



CITY OF  
**OAKLAND**

# 2023/24 Annual Action Plan

*for the 2023 Community Development Block Grant,  
HOME Investment Partnerships, Emergency  
Solutions Grant, and Housing Opportunities for  
Persons with HIV/AIDS programs.*



**Fiscal Year 2023/2024**

for U.S. Department of Housing & Urban Development Review

## **PUBLIC COMMENT & REVIEW PERIOD**

June 7, 2023 – July 7, 2023



**Final Submitted to HUD**

# TABLE OF CONTENTS

PUBLIC NOTICE.....	3
NOTICE OF PUBLIC HEARING, PUBLICATION AND REQUEST FOR PUBLIC COMMENTS ON.....	3
Availability of AAP.....	3
Submission of Written Comments .....	3
Executive Summary .....	4
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	4
PR-05 Lead & Responsible Agencies – 91.200(b).....	25
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	26
AP-12 Participation – 91.105, 91.200(c).....	45
Expected Resources AP-15 Expected Resources – 91.220(c)(1,2).....	49
Annual Goals and Objectives .....	57
Projects.....	62
AP-35 Projects – 91.220(d).....	62
AP-38 Project Summary .....	63
AP-50 Geographic Distribution– 91.220(f) .....	88
Affordable Housing.....	91
AP-55 Affordable Housing – 91.220(g) .....	91
AP-60 Public Housing – 91.220(h) .....	93
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	96
AP-70 HOPWA Goals– 91.220 (l)(3) .....	113
AP-75 Barriers to affordable housing – 91.220(j).....	114
AP-85 Other Actions – 91.220(k) .....	118
Program Specific Requirements .....	124

## PUBLIC NOTICE

### NOTICE OF PUBLIC HEARING, PUBLICATION AND REQUEST FOR PUBLIC COMMENTS ON THE CITY OF OAKLAND'S ANNUAL ACTION PLAN FOR FY 2023/24

The Public is invited to review and comment on the City of Oakland's **2023/24 Annual Action Plan (AAP)** and **Substantial Amendments to the 2021/22 and 2022/23 AAP for the Housing Opportunities for Persons With HIV/AIDS (HOPWA) programs**, all to be submitted to the Department of Housing and Urban Development (HUD). This document provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used in FY 2023/24 to address the priority needs and specific goals identified by the City's 5-Year Consolidated Plan.

The AAP also serves as an application for funds under the U.S. Department of Housing & Urban Development (HUD) grants below:

- **Community Development Block Grant (CDBG)**
- **HOME Investment Partnerships (HOME)**
- **Emergency Solutions Grant (ESG)**
- **Housing Opportunities for Persons with AIDS (HOPWA)**

A **Public Hearing for the AAP** will be held on Tuesday **June 20, 2023**, at the Oakland City Council meeting as a public hearing item. The public will be able to view and participate in the public hearing made available via KTOP and Zoom. For public participation and viewing instructions go to: <https://oakland.legistar.com/Calendar.aspx>, select the "Agenda" icon for the May 2, 2023, City Council meeting. Translation and assistance for persons with disabilities is available upon advance request. See details on the June 20, 2023, City Council Agenda.

#### **Availability of AAP**

The AAP is available online for public review and feedback between June 7, 2023 – July 7, 2023 at <https://cao-94612.s3.amazonaws.com/documents/Annual-Action-Plan-FY-2023-2024.pdf> Any modifications to public hearing date or AAP will be noted on this same site.

#### **Submission of Written Comments**

Public comments or requests for additional information on the AAP must be submitted by **July 7, 2023**, at [CDE@oaklandca.gov](mailto:CDE@oaklandca.gov) with Subject: "AAP Comments".

## Executive Summary

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

#### 1. Introduction

The City of Oakland's 2023/24 Annual Action Plan (AAP) presents initiatives, projects and activities to be accomplished between July 1, 2023, and June 30, 2024. The AAP provides a concise summary of the actions and activities that will be implemented, and the federal and non-federal resources that will be used in the fiscal year to address the priority needs and specific goals identified by the City of Oakland Five Year Consolidated Action Plan (Con Plan) for fiscal years 2020/21-2024/25.

The City of Oakland 2020/21 – 2024/25 Con Plan provides an assessment of affordable housing and community development needs and market conditions, to make data-driven, place-based investment decisions. The Con Plan is carried out through the AAP. The AAP is submitted annually to the U.S. Department of Housing and Urban Development (HUD) and constitutes as an application for funds under HUD's Community Planning and Development (CPD) Formula Grant Program.

On February 27, 2023, HUD announced Community Planning & Development (CPD) Formula Allocations for FY 2023 (2023/24), HUD's enacted 2023 Budget for full-year allocations for Community Development Block Grants (CDBG); HOME Investment Partnerships (HOME); Emergency Solutions Grants (ESG); and Housing Opportunities for Persons With AIDS (HOPWA).

Below is a breakdown of HUD CPD formula grants allocated to the City of Oakland for Fiscal Year 2023/2024 as presented in this AAP:

<b>GRANT</b>	<b>AWARD</b>	<b>Program Description</b>
Community Development Block Grant (CDBG)	\$7,351,600  -1.3% under FY 2022/23	CDBG provides support to develop viable urban communities by providing decent housing, suitable living environments, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME Investment Partnerships (HOME)	\$2,935,667  -13.3% under FY 2022/23	HOME provides funding to create affordable housing for low-income households.
Housing Opportunities for Persons With AIDS (HOPWA)	\$3,722,566  +9.7% over FY 2022/23	HOPWA grants are dedicated to the housing and service needs to benefit low-income persons living with HIV/AIDS and their families.
Emergency Solutions Grant (ESG)	\$654,765  +.5% over FY 2022/23	ESG provide funds to engage homeless individuals and families living on the street; Improve the number and quality of emergency shelters for homeless individuals and families; Help operate these shelters; Provide essential services to shelter residents; Rapidly re-house homeless individuals and families; and Prevent families and individuals from becoming homeless.
<b>Total</b>	<b>\$14,664,598</b>	

The planned actions outlined in the AAP are in alignment with the three major goals established under the Housing and Community Development Act of 1974:

- To Provide decent housing;
- To Provide a suitable living environment; and
- To Expand economic opportunity

As mandated by Code of Federal Regulations Part 24 Section 570.200 (a)(2) and 570.208, Oakland must certify that the projected use of funds in this AAP has been developed to prioritize activities which will meet one of the three national objectives below:

- To Benefit low- and moderate-income persons;
- To aid in the prevention of slum and blight, or
- To meet an urgent need.

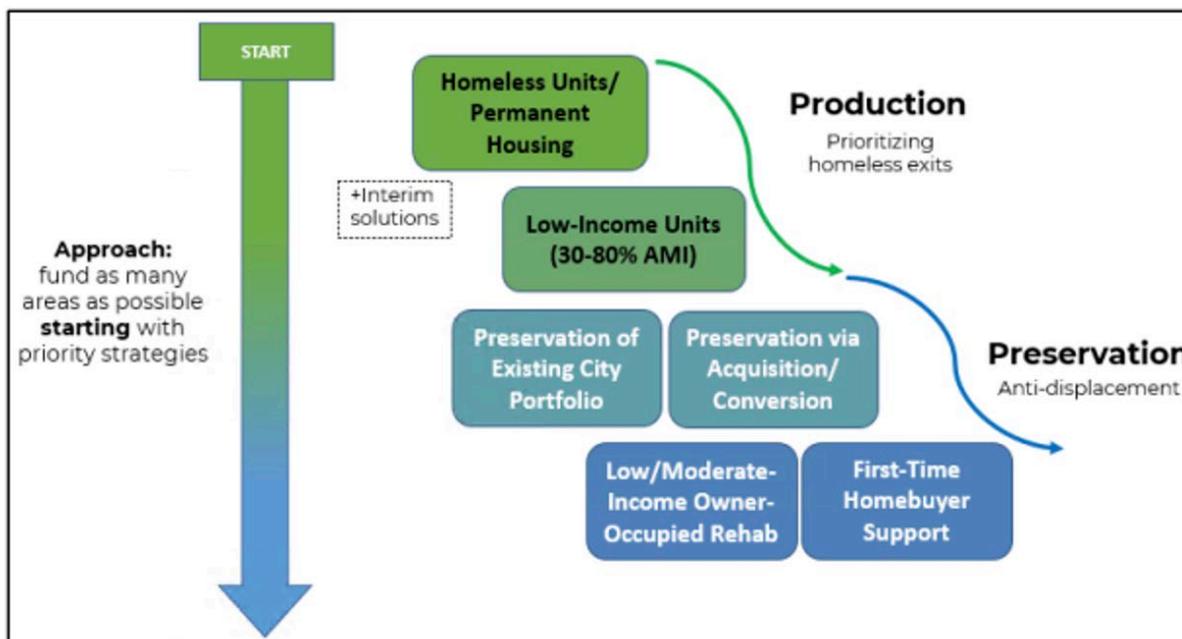
## 2. Summarize the objectives and outcomes identified in the Plan

In line with the HCD Act goals and national objectives, the City of Oakland priorities for the 2023/24 AAP activities support homeless solutions (including prevention), affordable housing , economic development, and other community development activities.

