COUNTY
	<b>Target Area</b>	Alameda County portion of the Oakland EMSA
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs
	<b>Needs Addressed</b>	Affordable Housing Community Development – Public Services Homelessness
	<b>Funding</b>	HOPWA: \$2,056,017
	<b>Description</b>	Alameda County Housing & Community Development (ACHCD) will administer the Alameda County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS (PLWA) and their family members. In addition, housing units will be acquired and/or constructed or rehabilitated. HOPWA provides permanent housing for PLWA. Programs supported include; Short-Term Rent Mortgage and Utility (STRMU) assistance; Information and Referral; Operating subsidy and services for people living in HIV-AIDS housing and the creation of new housing dedicated to people with HIV/AIDS.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>STRMU:</p> <p>Will assist approximately 50 people living with HIV/AIDS (PLWHA) with STRMU</p> <p>Permanent housing facilities:</p> <p>Will provide operating assistance for HOPWA designated housing for individuals and families with HIV/AIDS.</p> <p>Will provide support services to individuals residing in HOPWA units at 1701 MLK Jr. Way</p> <p>Will provide comprehensive supportive services/case management to residents of the seven (7) HOPWA designated units at the Downtown Hayward Senior Apts.</p> <p>Transitional Housing facilities:</p> <p>Will provide 24-hour emergency shelter and transitional housing for up to 125 homeless individuals and families, including 25 people with HIV/AIDS, per night at the East Oakland Community Project.</p> <p>Information and Referral/Resource Identification:</p> <p>Will serve a minimum of 350 unduplicated clients through the AHIP Information and Referral program; will provide a minimum of 3,500 housing applications or referrals to AHIP clients and a minimum of 1,000 supportive health and human services resource referrals to AHIP clients.</p> <p>Will provide a minimum of 25 participants' access to appropriate support services, i.e. case management, assistance in locating and obtaining housing through the Tri-City Health Center.</p> <p>Will assist approximately 40 extremely low-income PLWHA to maintain independent living, by providing them with resource identification services through AIDS Project East Bay.</p>
	<b>Location Description</b>	Alameda County a portion of the Oakland EMSA
	<b>Planned Activities</b>	Alameda County Housing & Community Development (ACHCD) will administer the Alameda County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS (PLWA) and their family members.
<b>2</b>	<b>Project Name</b>	HOPWA Grantee Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities

	<b>Funding</b>	HOPWA - \$92,347
	<b>Description</b>	Oakland's staffing and administration costs for administering Housing Opportunities for Persons With AIDS contracts and activities. Audit and reporting activities. General management, oversight and coordination. Providing local officials and citizens with information about the HOPWA program. Preparing budgets and schedules and preparing reports and other HUD-required documents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	HOPWA Administration duties
<b>3</b>	<b>Project Name</b>	HOPWA - Contra Costa County
	<b>Target Area</b>	Contra Costa County portion of the Oakland EMSA
	<b>Goals Supported</b>	Supportive Housing for Seniors & Special Needs Prevention/Reduction of Homelessness & Chronic Homelessness
	<b>Needs Addressed</b>	Affordable Housing Community Development – Public Services & Facilities
	<b>Funding</b>	HOPWA: \$904,875
	<b>Description</b>	Contra Costa County will administer the Contra Costa County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS and their family members. In addition, housing units will be acquired and/or constructed or rehabilitated. HOPWA provides permanent housing for PLWA. Programs supported include; Short-Term Rent Mortgage and Utility (STRMU) assistance; Permanent Housing Placement; Housing Information Services and the creation of Permanent Supportive Housing Capital Development units affordable to and occupied by low income individuals living with HIV/AIDS.
	<b>Target Date</b>	HOPWA - Contra Costa County

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Will assist approximately 50 people living with AIDS (PLWA) with STRMU;</p> <p>Will assist approximately 30 people living with AIDS with permanent housing placement services;</p> <p>Will assist approximately 100 people living with AIDS with housing information services;</p> <p>Will provide approximately 5 units in permanent supportive housing units developed.</p>
	<b>Location Description</b>	Contra Costa County portion of the Oakland EMSA.
	<b>Planned Activities</b>	STRMU, permanent housing placement, housing information services, new construction or rehabilitation of permanent supportive housing units affordable to and occupied by low income individuals living with HIV/AIDS.
<b>4</b>	<b>Project Name</b>	HOPWA – OPERATION DIGNITY
	<b>Target Area</b>	Oakland
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Homelessness Supportive Housing for Seniors & Special Needs
	<b>Needs Addressed</b>	Homelessness Community Development Public Services & Facilities
	<b>Funding</b>	\$25,000 HOPWA
	<b>Description</b>	Will assist approximately 25 people living with AIDS through outreach and provide services to homeless individuals/families living with HIV/AIDS
	<b>Target Date</b>	6-30-2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25
	<b>Location Description</b>	Oakland
	<b>Planned Activities</b>	Will assist approximately 25 people living with AIDS through outreach and provide services to homeless individuals/families living with HIV/AIDS
<b>5</b>	<b>Project Name</b>	East Bay Community Law Center/Fair Housing Services -
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Removal of Impediments of Fair Housing
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$261,476
	<b>Description</b>	Information and Referral on housing-related issues; tenant/landlord rights and responsibilities counseling; case management, tenant/landlord conciliation and mediation. Limited-scope legal assistance on housing related problems; direct legal representation for housing-related issues. Fair housing outreach and education (billboards, circulation of informational flyers, housing industry and social service provider trainings); intake, assessment, and counseling for callers with inquiries regarding fair housing and housing discrimination; investigation of complaints of housing discrimination
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1063 Individuals and Families with incomes at or below 80% Area Median Income
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<p>East Bay Community Law Center will coordinate and provide fair housing outreach, fair housing education, intake, assessment, fair housing counseling, fair housing investigations of discrimination, fair housing testing, and fair housing audits through the following agencies:</p> <p>Causa Justa:: Just Cause</p> <p>Information and Referral on housing related issues: 500 clients</p> <p>Provide counseling services on tenant/landlord rights and responsibilities to 337 low income households Central Legal de la Raza legal assistance to 188 clients</p> <p>Echo Housing</p> <p>Fair Housing Outreach:</p> <p>Conduct testing of 20 allegations of housing discrimination</p> <p>Intake, assessment, and Fair Housing counseling: Case management of 125 Oakland clients</p>
<b>6</b>	<b>Project Name</b>	East Bay Community Law Center - Fair Chance Program

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	\$185,000 19/20 Reprogram CDBG (from Antidisplacement allocation Resolution No. 87729)
	<b>Description</b>	<p>Use \$185,000 in 2019/20 CDBG funds allocated to the City's Housing Resource Center for anti-displacement assistance to be reallocated to East Bay Community Law Center to increase their anti-displacement legal services currently being funded through CDBG and expand these services to include legal services related to the implementation of the City's recently adopted Fair Chance Access to Housing Ordinance.</p> <p>This new law essentially bans the use of criminal background checks in the screening process. If you're renting out a residential property in the city of Oakland, you can no longer ask for permission to do criminal background checks on your rental applications. You cannot conduct them in the course of approving or denying a tenant for your property.</p>
	<b>Target Date</b>	6/30/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To Be Determined
	<b>Location Description</b>	Citywide
7	<b>Planned Activities</b>	Provide education, outreach, education, counseling and legal services promoting Oakland's Fair Chance Law.
	<b>Project Name</b>	East Oakland Community Project
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Homelessness Supportive Housing for Seniors & Special Needs
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$158,244

	<b>Description</b>	Operations of the Crossroads Shelter and Transitional Housing Facility operated by East Oakland Community Project.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Operations of the Crossroads Shelter and Transitional Housing Facility operated by East Oakland Community Project. 530 homeless persons, otherwise living on the streets of Oakland will benefit from the proposed activities.
	<b>Location Description</b>	7515 International Boulevard Oakland, CA 94621
	<b>Planned Activities</b>	Operations of shelter facility for the homeless, in East Oakland at the Crossroads Shelter operated by East Oakland Community Project.
<b>8</b>	<b>Project Name</b>	PATH Strategy Operating Expense -Third Party Contracts
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Homelessness Supportive Housing for Seniors & Special Needs
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$246,772
	<b>Description</b>	CDBG funds used as Match to the Emergency Solution Grant activities (3rd Party Grant Agreements) under the City's PATH Strategy to end homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	612 homeless (as reported under ESG PATH Strategy)
	<b>Location Description</b>	Citywide
<b>9</b>	<b>Planned Activities</b>	Contracted services to the homeless under the PATH program.
	<b>Project Name</b>	City of Oakland/Department of Human Services-Program Delivery
	<b>Target Area</b>	



	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Homelessness Supportive Housing for Seniors & Special Needs
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$240,327
	<b>Description</b>	Program delivery cost for portions of the City of Oakland's Hunger Program, Continuum of Care - Supportive Housing Programs and PATH Strategy operated by the Community Housing Services Division.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,960 Low/Moderate, very low and extremely-low income households will benefit from the proposed programs.
	<b>Location Description</b>	Citywide/7 CD Districts
	<b>Planned Activities</b>	Provide food distributions to low/mod, very low and extremely low income households throughout Oakland, Oakland OPRI program for section 8 vouchers to the homeless, services under the Supportive Housing Program; including Program facility management, and outreach services provided by the Community Housing Services Division.
<b>10</b>	<b>Project Name</b>	City of Oakland/Department of Human Services-Admin CHS Admin
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$495,462
	<b>Description</b>	Community Housing Services Division Admin Cost for administering PATH, OPRI, SHP and hunger programs.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administration of PATH program for homeless and near-homeless
11	<b>Project Name</b>	Emergency Home Repair and Home Maintenance and Improvement Loan Programs
	<b>Target Area</b>	Low/moderate Income Areas/Residents
	<b>Goals Supported</b>	Improvement of Existing Housing Stock Supportive Housing for Seniors and Special Needs
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Stabilization and Code Enforcement
	<b>Funding</b>	Total \$2,441,378 [CDBG \$69,441, CDBG Carry forward \$818,371, 2018/19 Revolving Loan Program Income, \$1,095,990, MHRP Revolving Loan \$457,576]
	<b>Description</b>	The EHRP and HMIP programs will provide loans for repair and rehabilitation from \$2,500 to \$75,000 for approximately 60-100 low-to-moderate income owner-occupied 1-4 unit households in FY2020/2021 that require immediate attention to correct health and safety related repairs such as emergency violations issued by the Fire Marshall, Health Officer or Code Enforcement Officer including building code deficiencies, leaking roof, sewer break, major mechanical systems including electrical and plumbing repairs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60-100 1-4 unit owner-occupied low/moderate income households.

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The EHRP and HMIP programs will provide loans from \$2,500 to \$75,000 for repair and rehabilitation to approximately 60-100 low-to-moderate income owner-occupied 1-4 unit households in FY2020/2021 that require immediate attention to correct health and safety related repairs such as emergency violations issued by the Fire Marshall, Health Officer or Code Enforcement Officer including building code deficiencies, leaking roof, sewer break, major mechanical systems including electrical and plumbing repairs.
<b>12</b>	<b>Project Name</b>	Alameda County Housing & Community Development Minor Home Repair Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improvement of Existing Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$159,200
	<b>Description</b>	Provides grants to senior or disabled homeowners for minor home repairs up to \$2,499. Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County. 90-120 units will be assisted in FY 2020/21.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	90-120 low/moderate income seniors will benefit. 100 low/moderate income seniors benefited.
	<b>Location Description</b>	Citywide
<b>13</b>	<b>Planned Activities</b>	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County. 90-120 units will be assisted.  The \$449,863 RLPI from FY18/19 will be reprogrammed for use in FY2020/2021 to the Emergency Repair and Home Maintenance and Improvement Loan Programs.
	<b>Project Name</b>	DHCD/Access Improvement and Lead-Safe Homes Program Grants
	<b>Target Area</b>	Low/moderate Income Areas

	<b>Goals Supported</b>	Supportive Housing for Seniors & Special Needs
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	Total \$805,147 [\$358,989 CDBG. \$5,559 RLPI, \$440,599 CDBG Carry forward]
	<b>Description</b>	The AIP and LSHPP programs will provide grants from \$15,000 to \$24,000 for approximately 40 low-moderate income households in FY2020/2021 specifically seniors, disabled, or households with expectant mothers and children ages 6 and under to improve accessibility and correct lead-based paint hazards. Repairs include wheelchair ramps, lifts, entry and bathroom modifications, exterior and interior painting and soil treatment. The AIP and LSHPP grants are offered to owner-occupied units. The AIP grant also offers matching grants to make accessibility improvements to both rental property and property owned and occupied by disabled persons.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low-moderate income households, seniors, disabled, expectant mothers and children age 6 and under.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The AIP and LSHPP programs will provide grants from \$15,000 to \$24,000 for approximately 40 low-moderate income households in FY2020/2021 specifically seniors, disabled, or households with expectant mothers and children ages 6 and under to improve accessibility and correct lead-based paint hazards. Repairs include wheelchair ramps, lifts, entry and bathroom modifications, exterior and interior painting and soil treatment. The AIP and LSHPP grants are offered to owner-occupied units. The AIP grant also offers matching grants to make accessibility improvements to both rental property and property owned and occupied by disabled persons.
<b>14</b>	<b>Project Name</b>	City of Oakland /Housing & Community Development Residential Lending/ Rehabilitation – Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Preservation of the Supply of Affordable Rental Housing

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$785,826 CDBG
	<b>Description</b>	All delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. Including, appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site and utility plans; application processing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Program Delivery costs. Administration and monitoring cost of rehabilitation & residential lending activities.
15	<b>Project Name</b>	Relocation Program
	<b>Target Area</b>	City wide
	<b>Goals Supported</b>	Preserving affordable existing housing stock Preventing anti-displacement/homelessness
	<b>Needs Addressed</b>	Anti-Displacement & Neighborhood Stabilization Homelessness
	<b>Funding</b>	\$430,000

	<b>Description</b>	<p>Approximately 83% of Oakland's housing stock was constructed prior to 1979. Given the age of the City's housing stock and some property owners' negligence, some tenants suffer from residential sub-standard buildings and structures that pose threats to life, health, and safety. This program provides assistance to tenants who are displaced from their homes due to code enforcement actions pursuant to O.M.C. Section 15.60.</p> <p>The program also provides relocation assistance in the case where a low income/low asset owner of rental property is obligated to pay relocation benefits to a tenant evicted due to an owner or relative move-in if it would cause them a hardship to do so.</p>
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 individual clients
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	<p>The HRC will inform Oakland tenants and landlords about their rights under Code Compliance Relocation Program, Chapter 15.60 of the Oakland Municipal Code. The financial assistance is provided to eligible tenants in the case that a landlord refuses to make required relocation benefit payments.</p> <p>The HRC will also provide the tenants facing displacement due to a code enforcement action with relocation advisory assistance to assist them in identifying alternative housing or shelter options.</p> <p>Pursuant to Ordinance #13499, this program also provides financial support to eligible small landlords who owe relocation benefits because of an owner or relative move-in but for whom payment of the benefits would present a hardship. This program is administered by a third-party contractor.</p>
16	<b>Project Name</b>	Homeownership Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing

	<b>Needs Addressed</b>	Expansion of Home Ownership
	<b>Funding</b>	\$119,925 CDBG
	<b>Description</b>	Education, classes and workshops for first time homebuyers.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	480
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<p>Offer monthly homebuyer-education classes to a total of 550 potential first-time homebuyers annually.</p> <p>Increase attendance pull-through by applying enrollment technology and follow-up reminders.</p> <p>Increase City employee participation, develop and present 2 workshops per year directed to City staff.</p>
17	<b>Project Name</b>	Housing Resource Center Anti-Displacement Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Anti-Displacement and Nghd Stabilization
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	\$230,000
	<b>Description</b>	Anti-Displacement, Homeless Prevention Activities, information and referral.
	<b>Target Date</b>	6/30/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	55

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<p>HRC staff will carry out anti-displacement work through the provision of information and referral services and limited case management to low to moderate income individuals and households to enable them to stay in their homes and prevent displacement and homelessness</p> <p>Staff will also manage the anti-displacement program called Oakland Housing Secure that provides a combination of legal services and emergency financial assistance to ensure low income tenants remain housed as they address issues that jeopardize housing security.</p>
<b>18</b>	<b>Project Name</b>	HOME PROGRAM - OAKLAND HCD ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preservation of the Supply of Affordable Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$317,398 HOME
	<b>Description</b>	Administrative costs associated to operating the HOME Program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administrative costs associated to operating the HOME Program.
<b>19</b>	<b>Project Name</b>	HOME Program-Oakland HCD
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	<p>Expansion of the Supply of Affordable Rental</p> <p>Expansion of the Supply of Affordable Ownership Ho</p>



	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$2,856,581
	<b>Description</b>	Through the City's Housing Development program HOME funding will be used for new construction of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year. Any other available funds will also be awarded through a NOFA process.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	224 low/moderate income families 99 Housing Units 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
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Through the City's Housing Development program HOME funding will be used for new construction of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.
20	<b>Project Name</b>	Economic Development Program Delivery Costs
	<b>Target Area</b>	City of Oakland Council Districts 2, 3, 5, 6, & 7; and Federal Opportunity Zones which overlap portions of CDBG eligible Council Districts
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	\$310,858

<b>Description</b>	As identified in the City of Oakland Economic Development Strategy (2018), the Economic & Workforce Development Department's goal is to make Oakland an easy, efficient, prosperous and resilient place to do business, and to reduce racial and gender disparities and help all Oaklanders achieve economic security so that everyone has an opportunity to thrive. Within the City's Economic and Workforce Development Department, the Business Development Division operates a "Business Concierge" Program that serves as an enhanced customer service program to assist businesses with customized technical assistance, provide businesses access to employment resources and navigate the regulatory process in order to retain, expand, or attract businesses. CDBG targeted efforts are on business and employment retention, expansion, and attraction.
<b>Target Date for Completion</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG supported funded activities would assist 15 small or micro-enterprise businesses targeted in core business sectors within Oakland which include arts, retail, restaurant, service, tech, nonprofit, green, manufacturing and warehouse/distribution businesses in low/mod areas.
<b>Location Description</b>	City of Oakland Council districts 2, 3, 5, 6,7; federal Opportunity Zones

	<b>Planned Activities</b>	<p>In order to support 15 or more businesses in low/mod areas, Economic and Workforce Development Division has created a Business Concierge Program that provides core services supporting business retention, attraction, and retention. Those services include:</p> <p>Enhanced customer service for One-on-One Technical Assistance for small and micro enterprises.</p> <p>Site Selection Services for Oakland properties</p> <p>Providing referrals to specialized consulting services in the areas of operations, and professional services, and design and construction services.</p> <p>Cross-Referral assistance with SBA sponsored SBDC and SCORE programs for business development plans, small business resources, and business coaching.</p> <p>Permitting assistance for multi-departmental/multi jurisdictional trouble shooting or issue resolution that could delay project timing and long term success.</p> <p>Providing financial resources through City programs or partner programs to assist in small business capital needs</p> <p>Most clients receive more than one of the above services, depending on need.</p> <p>In addition to individual business support, Business Development staff partners with outside agencies to create an environment conducive to entrepreneurship in low/mod areas in order to:</p> <p>Stimulate private investment to foster Oakland's business growth</p> <p>Continue to revitalize downtown and neighborhood commercial areas, physically, organizationally and economically</p> <p>Help entrepreneurs ready themselves for being business owners</p> <p>Expand entrepreneurs' access to capital</p> <p>Develop entrepreneurship materials and trainings in multiple languages</p> <p>Help entrepreneurs tap into microenterprise opportunities</p> <p>Merchant and Business Organizing in emerging business districts including the formation of Business and Merchant Assessment Districts to support business activities.</p> <p>Support of culturally competent business engagement and support services through cultural chamber's of commerce.</p>
<b>21</b>	<b>Project Name</b>	Community Development Block Grant General Administration
	<b>Target Area</b>	N/A

	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$742,623
	<b>Description</b>	Oakland's staffing and administration costs for administering Community Development Block Grant contracts, MOUs and activities. Audit and reporting activities. General management, oversight and coordination. Providing local officials and citizens with information about the CDBG program. Preparing budgets and schedules and preparing reports and other HUD-required documents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Planning, administration and monitoring of the CDBG Program. Audit work and annual consolidated reports.
22	<b>Project Name</b>	Community Development Block Grant Program Delivery Cost
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG \$601,635
	<b>Description</b>	Direct program and project delivery costs.
	<b>Target Date</b>	6/30/21

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Reported in other activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Compensation of employees for the time devoted to the performance of implementing and carrying out specific eligible CDBG activities; Cost of materials acquired, consumed, or expended by staff in carrying out eligible CDBG activities; and Travel costs incurred specifically for carrying out eligible activities.
<b>23</b>	<b>Project Name</b>	Emergency Solutions Grant- Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	\$49,501– Emergency Solutions Grant
	<b>Description</b>	HESG staff and administration cost
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Reported in ESG Path Strategy
	<b>Location Description</b>	Staff and administration costs of HESG.

	<b>Planned Activities</b>	Cost of administering HESG activities to support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing, shelter, outreach, Homeless Management Information System (HMIS) activity, and other services that assist the most needy; persons living on the streets and those living in shelters. Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select agencies that meet the priority needs.
24	<b>Project Name</b>	Emergency Solutions Grant - PATH Strategy
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	\$610,515
	<b>Description</b>	ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing, shelter, outreach, Homeless Management Information System (HMIS) activity, and other services that assist the most needy; persons living on the streets and those living in shelters. Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select agencies that meet the priority needs.
	<b>Target Date</b>	6-30-2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	530
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Oakland's PATH Strategy supported by ESG and match funding will provide tenant-based rental assistance/rapid rehousing for 108 households and overnight shelter for 530 persons.
25	<b>Project Name</b>	City of Oakland/Department of Housing & Community Development Finance & City Attorney Office General Administration Costs
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A

	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$172,734
	<b>Description</b>	Administration cost for finance and attorney's office.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	City Attorney administration costs related to CDBG Activities. Budget and Finance Office costs related to CDBG Activities.
26	<b>Project Name</b>	Main Street Launch /Small Business Loan Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities Economic Development
	<b>Funding</b>	CDBG: \$424,163
	<b>Description</b>	Mainstreet Launch, formerly Oakland Business Development Corporation 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.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 businesses