The City’s Annual Action Plan (AAP) is in alignment with Oakland’s [Housing & Community Development \(HCD\) Strategic Plan for 2023-2027](#), the predecessor to the HCD 2021-2023 Strategic Action Plan offers actions in alignment with the Committee to House the Bay Area (CASA) Three P framework: housing Protection, Preservation and Production under a Race and Equity lens to address needs for :

1. Production of Homeless Units/Permanent Housing;
2. Production of Low-Income Units (30-80% AMI);
3. Preservations of existing housing;
4. Preservation through Acquisition/Conversion Protection of housing
5. Protection activities<sup>1</sup>

Figure 9: Equity-Centered Capital Investment Framework



<sup>1</sup>Housing production and preservation must include protection approaches as well, for all three are required to address the housing supply, affordability, and stability crises. The City of Oakland provides protection support along a risk spectrum to prevent the flow of more residents into homelessness and keep Oaklanders securely housed.

## 2020/21 - 2024/25 CON PLAN AND FY 2023/2024 AAP PRIORITIES

### Homeless Solutions

Ending and preventing homelessness by assisting people to quickly gain or regain stability in permanent housing after experiencing a housing crisis and/or homeless. Homeless Solution activities include engagement of homeless individuals and families living on the street; improving the number and quality of emergency shelters for homeless individuals and families; providing essential services to shelter residents; rapidly re-housing homeless individuals and families; and preventing families and individuals from becoming homeless.

### Affordable Housing

Oakland's annual target for producing new affordable housing units has increased to 1,283 units annually in the current 2023-2031 Regional Housing Needs Allocation cycle, up from 595 units per year in the 2015-2022 period.<sup>2</sup> By 2031, 3,750 of Oakland's newly developed units must be affordable to low-income households making between 50 and 80 percent of AMI and 6,511 units must be affordable to very low-income households earning between 0 and 50 percent of AMI. While RHNA does not break down targets below 50% AMI, the City of Oakland specifically tracks Extremely Low-Income (ELI) unit development for the range between 0 and 30% AMI.

*2023-2031 Oakland Regional Housing Needs Allocation*

<b>Income Level</b>	<b>Units Needed</b>	<b>Percent of Total</b>
<b>Very-Low-Income</b> (0-50% AMI)	6,511	24.8
<b>Extremely-Low-Income</b> (<30% AMI, included in Very-Low-Income)	2,256	8.6
<b>Low-Income</b> (51-80% AMI)	3,750	14.3
<b>Moderate-Income</b> (81-120% AMI)	4,457	17
<b>Above-Moderate-Income</b> (>120% AMI)	11,533	44
<b>Total</b>	<b>26,251</b>	<b>100</b>

Deeply Affordable Housing in which tenants pay rents that are affordable to extremely low-income (ELI) people who have incomes below 30% AMI. (Many people experiencing

<sup>2</sup> City of Oakland 2023-2031 Housing Element

homelessness have incomes that are even lower often below 20% of AMI.) Deeply affordable housing units that are targeted to households below 30% of AMI often rely on project-based rent subsidies to cover operating costs that are greater than tenant rent contributions. With project-based subsidies in deeply affordable housing, tenants' rent contributions are based on actual household incomes.

### Economic Development

Economic Development activities through job training, technical assistance to businesses, special economic development activities, Microenterprise development, public facilities and improvements and other economic development or Section 108 activities authorized under Section [24 Catalogue of Federal Regulations 570.201\(c & o\), 570.202, 570.203 \(a-c\) and 570.204.](#)

### Neighborhood Stabilization

Neighborhood stabilization activities include: Code Compliance Relocation; displacement prevention (businesses and homeowners); Housing Activities: Providing or improving permanent residential structures that will be occupied by a household whose income is at or below 120% of area median income; Area Benefit Activities: Benefiting all the residents of a primarily residential area in which at least 51% of the residents have incomes at or below 120% of area median income; Serving a limited clientele whose incomes are at or below 120% of area median income.

### Community Development

Activities that build stronger and more resilient communities. Activities may address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, homeowner assistance, etc.

### Public Facility Improvement & Infrastructure Improvements

Acquisition, construction, rehabilitation of facilities for public use serving homeless, seniors, youth, health, abused and neglected children, parks, and recreation centers and parking facilities. Infrastructure improvements include street improvements, sidewalks, and tree planting.

## **OAKLAND HCD STRATEGIC ACTION PLAN PRIORITIES**

On June 1, 2021, Oakland City Council received and accepted the City of Oakland Department of Housing & Community Development (HCD) Strategic Action Plan for 2021 – 2023; a strategic framework that reinforces the City's commitment to the "Three P Approach" (3P) of Protection, Preservation and Production later defined in this AAP. The priority needs and key objectives of the FY 2023/2024 AAP are consistent with the City of Oakland HCD Strategic Action Plan for 2021 – 2023.

The HCD Strategic Action Plan provides for specific equity-driven actions within the “Three P” framework (Protection, Preservation and Production) that are based on community needs identified through quantitative and qualitative data sources including the Alameda County 2022 Point In Time (PIT) Homeless Count, Association of Bay Area Governments Regional Housing Needs Allocation for Oakland, and other stakeholder input. The Three P Strategy is described below:

### Protection

Protection strategies are designed to prevent displacement and to ensure that low-income renters and homeowners have the information, tools, and support needed to remain in their homes in accordance with local and state laws. These tools include legal services and financial assistance. The objective of a proactive protection approach is two-fold: to blunt economic and market factors that create housing instability and to strengthen low-income residents’ standing as renters and homeowners to remain housed in Oakland if they choose.

Protection activities include, but are not limited to Fair housing, anti-displacement, housing related legal assistance, rent arbitration, neighborhood stabilization, hunger and homeless programs, grant making activities, economic and community development activities principally benefitting low- and moderate-income residents of Oakland.

This year, as we emerge from the Coronavirus disease (COVID-19) and see the reduction in emergency funds, Oakland remains even more committed to leveraging the lessons we learned through the pandemic to prioritize homeless prevention and anti-displacement strategies within the Protection framework.

### Preservation

Preservation entails placing regulatory restrictions on existing buildings to ensure long-term affordability for residents. Such actions typically, but not always, include capital repairs. These strategies are designed to retain an affordable housing infrastructure for both renters and homeowners. Such preservation strategies also include resident ownership that positions traditionally vulnerable households to have an ownership stake in their homes. Preservation strategies can also serve to preserve neighborhoods and ensure that long standing residents and community institutions are not displaced.

Preservation activities include but are not limited to rehabilitation of owner-occupied properties, rehabilitation existing affordable housing units, acquisition and rehabilitation of affordable housing and other forms of preservation. Furthermore, there is need for housing for moderate income families that earn between 80% to 120% Area Median Income (AMI) – our teachers, city workers and first responders. During what is a “down” cycle of the market, the City should

actively explore and support the preservation and acquisition of affordable housing assets that require little direct public financial contribution.

**Production**

Production strategies provide new affordable housing opportunities through new construction of housing, provision of financing for first-time homebuyers to acquire an affordable home, and the provision of rental and operating subsidies that create affordability for low-income residents over the long term. These actionable production strategies are critical in addressing homelessness, displacement, and rent burdens for low-income households.

Production activities include but are not limited to new construction, acquisition, and Conversion of existing buildings to housing, First Time Homebuyers Program and other forms of production.