	<b>Location Description</b>	2101 Webster St #1200, Oakland, CA 94612
	<b>Planned Activities</b>	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. Up to 13 businesses will be assisted.
<b>27</b>	<b>Project Name</b>	A Safe Place
	<b>Target Area</b>	CD District 2 - Eastlake, San Antonio, Chinatown
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Hom
	<b>Needs Addressed</b>	Public Facility Capital Improvement
	<b>Funding</b>	CDBG: \$42,688
	<b>Description</b>	Cost of capital improvements to domestic violence emergency shelter. Facility is 3,500 sq. ft, two story home that houses women and their children of varying ages. Facility includes 7 bedrooms, 3 bathrooms, children's room, kitchen, dining room, and living room.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 families
	<b>Location Description</b>	Confidential (due to nature of program)
	<b>Planned Activities</b>	Upgrade of plumbing system; install new water lines to plumbing fixtures, lines to the toilets, and gas lines. CDBG funds will also cover cost of plumber and project oversight costs. Repair building leaks. Said repairs will bring the facility's plumbing up to code per the American Home Society of Home Inspections (ASHI) .
<b>28</b>	<b>Project Name</b>	Beautification Council/Operations Beautification Advancement
	<b>Target Area</b>	CD District 7 Elmhurst



	<b>Goals Supported</b>	Community Development Public Services
	<b>Needs Addressed</b>	Neighborhood Clean Up
	<b>Funding</b>	CDBG: \$22,774
	<b>Description</b>	Eradication of neighborhood blight through resident outreach and education.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Elmhurst District is approximately 5,592 residents.
	<b>Location Description</b>	Railroad Avenue between 85th Avenue to 98th Avenue G Street, between 85th to 92nd Avenue E Street, between 98th Avenue to 105th Avenue
	<b>Planned Activities</b>	To address the visual and physical condition of blight through a 3 E's Approach: Education, Eradication, and Enforcement. Clean up blight sections of Elmhurst and deter continued blight. Organize community clean ups using social media, grassroots, and door to door canvassing.
29	<b>Project Name</b>	Construction Resource Center
	<b>Target Area</b>	CD District 7 Elmhurst
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG \$75,000
	<b>Description</b>	Technical assistance, pre- and post-project management courses, translation services (of curriculum) and online courses for Construction trade.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low- moderate-income clients
	<b>Location Description</b>	8055 Collins Drive, Oakland, Ca 94621
	<b>Planned Activities</b>	Provide an avenue for learning current and effective methods of business operations for those who have been limited to local contracting practices and those seeking to gain employable and marketable construction skills. Empower beneficiaries with tools that impact career development such as: Technical assistance, pre- and post-project management courses, translation services (of curriculum) and online courses for Construction trade.
<b>30</b>	<b>Project Name</b>	East Bay Spanish Speaking Citizen's Foundation/TEST III Program
	<b>Target Area</b>	CD District 5 - Fruitvale/San Antonio
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$46,930
	<b>Description</b>	Tutoring and Educational Support through Technology project III. Homework assistance and access to 20 computers for youth coming from low-income, Spanish speaking families.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15
	<b>Location Description</b>	1470 Fruitvale Avenue, Oakland, CA

	<b>Planned Activities</b>	Provide academic support and computer lab access, Mondays - Fridays to youth ages 13-19 who are low income coming from Spanish Speaking households. Program activities will be conducted by the Program Assistant/ Tutor and volunteer tutors in support of English and computer literacy development.
31	<b>Project Name</b>	East Oakland Community Development Corporation: East Oakland Entrepreneurship Forum
	<b>Target Area</b>	CD District 6 Central East Oakland
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development- Technical Assistance
	<b>Funding</b>	CDBG: \$67,175
	<b>Description</b>	Economic Development Technical Assistance for micro-enterprises: Training, information & referral and education.
	<b>Target Date</b>	6/30/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 150 adults ages 26-64, 88% LM, 75% Female and 54% African American
	<b>Location Description</b>	7901 Oakport Street, Suite 1200, Oakland, CA. 94621
	<b>Planned Activities</b>	Offer courses for new business launches (6 weeks), a 12 week “creating a business roadmap” course, business retention and expansion services, free workshops, free one on one business advising, assistance with finding funding and development business plans.
32	<b>Project Name</b>	Family Bridgers Inc. Wholeness Program
	<b>Target Area</b>	CD District 2 Eastlake/San Antonio/Chinatown
	<b>Goals Supported</b>	Comm Development-Public Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$52,215
	<b>Description</b>	Homeless services/Wholeness Program. Provide mental and physical health services to Oak Street Community Cabin residents.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 unduplicated homeless clients age 18 and over 60% African American 70% male 100% unhoused
	<b>Location Description</b>	599 Oakland Street, Oakland CA (along 6th Street between Oakland and Madison)
	<b>Planned Activities</b>	Wholeness program provides 6 months of 1-week sessions to homeless residents at the Oak Street Community Cabins, to assist clients through mental and behavioral health conditions; working through anti-social and volatile tendencies in order to better-position them for securing stable housing as well as employment. Sessions will include assessments, goal setting, therapy and evaluation. Sessions will be conducted onsite at the Oak Street Community Cabin or off site at the Community Health Home Program, depending on clients preference and need for privacy. Main goal is to increase residents social adeptments and /or management of their emotions, as measured through pre- and posts-surveys and Housing Navigator assessments.
<b>33</b>	<b>Project Name</b>	Fred Finch Youth Center
	<b>Target Area</b>	Central Oakland CD District 4
	<b>Goals Supported</b>	Public Facility Capital Improvement
	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	CDBG: \$82,144
	<b>Description</b>	Public Facility Capital Improvement for Transitional Housing Program for formerly fostered youth.
	<b>Target Date</b>	6/30/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 - 56 youth transitioning out of foster care Ages 18-24
	<b>Location Description</b>	3840 Coolidge Avenue, Oakland, California 94602

	<b>Planned Activities</b>	Rising Oaks is a transitional housing program for young adults who have either emancipated from the foster care system or are participating in extended foster care. CDBG funds will be used for rehabilitation/capital improvement to the 30 unit transitional housing facility.
34	<b>Project Name</b>	Greater New Beginnings/Residential Housing and Treatment for Displaced Youth
	<b>Target Area</b>	CD District 3 Western Oakland CD District 4 Central Oakland
	<b>Goals Supported</b>	Comm Development-Public Services
	<b>Needs Addressed</b>	Homelessness Youth
	<b>Funding</b>	CDBG: \$31,054 District 3 CDBG: \$48,781 District 4
	<b>Description</b>	Short term residential housing and treatment for displaced youth.
	<b>Target Date</b>	6/30/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Youth
	<b>Location Description</b>	1625 Filbert Street, Oakland, CA. 94607
	<b>Planned Activities</b>	Provide temporary housing and mental health services to youth residents at the Greater New Beginnings Filbert House. Youth ages 12 - 18 will receive short term housing and services for an average of 6months. Services will be provided by licensed staff: clinician, pediatrician, mental health workers serving 12 residents at a time and up to 30 per year. This program promotes reunification with strengthened and empowered families when possible.
35	<b>Project Name</b>	Lifelong Medical Center-Oakland House Calls - Senior Services
	<b>Target Area</b>	CD District 7 - Elmhurst
	<b>Goals Supported</b>	Community Development Public Services
	<b>Needs Addressed</b>	Seniors

	<b>Funding</b>	CDBG : \$22,774
	<b>Description</b>	
	<b>Target Date</b>	06/30/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35-60 frail seniors
	<b>Location Description</b>	10700 MacArthur Blvd, Oakland, CA. 94605
	<b>Planned Activities</b>	Mobile services to low-income elderly patrons who are unable to come to the clinic for regular care due to mobility or transportation challenges, frailty, aging, chronic illness and cognitive impairment. Provide enhanced access to healthcare, food assistances, transportation, and health insurance. Medical home visits and case management services will be provided to Elmhurst most vulnerable seniors. Program will also provide new and reusable supplies and equipment made available to the program (walkers, canes, shower chairs, etc). Participants will receive 3 home visits per year for approximately 35 frail seniors.
36	<b>Project Name</b>	Native American Health Center Inc.: 3050 International Boulevard Health Center
	<b>Target Area</b>	CD District 5 - Fruitvale/San Antonio
	<b>Goals Supported</b>	Public Facility Capital Improvement
	<b>Needs Addressed</b>	Health/Medical Services
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Native American Health Center Inc
	<b>Target Date</b>	6/30/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Staff to verify estimate number of persons to be served

	<b>Location Description</b>	3050 International Blvd, Oakland CA. 94601
	<b>Planned Activities</b>	NAHC will build a new 14,000 square foot community medical facility on the ground floor of a new mixed use building to be constructed at 3050 International Boulevard. The new health facility will augment health and wellness services provided at existing NAHC sites. Primary focus of the new facility is to service children and youth from low-income households representative of the Fruitvale/San Antonio District. . Year 1 funding will cover architect design, Plans, Mechanical zoning drawings, Mechanical Electrical and Plumbing (MEP) design and coordinator, and begin coordination with the building architect to ensure MEP distribution systems fit within anticipated plenum and/or soffit spaced etc...per OSHPD requirements.
37	<b>Project Name</b>	Oakland Public Works: Franklin Recreation Center Improvements <b>(Public Facility)</b>
	<b>Target Area</b>	CD District 2 Eastlake/San Antonio/Chinatown
	<b>Goals Supported</b>	Public Facility Capital Improvement
	<b>Needs Addressed</b>	Recreation Facility
	<b>Funding</b>	\$134,466
	<b>Description</b>	Rehabilitation and update of heating system for the Franklin Recreation Center
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 youth, teens and seniors.
	<b>Location Description</b>	1010 East 15th Street, Oakland, CA.
	<b>Planned Activities</b>	Purchase and installation of heating system for the Franklin Recreation Center. This will replace and upgrade existing system that is not operational and dated with radiant heating systems utilizing hot water plumbing in the joints of the foundation. This recreation center will improve access to neighborhood youth, teens, and seniors in an area that has a High Disadvantaged index as described by Oakland Equity Dashboard map ("high" meaning most disadvantaged areas of Oakland).

38	<b>Project Name</b>	Oakland Public Works:DeFremery Pool and Park Improvements <b>(Public Facility)</b>
	<b>Target Area</b>	CD District 3 Western Oakland
	<b>Goals Supported</b>	Public Facility Capital Improvement
	<b>Needs Addressed</b>	Recreation Center
	<b>Funding</b>	CDBG: \$156,371
	<b>Description</b>	Pool and Park Improvements
	<b>Target Date</b>	6/30/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	800
	<b>Location Description</b>	1269 18th Street, Oakland, CA
39	<b>Planned Activities</b>	CDBG funds will be used to purchase and install a bulkhead for the pool at Defremery Park, supporting swimming instructions in the pool. Spectator benches/bleachers and repayment of the tennis courts will be supported by this award as well.
	<b>Project Name</b>	OCCUR: Youth Technology Training <b>(Youth Services)</b>
	<b>Target Area</b>	CD District 6 Central East Oakland & CD District 7 Elmhurst
	<b>Goals Supported</b>	Community Development Public Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$60,780 CD District 6 CDBG: \$22,774 CD District 7
	<b>Description</b>	Youth technology training.
	<b>Target Date</b>	6/30/2021



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 youth District 6 22 youth District 7
	<b>Location Description</b>	6948 Foothill Blvd, Oakland, CA 94605
	<b>Planned Activities</b>	Provide 60 youth with free technology and design programming to low income ;youth . Providing weed-day classes, weekend workshops, and summer camp programs for youth interested in technology, from the basics digital literacy to coding, design, fabrication and entrepreneurship.
40	<b>Project Name</b>	OCCUR: Seniors Technology Training (Senior Services)
	<b>Target Area</b>	CD District 7 - Elmhurst
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Community Development Public Services
	<b>Funding</b>	CDBG: \$22,774 CD District 7
	<b>Description</b>	Free Technology training for seniors at the David E Glover Education and Technology Center
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 seniors age 62 and up
	<b>Location Description</b>	6948 Foothill Blvd, Oakland, CA 94605
	<b>Planned Activities</b>	Eastmont Technology Learning Center located at 6948 Foothill Blvd. Provides computer learning and access labs for low and moderate income senior residents of Elmhurst Community Development Districts. Provide seniors with basic computer literacy and digital security class in both English and spanish.

41	<b>Project Name</b>	Satellite Affordable Housing Associates: (3050 International Boulevard -Acquisition or Public Facility-Special Needs)
	<b>Target Area</b>	CD District 1, CD District 5 and CD District 7 - Citywide
	<b>Goals Supported</b>	Public Facility Capital Improvement
	<b>Needs Addressed</b>	HIV/AIDS Public Facility Special Needs Public Facility
	<b>Funding</b>	\$179,211 CDBG (District 1 \$24,000, District 5 \$116,010, and District 7 \$39,201)
	<b>Description</b>	76 - unit affordable housing mixed use development for low -income families. with 28 one -bedroom units, 19 three bedroom units, and 29 two bedroom units. Four units will be designated for HIV/AIDS units and 19 for special needs homeless units. CDBG funds will cover share of HIV/AIDS, special needs and homeless costs. Housing units will be on floors 2-5 while the Native American Health Center will build and manage a health and cultural center.
	<b>Target Date</b>	June 30, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	76 households overall 23 Special Needs households
	<b>Location Description</b>	3050 International Blvd, Oakland CA. 94601
42	<b>Planned Activities</b>	Uses may include assistance with acquisition costs, architectural design features case management and resident services to the HIV/AIDS and Homeless portions of this mixed used 79 unit housing facility. Design development starts July 2020. Selected Architect with finalize the structural and civil engineering plans and coordinate with engineers, landscape architect, and green building consultants to assist the architect refine drawings. From January 2021 to June 2020, the next two phases will be generating construction documents and actual construction administration.
	<b>Project Name</b>	Student Program for Academic & Athletic Transitioning (SPAAT) (College & Career Performance Program - Youth Services)
	<b>Target Area</b>	CD District 3, CD District 5 and CD District 6

	<b>Goals Supported</b>	Community Development Public Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$31,053 CD District 3 CDBG: \$46,500 CD District 5 CDBG: \$32,667 CD District 6
	<b>Description</b>	Support services to assist students maintain high academic achievement and college prep services.
	<b>Target Date</b>	6.30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20-30 students age 13-19 80% African American 100% low-income
	<b>Location Description</b>	McClymonds Highschool (address) Westlake Middle School (address)
	<b>Planned Activities</b>	The Subgrantee shall operate the Project Re-Connect Program to provide counseling for high risk juvenile offenders, age 12-18 years, and their families. The service will be provided at 6939 MacArthur Boulevard, Oakland, California. Offer weekly counseling/educational workshops to students and parents to promote reintegration of delinquent youth back to their families and into the public school system and decrease recidivism.
<b>43</b>	<b>Project Name</b>	St. Mary's Center: (Winter Shelter - Senior Services)
	<b>Target Area</b>	CD District 1 and CD District 3
	<b>Goals Supported</b>	Community Development Public Services
	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	CDBG: \$27,904 CD District 1 CDBG: \$30,753 CD District 3
	<b>Description</b>	Emergency Winter Shelter for seniors age 55 and older
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 unhoused seniors
	<b>Location Description</b>	925 Brockhurst Street, Oakland, CA 94608
	<b>Planned Activities</b>	St. Mary's center will operate an Emergency Winter Shelter from December 1 to April 30 for up to 30 unhoused seniors 55 years or older. With shelter, an evening meal will be provided, nutritious breakfast, showers, hygiene kits and locker storage while onsite. Wellness will be offered to participants.
44	<b>Project Name</b>	urban university: Single Moms at Work Transitional Housing (Transitional Housing - Public Service)
	<b>Target Area</b>	CD District 1, CD District 2, CD District 5 and CD District 7
	<b>Goals Supported</b>	Comm Development-Public Services
	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	CDBG: \$15,000 CD District 1 CDBG: \$22,694 CD District 2 CDBG: \$20,000 CD District 5 CDBG: \$39,201 CD District 7
	<b>Description</b>	Transitional Housing and Employment Program for Single Moms.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9 Single mothers
	<b>Location Description</b>	3237 Grand Avenue, Oakland, CA.

	<b>Planned Activities</b>	Provide 9 unduplicated single mothers with up to 24 months of transitional housing with the intention to life women raising children onto a pathway of upward mobility. Provide critical housing opportunities and employment opportunities to women to benefit mothers and their children.
45	<b>Project Name</b>	Vietnamese American Community Center of the East Bay: Senior Services (Senior Services)
	<b>Target Area</b>	CD District 2 - Eastlake, San Antonio, Chinatown
	<b>Goals Supported</b>	Comm Development-Public Services
	<b>Needs Addressed</b>	Seniors
	<b>Funding</b>	CDBG: \$15,293 CD District 2
	<b>Description</b>	Services and activities for seniors with limited English speaking capabilities
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	76-150 seniors
	<b>Location Description</b>	655 International Boulevard, Oakland, CA
	<b>Planned Activities</b>	Support and expand VACC senior activities program for clients with limited English capabilities. Host weekly physical and social activities; quarterly field trips to local attractions, bilingual educational workshops, quarterly health and wellness workshops, information and referrals to access public benefits and outreach.
46	<b>Project Name</b>	Vietnamese Community Development Inc. of the East Bay: Senior Services (Senior Services)
	<b>Target Area</b>	CD District 2 - Eastlake, San Antonio, Chinatown
	<b>Goals Supported</b>	Comm Development-Public Services
	<b>Needs Addressed</b>	Senior Services Homeless
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Senior services

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18-30 seniors
	<b>Location Description</b>	1254 23rd Avenue, Oakland, CA
	<b>Planned Activities</b>	Offer the following services to seniors: Information and referrals, Computer and Citizenship classes, Educational Workshops, Nutritious meals and access to health services.
47	<b>Project Name</b>	Commercial Property - Acquisition
	<b>Target Area</b>	CD District 6
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Community Development Economic Development
	<b>Funding</b>	CDBG: CD District 6 - \$90,186
	<b>Description</b>	There are three proposed properties to acquire for economic development in District 6. Assigned staff is working with City's Economic Workforce Development Department to secure these properties for further development. Project will either be acquisition of land for economic development(CDBG Matrix Code 17a) or acquisition of commercial building (CDBG Matrix Code 17c) for economic development purposes.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To Be Determined
	<b>Location Description</b>	CD District 6 Central East Oakland

	<b>Planned Activities</b>	Aquire 1 - 3 properties for Economic Development in Central East Oakland, Council District #6.
48	<b>Project Name</b>	Matilda Cleveland Transitional Housing Program (Lease Cost)
	<b>Target Area</b>	East Oakland
	<b>Goals Supported</b>	Community Development Public Services
	<b>Needs Addressed</b>	Community Development Public Services - Homeless
	<b>Funding</b>	\$36,000
	<b>Description</b>	Lease cost for the MCTHP facility.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 single parent families
	<b>Location Description</b>	8314 MacArthur Blvd, Oakland, CA 94605
	<b>Planned Activities</b>	Matilda Cleveland is a 14-unit congregate residential facility for homeless single parents and their children. Located at 8314 MacArthur Blvd. in Oakland, our staff operates a full array of services on-site for the families who live here. Through parenting and life skills training, case management, enrichment activities for youth and after school projects for children, and connection to community resources, parents can establish goals for rebuilding their lives and enhancing relationships with their children. Matilda Cleveland provides a 24-hour support system for the families who come into our program.
49	<b>Project Name</b>	Helen McGregor Plaza
	<b>Target Area</b>	CD District 1
	<b>Goals Supported</b>	Public Facility Capital Improvement
	<b>Needs Addressed</b>	Crime Prevention
	<b>Funding</b>	\$33,247 CDBG

	<b>Description</b>	Open area plaza across from Children's Hospital at the intersection of Santa Fe, Longfellow and Bushrod neighborhoods. This plaza has heavy foot traffic and has potential safety issues due to the enclosed feel and lack of lighting. This area has become a haven for crime, illegal trash dumping and homeless.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,000
	<b>Location Description</b>	5231 Martin Luther King Jr. Way, Oakland, CA. 94609
	<b>Planned Activities</b>	Improve lighting and landscaping in Coordination with Oakland Public Works and the Santa Fe Neighborhood Association.
50	<b>Project Name</b>	Drivers Plaza
	<b>Target Area</b>	CD District 1
	<b>Goals Supported</b>	Public Facility Capital Improvement
	<b>Needs Addressed</b>	Community Development Public Facilities
	<b>Funding</b>	\$15,000 CDBG
	<b>Description</b>	Drivers Plaza is Sante Fe's only green space below Ashby, while heavily trafficked by bicycle riders the area is underutilized. God has to provide improvements that makes this space inviting for active enjoyment.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,000
	<b>Location Description</b>	Genoa and 61st Street



	<b>Planned Activities</b>	Replace current picnic table and install a second picnic table in the concrete gathering space. Add entry arbors at the south and west corner of the plaza, install a bulletin board for local information and events, improve signage, and promote community engagement in this space.
<b>51</b>	<b>Project Name</b>	Bushrod Recreation Center
	<b>Target Area</b>	CD District 1
	<b>Goals Supported</b>	Public Facility Capital Improvement
	<b>Needs Addressed</b>	Community Development Public Facilities
	<b>Funding</b>	\$ 72,247 CDBG
	<b>Description</b>	Bushrod Recreation Center serves 700-800 persons per week. After-school programs and operated at this facility. Center includes tennis courts, basketball courts, weight room, baseball field, and arts center in CD District 1.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	800
	<b>Location Description</b>	560 59th St
	<b>Planned Activities</b>	Improvements to the facility including roof and fascia repair, front wall repair and painting of the facility.
<b>52</b>	<b>Project Name</b>	DHCD/COVID 19 Response and/or Back-Up Projects Identified in 1st Substantial Amendment to the 2019/20 Annual Action Plan
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Development Public Services
	<b>Needs Addressed</b>	Preparation for, prevention of, and response to COVID19 & CDBG Back Up Projects
	<b>Funding</b>	\$264,525

<b>Description</b>	As part of the City's First Substantial Amendment to the 2019/20 Annual Action Plan, the City approved Back up Projects for CDBG-eligible projects as well as COVID related activities to use available CDBG funds to cover including capital improvement to a homeless shelter; Acquisition, construction, reconstruction, or installation of public works, facilities, and site or other improvements; Rental Assistance Program/Subsistence Payments; and Rehabilitation: Acquisition; and special needs housing projects.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Rehabilitation of the Henry Robinson Multi-Service Center shelter and supportive housing facility for homeless, COVID related activities, rehabilitation , increased public services, rental assistance services and development of special needs housing.