**3. Evaluation of past performance**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

Progress towards the Con Plan and AAP goals are reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2021/22 CAPER reported the results accomplished in the second year of the Five-Year Consolidated Plan. The City of Oakland uses an evaluation of our past performance on the Con Plan to determine priorities for the subsequent AAP. In the second year of the 2020 2025 Five-Year Consolidated Plan, The City accomplished the following in 2021/22 leading the City to choose the current FY 2023/24 goals and projects:

**Affordable Housing**

In alignment with the City’s 2021/22 Annual Action Plan promoting and actualizing the 3Ps for Affordable Housing, the City increased production across all three strategic categories during the 2021/22 program year as illustrated below.

Affordable Housing Activity	2021/22		2020/21
	Number of Units	Type of Units	Number of Units
<b>Production</b>			
Completed Construction (New Construction & Rehabilitation)	433 Units (7 sites) [Rehabilitation – 143, New and Construction – 290]	Affordable Rental/Permanent Supportive Housing Units	428 Units (6 sites)

			259 New Construction Units 169 Rehab Units
Acquisition (to Convert to Affordable Housing)	23 (1 site)	Affordable Rental/Permanent Supportive Housing Units	269 Units (7 sites)
Started New Construction	360 (3 developments)	Affordable Rental/Permanent Supportive Housing Units	323 Units (4 developments)
Financing (City Funding Commitment)	264 (4 Developments)	Affordable Rental/Permanent Supportive Housing Units	448 Units (6 Sites)
First Time Homebuyers	3	First Time Homebuyers (FTHB)	12
FTHB Class Enrollees	Workshops postponed due to COVID	Households/ Attendees	Workshops postponed due to COVID
FTHB Completion Certificates	Referred to other HUD certified FTHB workshops	Households/ Attendees	Referred to other HUD certified FTHB workshops
<b>Preservation</b>			
Access Improvement grants/Owner-occupied and Rental & Lead Paint Remediation	14 Completed	Disabled Households & Very Low-Income Households with Children Age 6 & Under	4 Completed
Owner Occupied for Emergency Repair/Home Maintenance Improvement Program	10 Completed	Houses/Households	8 Completed

Minor Home Repairs	36 Houses/ Households	Houses/Households	58 Houses/ Households
Seismic Retrofit	32 Units 4 Sites	Multi Units	72 Units 4 Sites
<b>Protection</b>			
Information and Referral/Case Management to prevent displacement and homelessness	834	Low- and moderate-income Individuals	658
Relocation Information, Referral and Financial Assistance	99 (9 financial assistance)	Low- and moderate-income Individuals	201 (9 financial assistance)
Fair Housing/Fair Chance	278	Legal services & representation for housing stability and homeless prevention	218
Emergency Rental Assistance	2,142	Low-income tenant households impacted during COVID	Low-income tenant households

## Public Housing

Oakland Housing Authority (for public housing) completed construction or rehabilitation of 151 units of public housing and served over 13,000 residents under the HUD Moving To Work demonstration program.

<b>Oakland Housing Authority Housing Activity</b>	<b>FY 2021/22</b>	<b>FY 2020/21</b>
<b>AFFORDABLE HOUSING PRODUCTION (units)</b>		
Acquisition/Began Rehabilitation	0	405
Completed Construction/Rehabilitation	151	294
<b>MTW PUBLIC HOUSING (average households served per month)</b>	<b>151</b>	<b>699</b>
<b>VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS (average households served per month)</b>		
<b>Moving to Work (MTW) Housing Choice Vouchers</b>		
General MTW Housing Choice Voucher (HCV)	11,441	11,141
<b>Non-MTW Tenant-Based Assistance</b>		
Veterans Affairs Supportive Housing (VASH)	300	293
Mainstream	212	160
Family Unification Program (FUP)	12	36
Tenant Protection Vouchers	236	141
<b>Other HUD Programs</b>		
Shelter plus Care (S+C)	274	331
Moderate Rehabilitation (Mod Rehab)	141	143
<b>TOTAL VOUCHERS AND OTHER HUD PROGRAMS</b>	<b>12,616</b>	<b>12,545</b>
<b>MTW LOCAL PROGRAMS (average households served per month)</b>		
Parents and Children Together (PACT)	13	13
Local Housing Assistance Program (LHAP)	13	13
Sponsor-based Housing Assistance Program (SBHAP)	151	91
Building Bridges SRO	152	14
Building Bridges THP+	25	25
Building Bridges CalWORKs	24	24
Oak Groves Disposition Transition	149	69
Building Bridges Key To Home	5	5
Tax Credit Units	149	675
<b>TOTAL LOCAL PROGRAMS</b>	<b>681</b>	<b>929</b>
<b>TOTAL MTW VOUCHER AND LEASE PROGRAMS*</b>	<b>13,448</b>	<b>13,873</b>

## Homeless Solutions

The City of Oakland provided varied hunger and homeless services to extremely low-, low- and moderate-income residents of Oakland. Under the Hunger Program, we completed **4,200** brown

bag distributions across 14 -15 sites for 10 months out of the year, benefitting an average of **7200 households**.

**687** homeless residents were provided overnight shelter, **326** homeless residents were provided rapid rehousing, **481** people received Transitional Housing and services. Of the 481, **164** (63%) exited to PH, and **72** (27%) exited to a temporary destination.

Throughout the Oakland Eligible Metropolitan Statistical Area approximately **109** persons living with HIV/AIDS received housing subsidy assistance, **482** received support services and **571** received information and referral services, including assisting **83** households Short Term Rent Mortgage Utility (STRMU) assistance and **9** HIV/AIDS housing placements.

Through the Homeless Mobile Outreach Program, prioritizing unsheltered individuals living in encampments, approximately **14,128** units of harm reduction supplies including food, water, blankets, fire extinguishers, PPE, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to hundreds of unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Outreach efforts served an average of **287** homeless residents **monthly**.

Hunger & Homeless Activity	2021/22		2020/21
	Number of Units	Type of Units	Number of Units
Overnight Shelter	687	Homeless Individuals	552
Rapid Rehousing Assistance	326	Homeless Individuals	195
Supportive Housing & Services	481	Families Singles	36 402
Exited Homelessness to Transitional Housing (TH) or Permanent Housing (PH)	172 to PH	Homeless Individuals	960 (176 to TH 784 to PH)
Exited Transitional Housing to Permanent Housing	164	Households Individuals	135 166
Added HIV/AIDS Housing^	0	Housing Units	2
HIV/AIDS Short Term Rental Mortgage Utility Assistance	83	People living with HIV/AIDS	124
HIV/AIDS Housing Subsidy Assistance	109	People living with HIV/AIDS	Not Reported

HIV/AIDS Permanent Housing Placements	9	People living with HIV/AIDS	11
Street Outreach/Harm Reduction Supplies*	14,128	Harm Reduction Kits Distributed	17,914
Homeless Encampment Services	287	Homeless Individuals	895
Food Distribution/Hot Meals	7,200	Low- moderate-income individuals	7,200

**Economic Development**

For program year 2021/22, Economic Development activities benefitted **661** businesses with technical assistance, information and referrals. **20** of the 661 businesses serving low- and moderate-income areas, received loans under the Commercial Lending program. **316** jobs were created and/or retained through services provided under the City’s Business Assistance Center, Main Street Launch, Construction Resource Center and East Oakland Community Development Corp.

**Economic Development 2021/22 Accomplishments Compared to Prior Year**

Economic Development Activity	2021/22		2020/21
	Number of Units	Type of Units	Number of Units
Financial Assistance (Loans)	20	Businesses	7
Technical Assistance/Trade Classes/Instruction	661	Businesses & Construction Workers	463

**Public Facility & Infrastructure Improvements And Other Community Development Activities**

CDBG funding supported the completion of capital improvements to **nine (9)** public facilities and open space parks benefitting low- and moderate-income areas of Oakland, seniors, veterans, and the unsheltered. Under the District Boards’ recommended projects, more than **7,500** low- and moderate-income residents and businesses benefitted from completed CDBG funded activities, including but not limited to transitional housing and shelter for the homeless, youth and senior services, work experience, technical assistance and business workshops, the economic development activities, and public facility improvements.

## **COVID RELATED ACTIVITIES:**

Starting in 2020, the City of Oakland received five U.S. Department of Housing & Urban Development Coronavirus Aid, Relief, & Economic Security (CARES Act allocations: CDBG-CV (Round 1 & 3), ESG-CV (Round 1 & 2) and HOPWA-CV (Round 1) to prepare for, prevent and respond to coronavirus impacts.