## CARES ACT FUNDING

1	<b>Project Name</b>	ESG-CARES ACT
	<b>Target Area</b>	Oakland (Alameda County)
	<b>Goals Supported</b>	Prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance; and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19.
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	\$2,275,917
	<b>Description</b>	ESG COVID funds will be used to support exit strategies (RRH) from Covid specific non congregate shelters, to supplement funding to existing shelters to support staffing and operations needs related to covid, and to support additional street outreach efforts to reach people who are highly vulnerable to covid-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	unknown at this time
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	ESG Covid funds will be used to support exit strategies (RRH) from Covid specific non congregate shelters, to supplement funding to existing shelters to support staffing and operations needs related to covid, and to support additional street outreach efforts to reach people who are highly vulnerable to covid-19.
	<b>Project Name</b>	HOPWA CARES ACT – ALAMEDA COUNTY
	<b>Target Area</b>	Alameda County portion of the Oakland EMSA
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs

2	<b>Needs Addressed</b>	Affordable Housing Community Development – Public Services Homelessness
	<b>Funding</b>	HOPWA CARES ACT - \$302,848
	<b>Description</b>	Alameda County Housing & Community Development (ACHCD) will administer the HOPWA CARES Act Alameda County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS (PLWA) and their family members. HOPWA CARES Act will funding provide Housing Assistance, Short-Term Rent Mortgage and Utility (STRMU) assistance and Information and Referral for PLWA.
	<b>Target Date</b>	9/22/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10-20
	<b>Location Description</b>	City-wide Alameda County a portion of the Oakland EMSA
	<b>Planned Activities</b>	Housing and support services STRM-U, and Information & Referral for people living with HIV/AIDS (PLWA) and their family members.
	<b>Project Name</b>	HOPWA CARES ACT – CONTRA COSTA COUNTY
3	<b>Target Area</b>	Contra Costa County portion of the Oakland EMSA
	<b>Goals Supported</b>	Supportive Housing for Seniors & Special Needs Prevention/Reduction of Homelessness & Chronic Homelessness
	<b>Needs Addressed</b>	Affordable Housing Community Development – Public Services & Facilities
	<b>Funding</b>	HOPWA CARES ACT - \$131,685
	<b>Description</b>	Contra Costa County will administer the HOPWA CARES Act Contra Costa County portion of the Oakland EMSA under the HOPWA program to provide housing and support services Short-Term Rent Mortgage and Utility (STRMU) assistance and Housing Information Services for people living with HIV/AIDS and their family members.
	<b>Target Date</b>	9/22/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5-10
	<b>Location Description</b>	Contra Costa County portion of the Oakland EMSA.
	<b>Planned Activities</b>	Housing and support services STRMU and housing information services for people living with HIV/AIDS and their family members.
4	<b>Project Name</b>	HOPWA CARES ACT GRANTEE ADMINISTRATION
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	PROGRAM ADMINISTRATION
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOPWA - \$13,439
	<b>Description</b>	Oakland's staffing and administration costs for administering Housing Opportunities for Persons With AIDS CARES ACT contracts and activities. Audit and reporting activities. General management, oversight and coordination. Providing local officials and citizens with information about the HOPWA program. Preparing budgets and schedules and preparing reports and other HUD-required documents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration and monitoring of the HOPWA Program.
	<b>Project Name</b>	CARES ACT CDBG funds (as submitted under the Substantial Amendment To the 2019/20 Annual Action Plan)

5	<b>Target Area</b>	East and West Oakland
	<b>Goals Supported</b>	Affordable Housing Homeless Solutions Economic Development
	<b>Needs Addressed</b>	Preparation for, Prevention of and Response to COVID 19
	<b>Funding</b>	\$4,532,841
	<b>Description</b>	CDBG CARES Act funding is submitted under the City's First Substantial Amendment to the 2019/20 Annual Action Plan. Said amendment adds CARES Act funding to cover housing stabilization, housing preservation, operations support, economic development, increased public services and other activities related to COVID 19.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined
	<b>Location Description</b>	City-wide with focus on East and West Oakland
	<b>Planned Activities</b>	Addresses the impacts of Covid-19 through: <ul style="list-style-type: none"> <li>• Housing Stability and Preservation, including programs for both tenants and homeowners</li> <li>• Affordable Housing Operator Support in an effort to stabilize owners of non-profit housing serving low income residents facing fiscal distress related to reduced rental revenue based on Covid-19</li> <li>• Acquisitions and/or Production of housing opportunities for special needs populations</li> <li>• Policy and Advocacy</li> </ul>

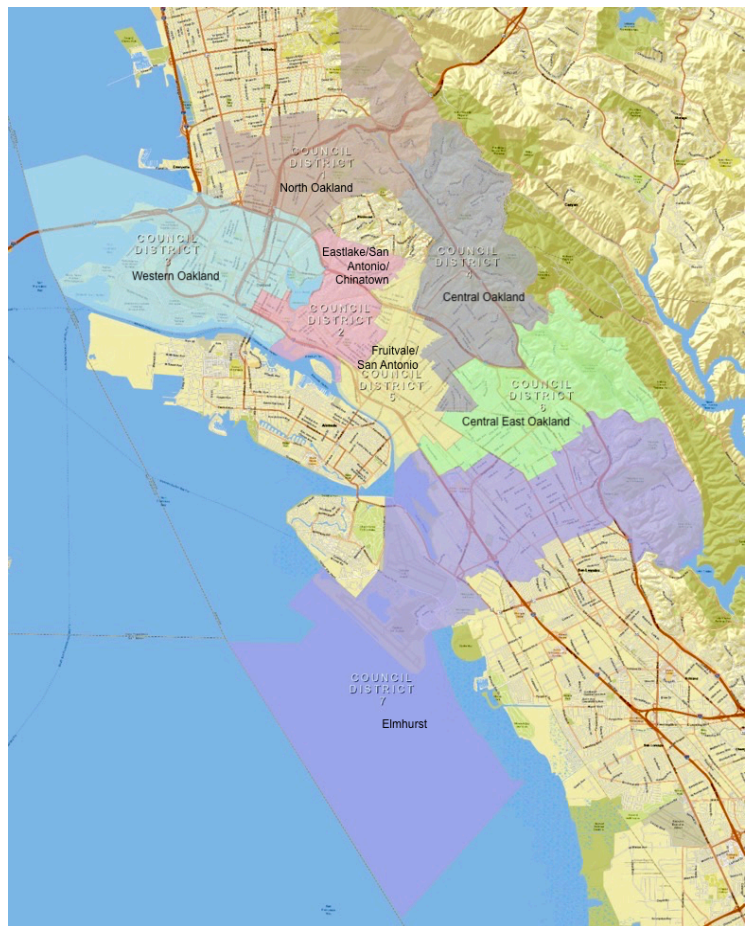
## AP-50 Geographic Distribution – 91.220(f)

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

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

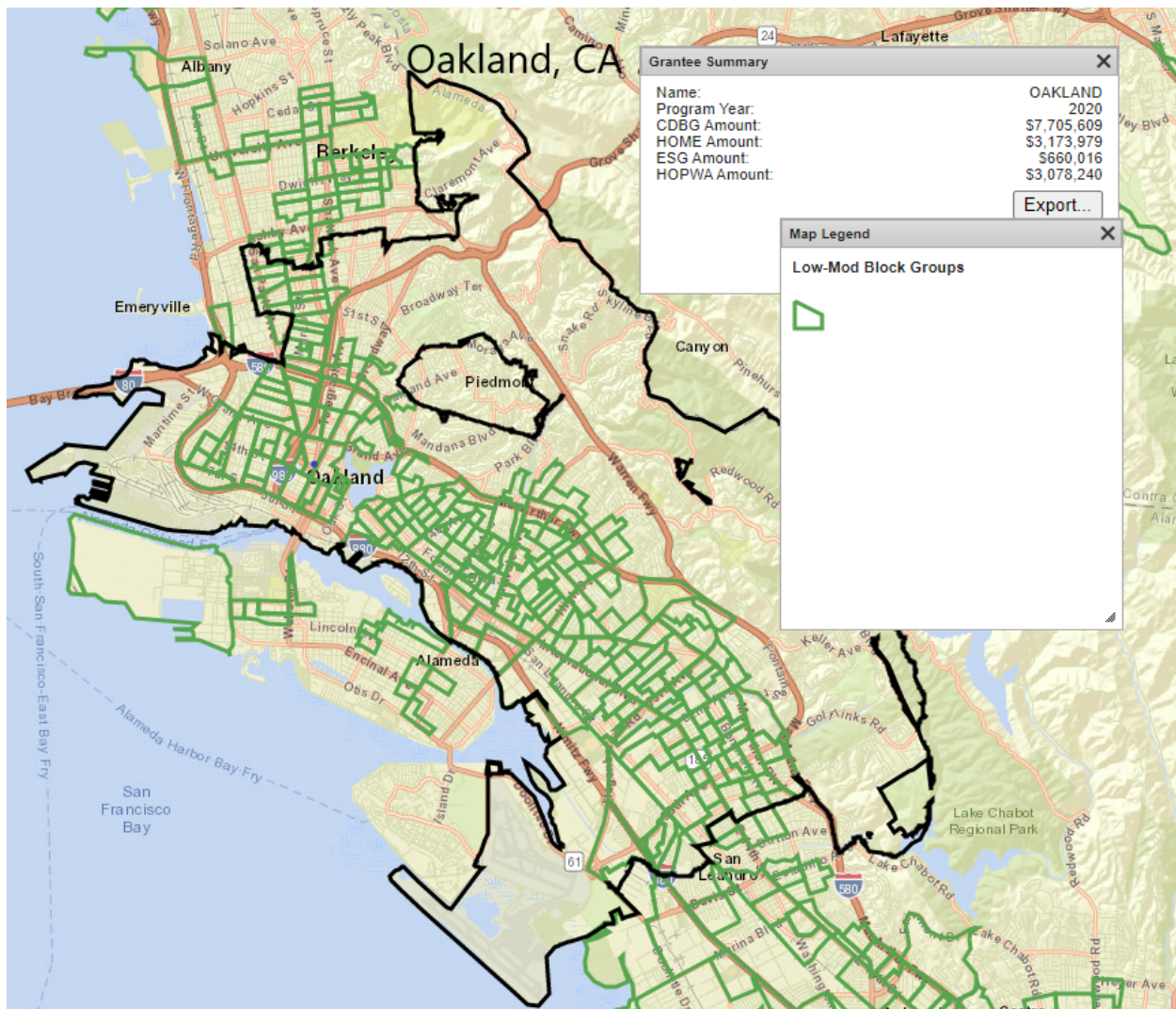
One of the geographic area designations of Oakland is the Council or Community Development Districts shown below which include:

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



Based in the American Community Survey (ACS) for 2011-2015, 58.99% of the Oakland population is comprised of residents with low- to moderate-incomes. Within the seven CD Districts of Oakland Areas, concentration of low-income residents are predominantly located in Districts 2, 3, 5, 6 and 7 as indicated by the green block groups in the CPD Map below for Oakland.





Minority concentrations occur throughout Oakland in these same Districts. Racially/Ethnically Concentrated Area of Poverty (R/ECAP) is a neighborhood (census tract) that has a poverty rate of 40 percent or more and a racial or ethnic concentration where 50 percent or more of the tract is composed of minority residents. The majority of R/ECAPs across Alameda County are concentrated in Oakland, one in Hayward and a few in Berkeley. In Oakland 37% of the R/ECAP residents are black, 37% Hispanic, 15% Asian or Pacific Islander, and 11 percent fall within other racial categories<sup>7</sup>. Maps of Minority concentration and low-income resident populations provide below.

For HOPWA, the geographic distribution is between Counties of Alameda and Contra Costa County, which makes up the Oakland Eligible Metropolitan Statistical Area (EMSA). Based on the number of persons living with AIDS in each County of the Oakland EMSA, approximately 76 % of HOPWA resources are distributed in Alameda County and 24% in Contra Costa County. HOPWA EMSA Map provided below.

<sup>7</sup> County of Alameda Regional Analysis of Impediments to Fair Housing Choice – February 2020.

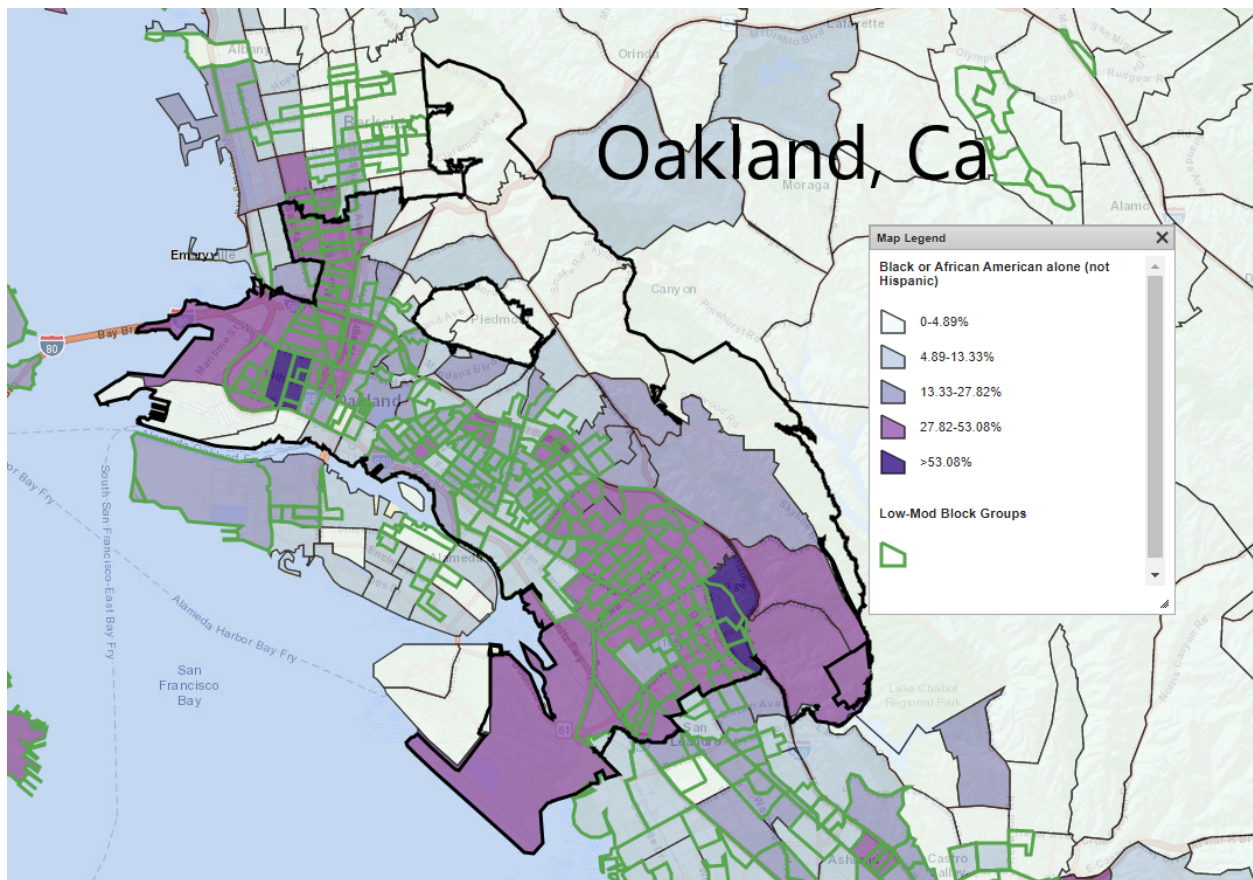


## Geographic Distribution

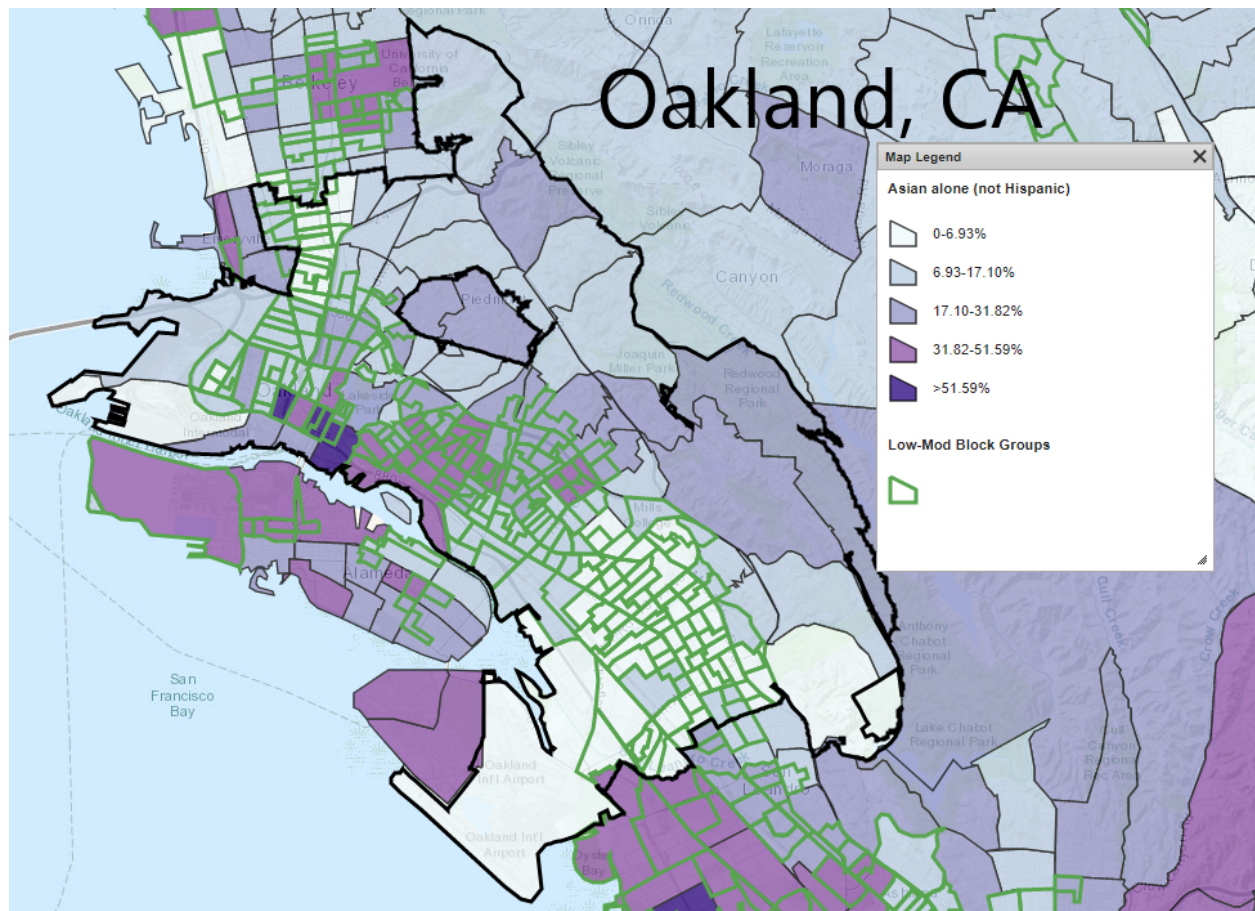
### Overall Distribution

Target Area	Percentage of Funds
CD District 1 - North Oakland	1.49%
CD District 2 - Eastlake/San Antonio/ Chinatown	3.66%
CD District 3 -Western Oakland	3.23%
CD District 4 - Central Oakland	1.70%
CD District 5 - Fruitvale/San Antonio	3.95%
CD District 6 - Central East Oakland	3.25%
CD District 7 - Elmhurst	3.17%
Citywide	79.53%