\$447,972 in HOPWA-CV funds allocated to the City supports rental assistance to homeless persons living with HIV/AIDS that are transitioning out of Operation Roomkey motel rooms to permanent housing and supporting information and referral activities under this program.

\$21,564,092 in ESG-CV funds allocated to the City supports homeless services for the provision of emergency shelter services, rapid rehousing services, homelessness prevention activity, physical hygiene stations (portable toilets and wash stations), landlord incentives, and training and outreach.

\$8,245,435 in CDBG-CV funds allocated to the City are used to support services benefitting Oakland residents earning extremely low- to moderate incomes to stay housed. CDBG-CV funds support of the City's Emergency Rental Assistance Program (ERAP) through the provision of short-term emergency rental assistance (up to six months), housing stability services, housing related legal services, and outreach.

Starting in 2020, the City received total of \$44,597,327 in U.S. Treasury and State HCD funds under the ERAP I, ERAP II and State Rental Assistance Round 2 (SRA2) allocations. The City's ERAP provides rental assistance (up to 18 months), housing related legal services, outreach and other housing stability services to extremely low- to moderate-income residents of Oakland, targeting families earning 30 percent and below the area median income. Please see accomplishments below for all COVID related activities.

### **COVID Related 2021/22 Accomplishments Compared to Prior Year**

FY 2021/22 Activities in preparation of, prevention of and response to COVID-19 impacts were supported by State, U.S. Treasury and HUD Community Planning and Development CARES Act funds supporting over 17,000 households with homeless services, HIV/AIDS services, and housing stability services and financial assistance.

CARES ACT RESOURCES	Number of Units Persons Served 2021/22	Type of Units	Number of Units Persons Served 2020/21
ESG-CV \$21,564,092	1,622	1,622 homeless persons impacted by or during COVID received emergency shelter services, rapid rehousing services, homelessness prevention, and hygiene stations.	2,000
HOPWA-CV \$447,972	6	Persons living with HIV/AIDS received Roomkey Rent Assistance and HIV/AIDS Housing Services to respond to and prevent COVID.	Underway
CDBG-CV 8,245,435	13,727	Extremely low- to moderate-income renters received housing stability services, housing related legal services, outreach and assistance completing tenant applications for ERAP application keep Oaklanders housed to prevent and respond to COVID impacts for those at risk of becoming displaced.	Underway
ERAP II and SRA2 \$31,722,563	2,142	Keep Oakland residents housed by targeting families earning 30% and below the median income, also serving households with 80% AMI and below with emergency rental assistance, legal services, outreach and other services to stabilize housing for the most vulnerable at risk of displacement due to or during the COVID pandemic.	1,031

**4. Summary of Citizen Participation Process and Consultation Process**  
Summary from citizen participation section of plan.

**Public Access To Information**

A public notice and Draft 2023/2024 AAP is made available

1. Online;
2. By email (weblink and or pdf attachment per request);

3. Hard copy at no charge upon request; and
4. Upon advanced request, materials are made available for residents with limited English Proficiency (LEP) and/or residents with disabilities.

**Public Notice:** City of Oakland released public notice of the FY 2023/24 AAP on the City’s website at [cao-94612.s3.amazonaws.com/documents/Annual-Action-Plan-FY-2023-2024.pdf](https://cao-94612.s3.amazonaws.com/documents/Annual-Action-Plan-FY-2023-2024.pdf) for a 30-day public review and comment period from June 7, 2023 through July 7, 2023. The Public Notice content includes notice of public hearing (date, location, time and web link for virtual access. The same notice requests Oaklander’s review and feedback of the 2023/2024 AAP, the mandatory 30-day public comment period, and where to forward requested public comments. Through the Google Translate function on the City’s website, the public notice is made available in eleven languages.

Public notice for the City’s AAP were also forwarded via email to the City’s various contact lists including Oakland residents, Community District Board members, prior fund applicants, currently funded providers, City Departments, Oakland City Council members, Alameda County Continuum of Care (Everyone Home) and other available contacts.

In addition to emailing and posting online, the City’s public notice for the 2023/2024 AAP was also published in the East Bay Times, The Post, El Mundo and Sing Tao news publications in English, Spanish and Chinese for the purpose of reaching English and non-English Oakland resident with low- and moderate-income (LMI) or living in LMI areas.

### **Public Hearing**

A public hearing for the 2023/2024 AAP will be held virtually, at the July 5, 2022 City Council meeting. Said public hearing will be accessible via Zoom<sup>3</sup>, KTOP Live<sup>4</sup> or by and phone. The public hearing is held order to obtain the public’s views and to provide the public with the City’s responses to public questions regarding the 2023/24 AAP. Prior to the public hearing, City staff will hold a townhall meeting to discuss highlights of the 2023/2024 AAP.

### **HUD Review**

Prior to submitting the AAP to HUD for final review, public comments made during the public hearing and submitted to the City during the 30-day public/ comment period will be made part of the Citizen Participation section of the AAP below, including any public comments not accepted. HUD will take up to 45 days upon receipt of the AAP.

### **Request For Proposal Process**

City staff will work with community, stakeholders, Office of Race and Equity, and other City departments to release Request for Proposals (RFP), Request for Qualifications, Notice of Funding Availability or other competitive processes for services and projects to be rendered, that will not be provided or administered by City Departments.

---

<sup>3</sup> <https://oakland.legistar.com/Calendar.aspx>

<sup>4</sup> <https://www.oaklandca.gov/services/ktop-tv10-program-schedule>

The appropriate community participants will be selected to review and rank proposals submitted in response to the City competitive process(es). Funding Recommendations will be publicly posted for a 30-day public comment period.

1. City Council may choose to pre-authorized funding recommendations per the 2023/2024 AAP legislation without returning to Council; or may
2. Direct City staff to return to City Council for the authorization of funding recommendations.

In addition to the citizen participation opportunities referenced above for the 2023/24 AAP, The City of Oakland facilitates broad and ongoing stakeholder engagement and citizen participation activities that informs the City AAP as further described in Section AP 12

#### Consultation Process

The City of Oakland Department of Housing and Community Development conducts ongoing community engagement and stakeholder outreach on a consistent basis to help guide its strategic priorities, coordinate funding and services, and ensure its activities respond to the needs of the most vulnerable populations in Oakland. The Citizen Participation Process and Consultation Process includes a combination of ongoing stakeholder engagement as well as the implementation of a public review and participation process for all its plans including the Con Plan, the AAPs and any Substantial Amendments to the AAP.

#### Community Needs Assessment

In this phase, the City of Oakland met with dozens of stakeholders to better understand community needs and the factors that pose the greatest risk to homeless for all qualifying populations. This phase was conducted in 2020 to set the priorities and funding activities for the City of Oakland's Five-Year Consolidated Plan for fiscal years (fy) 2020/21-2024/25. These meetings included a review of data including Alameda County Point in Time Homeless Counts 2019 and recent update, City of Oakland Department of Human Services Permanent Access To Housing (PATH) framework, Alameda County Continuum of Care Plan, etc. The process included townhall style meetings, dozens of small group meetings with presentations, discussion and comments from residents and stakeholders.

#### City's Five Year Consolidated Plan (FY) 2020/21 – 2024/25 & AAP Substantial Amendments:

The City of Oakland Department of Housing & Community Development serves as the administrator of federal CPD funds for the City of Oakland. As such, the City led community stakeholder conversations to discuss anticipated 2021 HOME-ARP funds and the availability of all local and federal funds awarded or anticipated to be received by the City under CDBG, HOME, ESG, and HOPWA for homeless services, affordable housing, community development activities or facilities. Therefore, in this phase, an extensive community engagement process was conducted from July 2019 - June 2020 for the 5 Year Consolidated Plan and from July 2021-June 2022 to develop the FY 2023/24 Annual Action Plan

## 2023 Update to the HCD Strategic Action Plan & Measure U Bond Allocation for Housing

### *Department Staff Engagement Initiative*

Oakland HCD began robust community and stakeholder engagement to determine how to allocate Measure U bond funds in December 2022. To start, department leadership conducted listening sessions with each HCD staff member to better understand their passions, barriers to operations, needs, and opportunities to grow. This engagement was foundational in helping leadership understand how the organization's structure would need to shift in order to meet increased demand in coming years. Oakland HCD staff highlighted their commitment to serving Oaklanders, alignment with the department's mission, and belief in housing as a tool to support neighborhood health and safety. Staff also named high workloads due to vacancies, a need for technological modernization, greater communication between silos, and opportunities to promote within the department as key challenges they face. From these discussions, HCD leadership identified operational shifts to pursue over the coming years to better meet staff needs and ensure the department is well-positioned to administer increased funding from Measure U and other sources. Feedback from the Staff Engagement Initiative is featured in Appendix B of the Draft HCD Strategic Action Plan (SAP).

### Community and Funder Partner Sessions

Throughout January and May 2023, Oakland HCD conducted multiple stakeholder engagement sessions with affordable housing developers, housing preservation practitioners, affordable housing resident leaders, regional funding agencies, community development financial institutions, and more. In each session, Oakland HCD provided an overview of its draft racial equity goal, key data sources, advocacy agenda, and spending priorities for feedback and discussion. Partners provided recommendations for funding and implementation strategies, efficiency considerations, and opportunities for innovation.

### Oakland's 2023-2031 Housing Element

Starting in the Winter and Spring of 2022, a series of pup-up events, youth engagement, community hubs, and equity working group meetings were held with stakeholders and residents of Oakland. During Winter of 2022, workshops focused specifically on the Housing Element were held. Housing questions gathered to be included in the general visioning survey.

In Spring of 2022 more visioning and Element workshops were held to discuss housing, visional environmental justice and safety.

A draft of the Housing Element was published for a 30-day public review in the Spring of 2022, another draft posted for a 90-day review in Summer of review. A final public review as conduction in the fall and adopted in the Winter of 2023

As required by AB 215, the first Draft Housing Element was available for a 30-day public review period, before incorporating public comments and sending the revised first draft to HCD.

June 30, 2022 - Draft Housing Element Sent to HCD for Review. City staff incorporated public comments into the draft Housing Element (where feasible, given the short turn-around time) and sent to HCD for a 90-day review. More substantive comments were addressed in the second public draft of the Housing Element, released on November 29, 2022.

June 30, 2022 - September 28, 2022 - Extended First Draft of Housing Element Available for Public Comment. Based on community feedback and to ensure that the Oakland community had enough time to review and comment, the City kept the first public review draft of the Housing Element available for public comment through the 90-day State HCD review period (June 30 - September 28, 2022). Thank you to all those who submitted public comments and attended public meetings.

November 29, 2022 - December 29, 2022 - Release of Public Hearing Draft of Housing Element for Public Comment. The City released the second public review draft of the Housing Element on November 29, 2022.

January 2023 - Adoption of Housing Element Public Hearing Draft. Adoption of Housing Element by City Council and Planning Commission was completed.

#### Ongoing Funding and Service Coordination

An integral component to the City of Oakland’s consultation process is an ongoing effort to coordinate and align funding and services amongst stakeholders. This creates a real-time feedback loop to inform program decisions and funding plans. The results of these coordination meetings between City of Oakland departments, Alameda County Continuum of Care partners, housing providers, the City of Oakland Housing Authority and housing and homelessness advocates is to align the work on the ground with the funding plans and amendments developed by the City of Oakland and submitted to HUD. From 2021-2023 the City of Oakland conducted regular meetings with stakeholders, service and housing providers, the seven Council District Boards, Oakland Housing Authority, Alameda County Continuum of Care, Economic Development Workforce Development, Oakland Race & Equity Department, other City departments, and agencies and groups referenced in the consultation portion of this report to review the progress of the AAP. The result of these meetings allowed for the City to adapt to the availability of new federal funding resources such as the U.S. Treasury Emergency Rental Assistance Program II Reallocation (ERAP II Reallocation), Round 2 State Rental Assistance (SRA2) and State Cash Flow Loan Funds for the provision of emergency rental assistance to applicants on the ERAP waitlist as of March 31, 2022.

#### 2021/22 AAP for 2021/22 HOME-ARP Application and HOME-ARP Plan Amendment

The fifth phase of the consultation process was exclusive to the use of HOME ARP funds and the First Substantial Amendment to the 2021/22 Annual Action Plan (AAP) which included recommendations for the use of HOME ARP. In this phase of the consultation process which was held between February 2020 – June 30, 2021, a diverse cross section of community members and organizations representing QPs participated including associations, homeless service advocates and providers, housing authority staff, persons with lived homeless experience, faith-based groups, domestic violence service providers, disability advocates and other non-profits to provide direct input into the HOME-ARP Plan.

In May 2023 The City of Oakland followed its Public Participation requirements and [CPD Notice 23-01](#). Upon advance requests, the City of Oakland made available translation services at all public meetings. City websites can be used by visually impaired individuals as well as those requiring translation of Oakland webpages.

A summary of the groups consulted throughout consultation process can be found in the consultation matrix in Section AP-10 of this report.

## 5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the Public Review/Comment period of the City 2023/24 Annual Action Plan, one resident commented as follows:

*“To Whom it May Concern:*

*...as a Leader, Historian, Community Advocate, 20-year AC Housing Specialist, 23 year Volunteer for OUSD/Prescott School After School Program and West Oakland Resident for 78 years (and formerly homeless due to gentrification), I strongly feel that there should be more added to the Annual Action Plan for Blacks residents to:*

- 1. Own Homes in Oakland, CA*
- 2. To have the opportunity to create a Black Enclave at the Harbor Terminal (similar to Brooklyn Basin at Embarcadero Port).*
- 3. To have "Real Housing" for the homeless similar to Atlas on 14th and Franklin, Oakland, CA; and*
- 4. To make finances and housing available for those being released from prison with nowhere to go.”*

One resident at the June 20, 2023, Public Hearing for the 23/24 Annual Action Plan commented as summarized below:

Responding to background information provided in the Annual Action Plan regarding Emergency Rental Assistance Program (ERAP) outcome totals to-date,

“should had been reported out “not just in the report. City should be interested in the number of ERAP applications received, paid and denied. Citizen commented: “City Council should want to know what the reasons for 6,000 applications were denied.

For the Racial breakdown of beneficiaries (background information concerning ERAP), resident stated “I hope the City’s Race & Equity Team is looking at the race data given in this report”

As part of Citizen Participation, resident suggests that City focuses on:

1. Fair Housing
2. Affordable Housing
3. Homeless Solutions

(Speaker’s time expired before she could complete comments.)

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

All public comments were accepted in included in the Annual Action Plan.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	OAKLAND	Housing and Community Development Department, Community Development & Engagement
HOME Administrator	OAKLAND	Housing and Community Development Department, Housing Development Services
HOPWA Administrator	OAKLAND	Department of Human Services, Community Housing Services
ESG Administrator	OAKLAND	Department of Human Services, Community Housing Services

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Oakland is a recipient of HUD CPD Formula Grants: CDBG, HOME, HOPWA and ESG.

The City of Oakland Department of Housing & Community Development (DHCD) administers the CDBG and HOME Entitlement grants and the Department of Human Services, Community Homeless Services (CHS) Division administers the HOPWA, and ESG programs.

The Community Development and Engagement (CDE) Division of DHCD is responsible for coordinating and preparing the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER) for the City of Oakland.

### Consolidated Plan Public Contact Information

Gregory D. Garrett, CDE Manager

Ph: 510.128.6183 – Email: [CDE@OAKLANDCA.GOV](mailto:CDE@OAKLANDCA.GOV)

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA. 94612

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Oakland collaborates regularly with a variety of regional and local agencies, Alameda County partnering jurisdictions, the Alameda County Continuum of Care (Everyone Home), Alameda County “All Cities” (Housing and Homeless) meetings, homeless prevention and housing stability agencies to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies to address homeless, homeless prevention, affordable housing and other priority community development needs impacting the residents of Oakland.

### **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(l))**

A concise summary of City of Oakland activities to enhance coordination are provided below:

**Participation in the Alameda County Continuum of Care (EveryOne Home)**- The planning body has several major duties including operating the Continuum of Care (CoC), design and implementation of coordinated entry system, monitoring program/system progress, planning county-wide system of service and housing interventions and selecting projects for CoC funding.

**Participation in the Alameda County Home Together 2026 Community Plan** is a 5-year strategic initiative which centers racial equity and identifies the strategies, activities and resources needed to dramatically reduce homelessness in Alameda County. Home Together 2026 Community Planning is led by the Alameda Health Care Services Agency. The City of Oakland is an active participating member of this strategic planning group. Oakland’s Homeless Prevention work is aligned with Home Together, focusing on those at risk of becoming homeless.