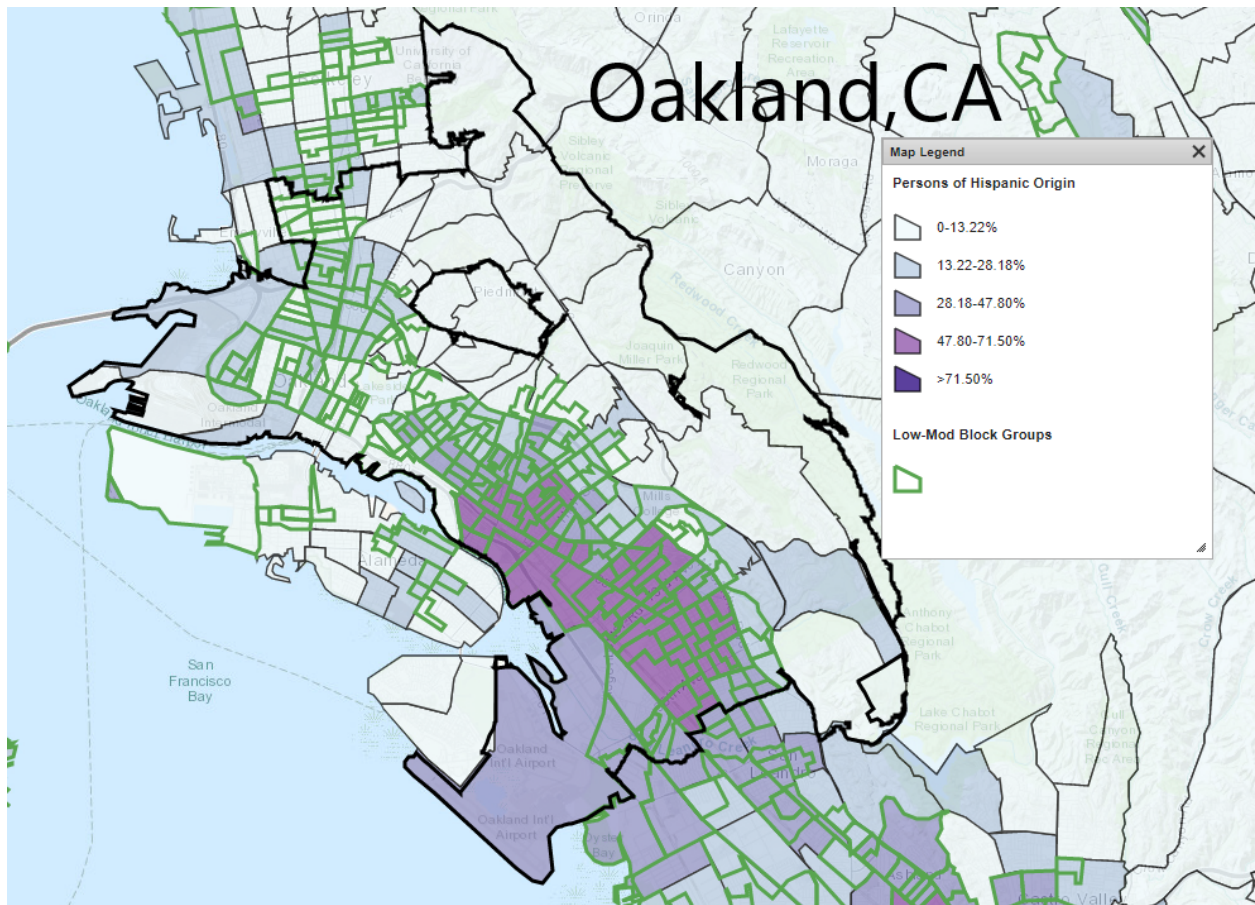
**Table 62 - Geographic Distribution**



***Black/African American minority low/mod population concentration***

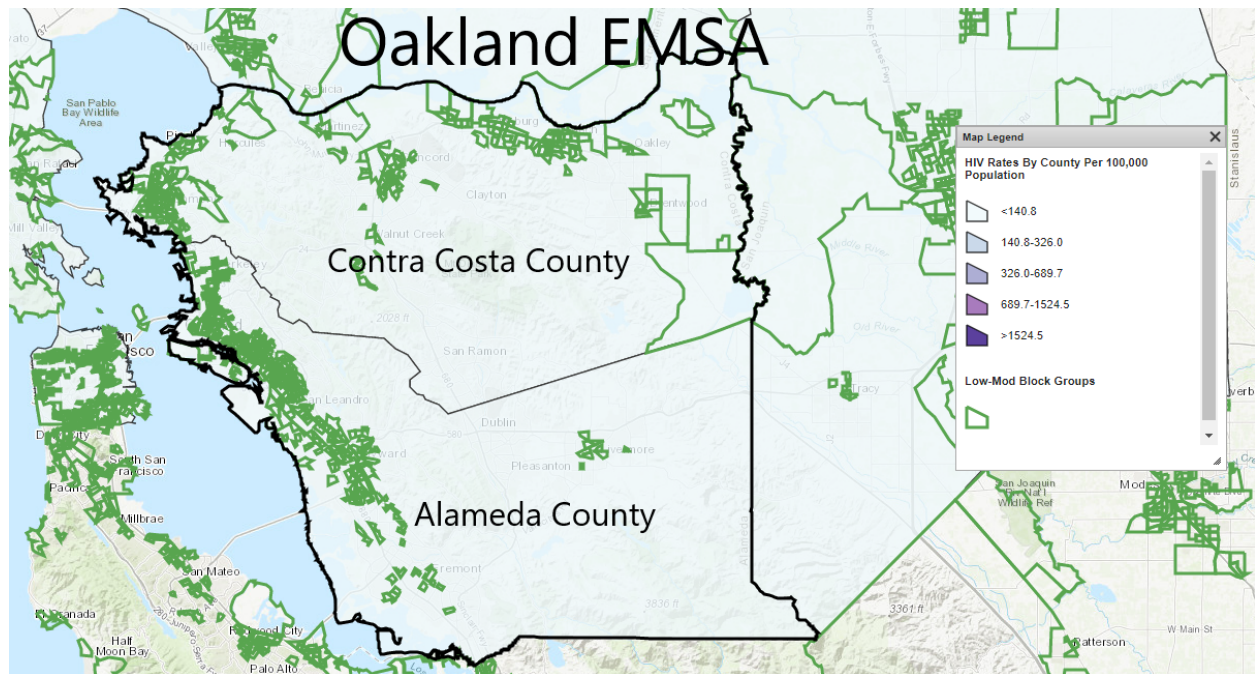


***Asian minority low/mod population concentration***



***Hispanic minority low/mod population concentration***





### ***HOPWA Oakland EMSA***

### **Rationale for the priorities for allocating investments geographically**

Rationale regarding allocation of investments geographically provided in the narrative above.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

This section includes one year goals for the number of homeless, non-homeless and special needs households to be provided affordable housing using CDBG, HOPWA, HOME, ESG and other Federal resources.

One Year Goals for the Number of Households to be Supported	
Homeless	532
Non-Homeless	339
Special-Needs	70
Total	941

**Table 64 - One Year Goals for Affordable Housing by Support Requirement**

In addition, this section includes one year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the City of Oakland.

One Year Goals for the Number of Households to be Supported	
Rental Assistance	416
Production of New Units	104
Rehabilitation of Existing Units	289
Acquisition of Existing Units	
Total	809

**Table 65 - 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 additional 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**

Through the City's Homeless Mobile Outreach Program, the homeless living in homeless encampments will be priority with regard to outreach to unsheltered persons. The HMOP is designed to increase the safety of those living in homeless encampments and to direct them to necessary services to be appropriately assessed and further directed towards permanent supportive housing options. City plans to provide intense outreach services to not less than 400 unsheltered persons.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

City of Oakland will continue to work with Oakland shelters and transitional housing programs. Specifically 383 persons will be served under the City's transitional housing programs. And at least 2 shelters will be funded under the ESG program serving at least 300 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**

ESG funds and funds secured as match are targeted towards assisting those to permanent and independent housing. At least 600 people will receive these services.

**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

For the 2019-2020 fiscal year (FY) the Human Services Department has a budget of approximately \$30 million through a combination of federal, state, county, city and private funds. One time State HEAP (Homeless Emergency Assistance Program) funds account for one-third of the total operating budget. Federal HUD (Housing and Urban Development) funding, comprised of multiple grants, also accounts for one-third of the total operating budget. City, County, and private funding collectively account for the remaining third. Approximately 54 percent of the total funds (\$18.1 million) are part of the City's ongoing homelessness funding and approximately 46 percent (\$16.4 million) are one-time funds with an end date in the next 12 – 24 months.

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

Based on the entirety of Oakland's homeless response system, the City expects to achieve the following goals in FY20/21:

- By June 2021, double our total permanent housing exits over FY 2019-2020 levels (from 880 housing exits in FY 19/20 to over 1700 housing exits in FY 20/21).
- By June 2021, increase family housing permanent housing exits by 50%, over FY 2019-2020 levels (from 126 family housing exits in FY 19/20 to approximately 185 family housing exits in FY 20/21).

**AP-70 HOPWA Goals - 91.220 (I)(3)**

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

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	45
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	75
Total	220

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

### **Introduction:**

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

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>

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

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

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

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

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

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

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

Policy 1.1 PRIORITY DEVELOPMENT AREAS HOUSING PROGRAM

Policy 1.2 AVAILABILITY OF LAND

Policy 1.3 APPROPRIATE LOCATIONS AND DENSITIES FOR HOUSING

Policy 1.4 SECONDARY UNITS

Policy 1.5 MANUFACTURED HOUSING

Policy 1.6 ADAPTIVE REUSE

Policy 1.7 REGIONAL HOUSING NEEDS

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

Policy 2.1 AFFORDABLE HOUSING DEVELOPMENT PROGRAMS

Policy 2.2 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Policy 2.3 DENSITY BONUS PROGRAM

Policy 2.4 PERMANENTLY AFFORDABLE HOMEOWNERSHIP

Policy 2.5 SENIORS AND OTHER PERSONS WITH SPECIAL NEEDS

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

Policy 2.7 EXPAND LOCAL RESOURCES FOR AFFORDABLE HOUSING

Policy 2.8 RENTAL ASSISTANCE FOR VERY LOW-INCOME HOUSEHOLDS

Policy 2.9 PATH PLAN FOR THE HOMELESS

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

Policy 2.11 AFFORDABLE HOUSING PREFERENCE FOR OAKLAND RESIDENTS AND WORKERS

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

Policy 3.1 EXPEDITE AND SIMPLIFY PERMIT PROCESSES

Policy 3.2 FLEXIBLE ZONING STANDARDS

Policy 3.3 DEVELOPMENT FEES AND SITE IMPROVEMENT REQUIREMENTS

Policy 3.4 INTERGOVERNMENTAL COORDINATION

Policy 3.5 REDUCE FINANCING COSTS FOR AFFORDABLE HOUSING

Policy 3.6 ENVIRONMENTAL CONSTRAINTS

Policy 3.7 COMMUNITY OUTREACH AND EDUCATION

Goal 4: Conserve and Improve Older Housing and Neighborhoods

Policy 4.1 HOUSING REHABILITATION LOAN PROGRAMS

Policy 4.2 BLIGHT ABATEMENT

Policy 4.3 HOUSING PRESERVATION AND REHABILITATION

Policy 4.4 ANTI-DISPLACEMENT OF CITY OF OAKLAND RESIDENTS

Goal 5: Preserve Affordable Rental Housing

Policy 5.1 PRESERVATION OF AT-RISK HOUSING

Policy 5.2 SUPPORT FOR ASSISTED PROJECTS WITH CAPITAL NEEDS

Policy 5.3 RENT ADJUSTMENT PROGRAM

Policy 5.4 PRESERVATION OF SINGLE ROOM OCCUPANCY HOTELS

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

Policy 5.6 LIMITATIONS ON CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS

Policy 5.7 PRESERVE AND IMPROVE EXISTING OAKLAND HOUSING AUTHORITY-OWNED

Goal 6: Promote Equal Housing Opportunity

Policy 6.1 FAIR HOUSING ACTIONS

Policy 6.2 REASONABLE ACCOMMODATIONS

Policy 6.3 PROMOTE REGIONAL EFFORTS TO EXPAND HOUSING CHOICE

Policy 6.4 FAIR LENDING

Policy 6.5 ACCOUNTABILITY

Goal 7: Promote Sustainable Development and Sustainable Communities

Policy 7.1 SUSTAINABLE RESIDENTIAL DEVELOPMENT PROGRAMS

Policy 7.2 MINIMIZE ENERGY CONSUMPTION

Policy 7.3 ENCOURAGE DEVELOPMENT THAT REDUCES CARBON EMISSIONS

Policy 7.4 MINIMIZE ENVIRONMENTAL IMPACTS FROM NEW HOUSING

Policy 7.5 CLIMATE ADAPTATION AND NEIGHBORHOOD RESILIENCY



**Discussion:**

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

## AP-85 Other Actions – 91.220(k)

### Introduction:

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

### Actions planned to address obstacles to meeting underserved needs

Increase coordination with the City's Race and Equity Department and increase access to Federal, State and local fund resources to address obstacles of meeting underserved needs.

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

### Actions planned to foster and maintain affordable housing

As mentioned in AP-75 of this report, The 2020 Strategic Focus Areas for the City of Oakland Housing & Community Development Department is to :

1. **Bring Affordable Projects to Completion** Seven City-assisted affordable developments, comprising 549 units, are currently under construction. In addition, Oakland HCD released four Notices of Funding Availability (NOFAs) in 2019, for new construction, rehabilitation and preservation, and acquisition and conversion to affordable housing of existing multifamily homes.
2. **Fund Additional Projects** On April 30, 2020, Oakland HCD released a NOFA for new construction of multifamily affordable housing. This NOFA is limited to projects that applied for funding in a previous NOFA. This NOFA prioritizes projects that meet the following goals:
  - a. Readiness – prepared to begin construction quickly
  - b. Equity – located in high-opportunity neighborhoods with access to jobs, high-quality schools, and services
  - c. Deep Affordability – includes units for Extremely Low-Income households

3. **Adopt a Strategic Plan** for the Housing and Community Development Department, to move forward with a unified vision for the department focused on *preservation, production, protection and policy and planning*.

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

### **Actions planned to reduce the number of poverty-level families**

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

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

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

### **Actions planned to develop institutional structure**

As a result of the dissolution of the Oakland Redevelopment Agency, the City of Oakland established among others, the Department of Housing and Community Development Department (HCD) and the Economic and Workforce Development Department in 2012. The HCD is responsible for managing HUD grant programs, developing housing policy and information, and administering the Rent Adjustment Ordinance. There are six sections within the division: (1) Community Development Block Grant, (2) Housing Development (includes Homeownership Programs), (3) Housing Resource Center, (4) Rent Adjustment Program, (5) Residential Lending and Rehabilitation Services, and (6) Fiscal & Administrative Services.