**Participation in the Alameda County “All Cities” Homeless and Housing Meetings** - Bi-weekly discussions and updates around homelessness, homeless prevention, housing stability and other affordable housing needs.

**Oakland Eligible Metropolitan Statistical Area (Oakland EMSA)**: Under the HOPWA program, Oakland EMSA participants coordinate to enhance HIV/AIDS housing and housing services with necessary health and mental services for persons living with HIV/AIDS and their families.

**HOME Participating Partners**: Oakland participates in the East Bay HOME participating jurisdictions consisting of 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 re-sources and to share best practices.

**Oakland Housing & Community Development (HCD) Strategic Action Plan & Measure U Bond Planning for Housing:** Oakland embarked on a comprehensive stakeholder engagement process beginning in December 2022. The feedback received from this process, in addition to guidance from City leadership, coalesces into this 2023-2027 SAP which guides how Oakland HCD administers housing development and service funds for the first half of the current Regional Housing Needs Assessment.

Oakland HCD's 2023-2027 SAP refreshes its 2021-2023 predecessor which offered actions aligned with the Committee to House the Bay Area (CASA)'s **Three "P"** Framework. This framework identifies new housing **production**, the **preservation** of existing affordable housing, and tenant **protections** as a three-pronged approach to address the region's housing crisis. Building on this, the 2023-2027 SAP centers race and equity in how the City of Oakland addresses the three Ps and administers its funds and programs for years to come.

**Emergency Rental Assistance Program:** The City of Oakland led this collaborative of initially eight and now two partner agencies, consultant and All Home (Regional Homeless Prevention Planning agency) to plan and provide housing stability, housing related legal services, outreach and emergency rental assistance with Federal and State resources. The data and lessons learned from this collaborative informed the need for the City's Homeless Prevention Pilot program that will provide wrap-around services and flexible funds and rental assistance to prevent most at-risk Oakland residents from becoming homeless.

**Partnership with Oakland Housing Authority:** The City of Oakland partners with OHA on an ongoing basis to explore and test new and innovative methods of delivering affordable public housing and supportive services to low-income residents of Oakland. These programs are often created in partnership with the City, County, and expert service providers to leverage funding through systems alignment to provide enhanced efficiencies and ensure the success of the participants.

**1. 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.**

Alameda County is home to more than 1.6 million residents and includes Oakland, 13 other cities and six unincorporated communities. Nonprofit organizations, public entities, and a range of interested parties, including those with direct experience of homelessness, work together in

Alameda County EOH CoC (the Oakland-Berkeley-Alameda County CoC) to seek new resources and coordinate housing and services funding for addressing homelessness.

The CoC is led by a representative Leadership Board, supported by a number of committees and staffed by EOH. The County's Office of Homeless Care and Coordination (OHCC), formed in early 2020 within the Health Care Services Agency, participates in CoC Leadership and coordinates with residents, providers, other County agencies and local jurisdictions around strategic planning and service delivery. Cities across Alameda County participate in the CoC and dedicate local resources to funding, siting and supporting shelters, housing, and services within their communities.

The Alameda County Home Together 2026 Community Plan, prepared by partners in the Continuum of Care and informed by a homelessness response system needs analysis and focus groups with persons of color who have experienced homelessness, seeks to serve as a playbook for all CoC participating jurisdictions working together, recognizing that each jurisdiction will need to make specific decisions regarding the resources under their authority. Specific annual action plans are developed for the county and for cities in conjunction with Home Together 2026 Community Plan framework.

Together, participating jurisdictions, agencies and members of EOH are building a future in which there are sufficient resources, improved racial equity, political leadership, decreases in new homelessness, shorter lengths of being homeless and reduced rate of people return to homeless. Goals and strategies focus on:

# 1 Prevent homelessness for our residents

1. Address racial disparities in mainstream/upstream systems to prevent racially disproportionate inflow into homelessness
2. Focus resources for prevention on people most likely to lose their homes
3. Rapidly resolve episodes of homelessness through Housing Problem Solving
4. Prevent racially disproportionate returns to homelessness

# 2 Connect people to shelter and needed resources

1. Expand access in key neighborhoods and continue improvements to Coordinated Entry
2. Lower programmatic barriers to crisis services such as prevention, problem solving, and shelter
3. Prevent discharge from mainstream systems to homelessness
4. Significantly increase the availability of shelter, especially non-congregate models, to serve vulnerable adults and families with children and to reduce unsheltered homelessness
5. Provide accessible behavioral health services to people with serious mental illness or substance use needs and who are unsheltered, in shelter, or in supportive housing programs

# 3 Increase housing solutions

1. Add units and subsidies for supportive housing, including new models for frail/older adults
2. Create dedicated affordable housing subsidies for people who do not need intensive services
3. Create shallow subsidies for those who can exit or avoid homelessness with more limited assistance
4. Add new slots of rapid rehousing for those who can pay full rent over time
5. Ensure new housing funding is distributed across the county according to need
6. Reduce entry barriers to housing and ensure racial equity in referrals and placements

# 4 Strengthen coordination, communication and capacity

1. Use data to improve outcomes and track racial equity impacts
2. Improve messaging and information availability
3. Build infrastructure to support and monitor new and expanded programs

Alameda County Home Together 2026

City of Oakland’s Permanent Access To Housing (PATH) Framework aligns with the EOH & Home Together Plan to best coordinate City and County efforts for greatest impact 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.

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

Allocation Plan (Home Together Plan 2026 Community Plan)

The Continuum of Care has been consulted with entitlement areas on the use of Emergency Solutions Grant (ESG) funds since 2012.

Currently under the Alameda County Continuum of Care, Oakland works with Alameda County Homeless Solutions office to develop the **Home Together 2026 Community Plan** a 5-year strategic initiative which centers racial equity and identifies the strategies, activities and resources needed to dramatically reduce homelessness in Alameda County. The Plan identifies what is needed to operate a homeless response system that has the capacity to address the needs of people experiencing homelessness and to reduce racial disparities.

The Plan details specific strategies and action steps that were informed by an extensive community input process which included participation from system leaders, homeless program participants, service providers and partners in the homelessness response system, and people with lived experience to learn what works and what doesn’t work in our current homeless response system.

The Plan identifies the strategies and activities to operationalize the recommendations and address the findings detailed in the Centering Racial Equity in Homeless System Design report, an in-depth analysis of Alameda County’s homeless response system that was conducted in 2019-2020 by partners in Alameda County’s Continuum of Care.

At that time representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the Emergency Solutions Grant (ESG) requirements with the goal of county-wide consistency and collaboration. EveryOne Home solicited provider and public input on the use of ESG funds through a series of community meetings. A coordinated ESG program was established and began implementation in early 2013. This coordinated program uses this same structure for FY20-FY24 ESG funding.

On February 4, 2022, at a joint meeting of Alameda County Board of Supervisors and Mayors, an Alameda County Allocation Plan was adopted across the Alameda County’s fourteen cities,

committing to ending homelessness. The EOH CoC recognizes that homelessness is a regional problem that requires a regional solution, with coordinated leveraging of city and county resources.

Because the Alameda County is a direct recipient of many funds and has the ability to support efforts throughout the entire geography, Alameda County and CoC partners will coordinate a countywide effort to leverage City ESG (and other Federal, State, and local funds) and County sources.

Alameda County, the City of Oakland plays a critical role in ending homelessness through the provision of local and dedicated federal (including ESG) and state resources, and as overseers of land use planning for shelters and permanent housing. Cities have innovated programs and services and their capacity to fund/augment programs must be considered alongside local and regional priorities.

#### Evaluation of Projects and Activities

The [Results Based Accountability Committee](#) developed system level and program level performance measures. The Results Based Accountability (RAB) meets monthly and welcomes participation of stakeholders who are committed to learning and implementing the RBA framework.

These measures and targets now appear in county and city contracts for homeless services. Performance measures include shortening the length of time homeless, increasing permanent housing exits, and reducing returns to homelessness from permanent housing. These measures are published not less than annually through the [Practitioner's Scorecard](#) on the EOH Continuum of Care Results Based Accountability webpage.

In order to be eligible for homelessness funding that originates or passes through Alameda County, a homelessness program must demonstrate how it meets the measurable performance goals outlined in the Home Together 2026 Community Plan. Alameda County, through its procurement mechanisms and based on funding regulations, makes the final determination of program eligibility for county-administered funding, which will be allotted to each CoC defined region of the county proportionally to that region's share of the county's overall homeless population as per the most recent federal Point-In-Time Count (PIT).

#### HMIS

The EOH CoC HMIS Oversight Committee meets once a month to plan, establish and implement HUD required documents such as a Data Security Plan, Data Quality Plan, Data Privacy Plan, and HMIS Monitoring Tool. Other consultation opportunities are around development communications plan, Point In Time Count check-ins, and review of the [HMIS Committee Workplan](#) to:

6. Ensure the design of the HMIS reflects the needs of the system;
7. Monitor HMIS Lead performance and deliverable;

- 8. Develop and implement policies and procedures; and
- 9. Improve HMIS training curriculum and communication.

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

**1. AGENCY/GROUP/ORGANIZATION:**

- City of Oakland Community Homeless Services Division of the Human Services Department

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Local Government
- Grantee Department
- Homeless Services
- Services Persons with HIV/AIDS

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION:**

- Homeless Needs - Chronically homeless
- Homeless Needs - Families with children
- Homelessness Needs – Veterans
- Homelessness Needs - Unaccompanied youth
- Homelessness Strategy
- Non-Homeless Special Needs
- HOPWA Strategy
- AP-38 Project Summary

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

HCD met with Community Housing Services (CHS) to discuss how to target deeply affordable housing for the homeless, resource coordination for HOPWA housing developments for Alameda County portion of Oakland EMSA, the need for gap funding for various homeless projects, including but not limited to public facility improvements (homeless), HIV/AIDS housing and

services Request for Proposals, PATH Strategy, and HOPWA Amendments. Anticipated outcomes: Regular Request for Proposals for HOPWA funds, particularly for projects in Alameda County; potential transitional housing scattered sites repairs, and future merge of CHS and Oakland HCD by FY 2024/25.

**2. AGENCY/GROUP/ORGANIZATION:**

- City of Oakland Economic Development Workforce Department

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Local Government
- Economic Development

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION:**

- Economic Development
- AP-38 Project Summary

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

- Scope and impact measures for CDBG funded Neighborhood Business Assistance (NBA) Program Center Activities to assist with free one-on-one consultations and referrals at libraries in the historically most underinvested communities of Oakland. Anticipated outcomes: More regular reporting and tracking of job benefit (retained and created), a more focused scope of work; and increase focus on impact.

**3. AGENCY/GROUP/ORGANIZATION:**

- City of Oakland Department of Housing & Community Development

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Local Government
- Grantee Department

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Affordable Housing
- Homeless Prevention
- Anti-Displacement

- Fair Housing
- Housing Needs Assessment
- Market Analysis
- Non-Homeless Special Needs
- AP-38 Project Summary

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

- 2023 Update to the HCD Strategic Action Plan, Measure U Bond Planning, Regional Housing Needs Assessment (RHNA), Substantial Amendments to Annual Action Plans, and Housing Element goals and expected outcomes to align fund resources and outcomes with the “3P” Strategy Housing Framework: Protection, Preservation and Production. Anticipated outcomes: Increased affordable housing, housing for homeless, increased homeless prevention funds resources and activities.

**4. AGENCY/GROUP/ORGANIZATION:**

- Mayor, City Council Offices and Council District Residents

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Civic Community Leaders

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Homeless Prevention
- Affordable Housing
- Non-Homeless Special Needs
- Neighborhood Stabilization
- Homeless Needs

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

HCD providing community engagement and City Leadership updates in the development of the Homeless Prevention Pilot, Measure U Bond Plan, 2023 Update to the HCD Strategic Plan; Housing Element and other Plans all of which feed into the 2023/24 Annual Action Plan.

**5. AGENCY/GROUP/ORGANIZATION:**

- City of Oakland Housing Authority

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Public Housing
- Affordable Housing

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Public Housing
- Affordable Housing

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

- Coordination of funding to enable deeper affordability levels on shared housing developments, input on Oakland Housing Authority’s MTW Plans, OPRI funding from OHA to the City for rapid rehousing, and other Annual Action Plan discussions.

**6. AGENCY/GROUP/ORGANIZATION:**

- Stanford University’s Changing Cities Research Lab
- Federal Reserve Bank of San Francisco
- University of Pennsylvania’s Department of Regional & City Planning

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Planning and Research

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Housing Needs Assessment

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Provided data and analysis about Oakland and its residents, including updated demographics and housing needs to inform the Homeless Prevention Pilot and 2023HCD Strategic Action Plan that ties into the City’s Annual Action Plan. Anticipated outcome: Increased housing stability for

the City's most at risk of becoming homeless if not for wrap-around services and flexible financial assistance. Increased affordable housing efforts targeted to those who most need housing assistance.

**7. AGENCY/GROUP/ORGANIZATION:**

- EveryOne Home (EOH)

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Continuum of Care

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Data
- Needs
- Homeless and HOPWA HIV AIDS needs
- Point In Time Count

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

EOH Continuum of Care for Alameda County, along with other stakeholders, plan for the short-range and long-range impacts on the most vulnerable populations. EOH provides HMIS management and oversight; ; Manages the CoC Supportive Housing Program application process and Point in Time Count. Anticipated outcomes include annual support to City of Oakland transitional, supportive housing programs for families, youth and singles, collaborative work around eliminating homelessness, and additional homeless fund sources.

**8. AGENCY/GROUP/ORGANIZATION:**

- Emergency Rental Assistance Program (ERAP)Partners

**AGENCY/GROUP/ORGANIZATION TYPE:**

- City of Oakland Housing and Community Development Department
- Rental Assistance Service Providers
- Outreach Agencies
- Housing related legal services

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Needs
- Homeless Prevention
- Anti-displacement
- Project Summary
- Accomplishments

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Ongoing discussions were held on topics such as housing stabilization, best practices, needs and trends, what was learned through ERAP that informs the Homeless Prevention Pilot and anticipated needs post-pandemic.

**9. AGENCY/GROUP/ORGANIZATION:**

- East Bay Community Law Center

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Legal Services

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Fair Housing

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Consultation around fair housing needs, mediation needs, outreach and education needs regarding fair housing. Anticipated outcome: Provision of tenant/landlord eviction prevention and fair housing related legal consultation services made available to Oakland tenants and landlords.

**10. AGENCY/GROUP/ORGANIZATION:**

- Affordable Housing Providers
- Affordable Housing Service Providers

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Local Government
- Alameda County
- Oakland Housing Authority
- Community Based Organization
- Non-Profits Housing Providers

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Data
- Needs
- Affordable Housing
- Homeless Needs

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

Met with dozens of stakeholders to better understand community needs and the factors that pose the greatest risk to homeless for Oaklanders. This phase was conducted in 2020 to set the priorities and funding activities for the City of Oakland's Five-Year Consolidated Plan for fiscal years (fy) 2020/21-2024/25. These meetings included a review of data including Alameda County Point in Time Homeless Counts 2019, City of Oakland Department of Human Services Permanent Access To Housing (PATH) framework, Everyone Home Continuum of Care Plan, etc. The process included townhall style meetings, dozens of small group meetings with presentations, discussion and comments from residents and stakeholders. Oakland Housing Authority has an Annual Consultation 2 times a year. OHA Public Housing Authority Analysis and discussion of public housing concerns, needs and analysis · Identified opportunities for ongoing coordination of public and affordable housing efforts · Agreed upon the number of units to be developed or funded during the year. The City of Oakland provides Equal Access for public participation and (Participating Jurisdiction) must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

**11. AGENCY/GROUP/ORGANIZATION:**

- Alameda County Behavioral Health Care Services

**AGENCY/GROUP/ORGANIZATION TYPE:**

- Continuum of Care
- Planning

**WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION**

- Homeless Prevention
- Homeless Needs
- Affordable Housing
- Non-Homeless Special Needs
- Neighborhood Stabilization
- Data
- HOPWA HIV AIDS needs
- Point In Time Count

**BRIEFLY DESCRIBE HOW THE AGENCY/GROUP/ORGANIZATION WAS CONSULTED. WHAT ARE THE ANTICIPATED OUTCOMES OF THE CONSULTATION OR AREAS FOR IMPROVED COORDINATION.**

The Planning Committee included homelessness service providers, people with lived experience, Healthcare for the Homeless Community Consumer Advisory Board members, racial equity advisors, homelessness and housing advocates, Youth Action Board members, city and county staff, representatives from all Board of Supervisors offices, EveryOne Home staff, CoC leadership, and Abt Associates, a HUD technical assistance provider. Oakland’s Community Housing Services Manager served on the Strategic Planning Committee for the Home Together 2026 Community Plan.