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

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

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

## Program Specific Requirements

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

#### Introduction:

An additional \$850,000 in CDBG program income is expected to be received from loan repayments and loan fees. If the program income from loan payments and loan fees exceed the anticipated \$850,000, the additional funds will go into the City of Oakland's Housing Rehabilitation program to allow for additional funding of loans or grants.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(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.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>850,000</b>

## Other CDBG Requirements

- |   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
|   |        |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

## **HOME Investment Partnership Program (HOME)**

### **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
Tax Credit Financing, City of Oakland Affordable Housing Trust Fund (Funds currently being deposited into the AHTF: (1) Jobs/Housing Commercial Impact fee, (2) Former Redevelopment Agency "Boomerang Funds," and (3) Housing Impact Fee, California Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities Program Funds, California Housing and Community Development Department's Multi-Family Housing Program, Federal Home Loan Bank of San Francisco Affordable Housing Program, CA MHSA, HUD Project Based Section 8.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  
Not applicable. The City of Oakland no longer uses HOME funds for homebuyer activities.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:  
Not applicable. The City of Oakland will not use HOME funds for purchasing already regulated housing units.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:  
Not applicable. The City of Oakland will not use HOME funds for refinancing existing debt secured by multifamily housing rehabilitation projects.

## **Emergency Solutions Grant (ESG)**

### **Reference 91.220(l)(4)**

The primary purpose of ESG-funded rapid rehousing and prevention is to reduce entries into homelessness and/or shorten stays in homelessness to the greatest extent feasible. To be eligible to

receive ESG prevention or rapid rehousing assistance, participant households in Alameda County must meet both national and local requirements, and this eligibility must be documented with an application and supporting documentation kept in a client file. These requirements include:

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

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

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

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

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



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

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

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

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

#### Procedures for Coordination Among Providers

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

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

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

Alameda County's Coordinated Entry System policy making is overseen by a System Coordination committee (SCC). This committee is comprised of agencies from across the county, meets monthly, and in turn has representatives on the board of the Continuum of Care. At each zone level in Oakland and across the county, the zone lead convenes monthly implementation meetings with providers.

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

HEARTH ESG funds are allocated in support of the City of Oakland Permanent Access To Housing Strategy, a companion to the Alameda County Everyone Home Plan. The Alameda Countywide EveryOne Home Plan is a roadmap for ending homelessness in the county. Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to EveryOne Home plan. EveryOne Home is a comprehensive plan for providing housing and supportive services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS.

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

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

Describe performance standards for evaluating ESG.

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

The initial Screening 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.

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.

## 1. Process and Criteria for Awarding Funds

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

The following ranking scale will be used to rank projects within specific funding categories. While there are 100 total points possible for new applicants and 110 for renewal applicants, all points are not available for all types of projects. 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.

### A. Program is consistent with Funding Principles and Priorities

Up to 30 points will be awarded to programs that meet the priorities laid out in Oakland’s Funding Principles and Priorities. Criteria include:

1. The City of Oakland adheres to a Housing First philosophy and values flexibility, individualized support, client choice and autonomy with regard to housing.
2. The City of Oakland is committed to racial equity and the programs and services funded by the City must approach the work from a racially equitable lens.

3. Every homeless person entering services shall be treated with dignity and shall be directed toward the highest level of housing and economic independence possible.
4. Service provision will be characterized by flexibility and versatility to meet the diverse and changing needs of consumers.
5. Permanent housing programs are characterized by voluntary services components, with the emphasis on user-friendly services driven by tenant needs and individual goals.
6. Services aim to help people reduce the harm caused by their special needs, such as substance abuse, mental illness or health-related complications.
7. Services focus on helping tenants obtain housing or stay housed by assisting with the management of problems that interfere with their ability to meet the obligations of tenancy.
8. For services to homeless people to be effective, they must be directed toward and linked to permanent housing placements.
9. The Coordinated Entry System (CES) facilitates the coordination and management of resources and services and allows users to efficiently and effectively connect people to interventions that aim to rapidly resolve their housing crisis. Agencies must participate in the Coordinated Entry System.

**B. Agency has experience and capacity to provide services**

Up to 25 points for new applicants and 35 points for renewal applicants will be awarded based on the demonstrated capacity of the agency to operate programs and deliver services to clients. Criteria include:

- 1) Up to 10 points will be awarded to renewal projects (current high performing PATH contractor) that have consistently met their performance objectives, have participated in PATH meetings and initiatives, have positive client feedback, and have submitted reports and invoices in a timely manner.
- 2) The agency has a track record of successful service provision to homeless individuals and families, including performance on any past contracts with the City of Oakland.  
(0-5 points)
- 3) Agency is currently participating in HMIS or has certified its intention to do so within the first six months of the contract period. (0-5 points)
- 4) The agency has established collaborations with qualified community partners to achieve the maximum level of effective services for its clients. (0-5 points)
- 5) The supportive services staffing plan presented provide adequate coverage for the services proposed, given the target population. (0-5 points )
- 6) The facility operating staff coverage is consistent with best practices and is adequate, given the target population. (0-5 points)

**C. Budget is reasonable and cost effective**

Up to 15 points for the program budget will be based on cost appropriateness and cost effectiveness, and strength of leveraging:

- 1) Costs proposed are eligible and clearly justified. (0-5 points)
- 2) Proposed cost per person/cost effectiveness. Based on the anticipated number of persons to be served by the agency for the 2014/15 programs, and the proposed target population, the agency has demonstrated an efficient use of funds. (0-5 points)

3) The agency has shown the ability to maximize other funding resources to supplement funding received from the City of Oakland. (0-5 points)

D. Agency has adequate fiscal controls

Up to 10 points will be awarded to agencies that, based on their internal control procedures and history of administering grants, demonstrate the ability to efficiently administer awarded funds, as outlined in Fiscal Standards in Section XII.

E. Sole Source/Special Circumstances

Points may be awarded to agencies that are the demonstrated sole source of a specific service or services to Oakland's homeless community, and to agencies demonstrating special circumstances requiring additional consideration. Criteria for this section include:

1) Degree of benefit and history of effectiveness of sole source service/unique program.

(0-5 points)

2) Demonstration of need and/or special circumstances that dictate additional consideration for the agency. (0-5 points)

F. Agency is a City-certified Local Business Enterprise/Small Local Business Enterprise or 501(c)(3)

Proposal applicants that are certified with the City of Oakland as a Local Business Enterprise or Small Local Business Enterprise will receive up to 5 additional points towards their proposal score. Points received will be determined by the City of Oakland's Office of Contract and Compliance and Employment Services. (0-5 points)

Program is a not-for-profit organization and has provided evidence of its tax-exempt [501 (C ) (3)] status. (0-5 points)

## **Housing Opportunities For Persons With AIDS (HOPWA)**

### **Reference 24 CFR 91.220(l)(iv)(C)(3):**

For HOPWA funds, the jurisdiction must specify one-year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities that are being developed, leased, or operated with HOPWA funds and shall identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community organizations).

Alameda County - The EveryOne Home Plan (Alameda Countywide Homeless and Special Needs Housing Plan) identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program. Requests for Proposals or Requests for Letters of Interest will be developed for the selected priorities, and distributed widely to interested developers and service providers. Proposals will be reviewed according to criteria established in the RFP/RLOI by City and County staff, and, where appropriate, by review panels convened from the community. Alameda County will oversee this process and will make recommendations to the City of Oakland for final approval. Evaluation of the HOPWA priorities set will be ongoing and shared responsibility of the Alameda County Office of AIDS and the Oakland EMA Collaborative Community Planning Council.

Contra Costa County - The Contra Costa County 2020-2025 Consolidated Action Plan identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program. Major objectives of the Contra Costa County HOPWA program include the following activities: Acquire, rehabilitate or construct residential facilities to provide affordable rental housing to extremely-low and very-low income persons with HIV/AIDS who are either homeless or have unstable housing Provide housing counseling and advocacy programs. HOPWA funds for supportive services are awarded through a competitive application process executed by the AIDS Program of the Contra Costa County Health Services Department. HOPWA funds used for development of affordable rental housing for people with HIV/AIDS are also awarded through a competitive application process involving Contra Costa's Entitlement Jurisdictions: the cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek, and the and the Title I Ryan White Planning Council. Applications are reviewed by the participating jurisdictions according to criteria established in the HOPWA application, with recommendations submitted to the Contra Costa County Board of Supervisors for approval.

### **HOPWA Method of Selecting Project Sponsors:**

#### **Alameda County**

The EveryOne Home Plan (Alameda Countywide Homeless and Special Needs Housing Plan) identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program. Requests for Proposals or Requests for Letters of Interest will be developed for the selected priorities, and distributed widely to interested developers and service providers. Proposals will be reviewed according to criteria established in the RFP/RLOI by City and County staff, and, where appropriate, by review panels convened from the community. Alameda County will oversee this process and will make recommendations to the City of Oakland for final approval. Evaluation of the HOPWA priorities set will be ongoing and shared

responsibility of the Alameda County Office of AIDS and the Oakland EMA Collaborative Community Planning Council.

#### Contra Costa County

The Contra Costa County 2020-2025 Consolidated Action Plan identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program.

Major objectives of the Contra Costa County HOPWA program include the following activities:

Acquire, rehabilitate or construct residential facilities to provide affordable rental housing to extremely-low and very-low income persons with HIV/AIDS who are either homeless or have unstable housing. Provide housing counseling and advocacy programs

HOPWA funds for supportive services are awarded through a competitive application process executed by the AIDS Program of the Contra Costa County Health Services Department. HOPWA funds used for development of affordable rental housing for people with HIV/AIDS are also awarded through a competitive application process involving Contra Costa's Entitlement Jurisdictions: the cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek, and the and the Title I Ryan White Planning Council. Applications are reviewed by the participating jurisdictions according to criteria established in the HOPWA application, with recommendations submitted to the Contra Costa County Board of Supervisors for approval.

#### Discussion:

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> OHA-Total Number of Units by Program Type
	<b>List the name of the organization or individual who originated the data set.</b> Oakland Housing Authority
	<b>Provide a brief summary of the data set.</b> Oakland Housing Authority provided the City of Oakland with this corrected Public Housing Information Center (PIC) data.
	<b>What was the purpose for developing this data set?</b> Oakland Housing Authority provided the City of Oakland with this corrected Public Housing Information Center (PIC) data.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> January 2015
	<b>Briefly describe the methodology for the data collection.</b>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Oakland Housing Authority population served.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
2	<p><b>Data Source Name</b></p> <p>City of Oakland-Dept of Human Services-HOPWA</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of Oakland, Department of Human Services--Community Housing Services</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>City of Oakland, Department of Human Services--Community Housing Services provided a revision of the data provided by HUD via IDIS.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>City of Oakland, Department of Human Services--Community Housing Services provided a revision of the data provided by HUD via IDIS.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>April 2015</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
3	<p><b>Data Source Name</b></p> <p>City of Oakland-Foreclosed &amp; Defaulted Prop Register</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Foreclosed and Defaulted Residential Properties Registration, Inspection and Maintenance Program.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>City of Oakland staff collect data on default (NOD) and foreclosure (REO) notices recorded on property titles from Foreclosure Radar. This data is vetted against ownership status data that is acquired by the City from HdL Coren &amp; Cone.</p>



	<p><b>What was the purpose for developing this data set?</b></p> <p>In May 2012 the City of Oakland revised an ordinance that was designed to address the foreclosure crisis. The updated ordinance allowed for the creation of the Foreclosed and Defaulted Residential Properties Registration, Inspection and Maintenance Program. This program requires owners (usually banks) that are pursuing property foreclosure to register, inspect, and maintain these residential properties to protect the health and safety, livability, appearance and social fabric of Oakland’s neighborhoods. This Program tracks all properties that have either a Notice of Default (NOD) or Real-Estate Owned (REO) recorded on a residential property title.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This is Oakland city-wide data.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This dat is point-in-time as of June 2015.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>