City of Oakland was very vital in developing the process for the original Centering Racial Equity in Homeless System Design (CRE) report, which the Home Together 2026 Community Plan operationalizes, chaired by former Mayor Libby Schaaf of Oakland, Alameda County Health Care Services Agency Director Colleen Chawla, and Doug Biggs, then Chair of the EveryOne Home CoC Committee. The Racial Equity Analysis was initiated by Darlene Flynn, Director, City of Oakland Department of Race and Equity. Focus groups were supported by Susan Shelton (former Oakland Homeless Services Manager), Alameda County Public Health staff members, and EveryOne Home

staff and consultants. Anticipated outcome: To “ensure the availability of diverse and affordable housing for all residents with the goal of eliminating homelessness in Alameda County.”

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

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

Not applicable. The City of Oakland Department of Housing and Community Development conducts ongoing community engagement and stakeholder outreach on a consistent basis to help guide its strategic priorities, coordinate funding and services, and ensure its activities respond to the needs of the most vulnerable populations in Oakland. Stakeholders include public and assisted housing providers and private and governmental health, mental health and service agencies, community-based organizations, homeless service providers, continuum of care providers, Oakland Mayor's office and City Council offices.

### **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>
Oakland Housing & Community Development Strategic Action Plan	City of Oakland	2023 update to the HCD Strategic Action Plan framework and target actions to meet housing challenges of Oakland through Protection, Preservation and Production. This “3P” approach is tied to identified needs informed through data and stakeholder input
Housing Element/General Plan	City of Oakland	The 2023-2031 Housing Element identifies policy direction to meet the housing needs of the City, both by preserving existing homes and by clarifying priorities for new construction. The plan will include an overview of housing policies and programs and will identify locations that can accommodate future housing.
Five Year Consolidated Plan	City of Oakland	Assess City of Oakland affordable housing and community development needs and market conditions to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the CPD formula block grant programs: CDBG, HOME, HOPWA & ESG.
Alameda County Home Together 2026 Community Plan	Alameda County	The Home Together 2026 Community Plan lays out the goals and strategies needed to dramatically reduce homelessness in Alameda County by 2026 and combat racial disparities in homelessness through fully centering equity.
2022 Point In Time Count Unsheltered & Sheltered Report	EveryOne Home	Informs Oakland Homeless programs, policy, funding needs & system design decisions. Impacts PATH Strategy, HCD Strategic Plan & other Oakland initiatives to prevent and eliminate homelessness in Oakland.

Permanent Access To Housing (PATH) Strategy Framework	City of Oakland	<p>The Permanent Access to Housing (PATH) Framework is the City's updated five-year approach to address homelessness in Oakland. The PATH Framework organizes strategies to address homelessness under three major themes:</p> <ol style="list-style-type: none"> <li>1. Prevention strategies to keep people from becoming homeless</li> <li>2. Emergency strategies to shelter and rehouse households and improve health and safety on the street</li> <li>3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness.</li> </ol>
Regional Housing Needs Allocation Plan	Association of Bay Area Governments	2023-2030 Affordable housing needs and targets over 8-year period to increase housing supply and mix of housing types. Balance disproportional household income distributions. Oakland's annual target for producing new affordable housing units has increased to 1,283 units annually in the current RHNA cycle, up from 595 units per year in the 2015-2022 period.
Measure U – 2022 Affordable Housing Infrastructure Bond	City of Oakland	Determines how to best allocate \$350 million in Measure U dollars for affordable housing through Production and Preservation of housing. Guiding Principles: (1) Race and equity; (2) Data driven fund allocations and decision making; (3) Leveraging funding sources (4) reduce development costs and time; (5) expanded partnerships and resources; (6) investment and advocacy for systems change; and (7) Stay nimble.
Regional Analysis of Impediments to Fair Housing	County of Alameda	This report reflects 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, and the housing authorities for County of Alameda, Alameda, Berkeley, Livermore, and Oakland—

Race & Equity- Oakland Equity Indicator Reports	City of Oakland	Enables City departments and staff to make data driven decisions about programs and policies to address inequities and ensure that Oaklanders have equitable access to opportunities and services provided directly or by contract.
Policy Report – The State of Housing Insecurity in Oakland	Changing Cities Research Lab – Stanford University	Examines the state of housing insecurity in Oakland, focusing on conditions among the City’s lowest-income renters and communities of color, drawn from a largescale longitudinal dataset and in-depth interviews with low-income residents conducted during the pandemic. This policy report concludes with two sets of policy recommendations to promote housing stability while reducing racial disparities in Oakland: (1) Ensure that low-income renters can remain in stable housing. (2) Ensure that low-income renters who move can find suitable housing locally without resorting to informal housing or homelessness

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

#### **Summary of Citizen Participation Process**

The City of Oakland’s Citizen Participation process encourages public engagement in the development of the City’s Five-Year Consolidated Plan (Con Plan), Annual Action Plans (AAP), and Consolidated Annual Performance & Evaluation Report (CAPER). Emphasis is placed on the involvement of low- and moderate-income residents 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 Citizen Participation Plan encourages participation of minorities, people who do not speak English and people with disabilities.

The Process includes the following stages:

#### **1. Public Notice**

The City provides advance public notice once a federally required document is available, such as the proposed Annual Action Plan, Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance Report. Public notices also include dates of public hearings and public meetings related to the funds or planning process covered.

Public notices are published in English, Spanish, and Chinese newspapers and on the City’s website. This notice is also emailed to Oakland residents, stakeholders and others subscribed to Oakland’s CDBG mailing list.

#### **2. Public Access to Information**

The City of Oakland provides the public with reasonable and timely access to information and records relating to the data or content of the Con Plan, AAP, Substantial Amendments to Plans and the CAPER. Access to said documents are typically made available:

- Online, on the City’s website.
- Hard-copy of plan and/or report documents are made available upon request, at no charge to the requestor.
- Electronic copy of the plan and/or report documents are made available via email upon request, at no charge to the requestor.
- Upon request, materials are also made available to residents with limited English proficiency (LEP) and those with disabilities. Google Translation features are available for web content posted on the City’s website, not including attachments.

Unless modified by HUD Notice, mandatory public comment and review periods are as follows:

- Per Federal Regulation 24 CFR 91.505 the Con Plan, AAP, and Substantial Amendments to the AAP documents shall be made available for a **30-day** public comment period to review and respond to proposed federally required plan document.
- Per Federal Regulation 24 CFR the CAPER shall be made available for a **15-day** public comment period to review and respond to proposed federally required plan document.

### 3. **Public Hearings**

Post COVID 19 pandemic, public hearings are held in person in Oakland City Council Chambers and virtually via Zoom. Instructions for public participation in the public hearing are provided at <https://oakland.legistar.com/Calendar.aspx> in the agenda for the public hearing item. Upon advance request of not less than 5 days prior, services are made available to persons with disabilities and translation services for residents with limited English proficiency (LEP). When in-person, public hearings are held at locations accessible to people with disabilities.

Recording of each public hearing is made available online for public viewing on the City's Oakland Legistar webpage at <https://oakland.legistar.com/Calendar.aspx>.

### 4. **Federal Plans and Reports**

Following City Council's approval of items presented at the required public hearings, all public comments received at the public hearing and during the public comment period are made part of the Federal plan or report document prior to submitting required Federal documents to the U.S. Department Housing and Urban Development (HUD) for final review and approval.

## **Efforts Made To Broaden Citizen Participation**

### Equal Access:

City of Oakland is the first city in the nation to pass an Equal Access to Services Ordinance to remove language barrier that limited English speakers encounter when using City services. The Equal Access to Services Ordinance No 12324 C.M.S. provides equal language access to City services for all Oakland residents by way of translation services to those with limited English Proficiency (LEP), and further established in the Language Access Plan (LAP). At no charge, persons with LEP may visit <https://www.oaklandca.gov/services/find-language-access-services> for a list of City representatives that may assist in translation services.

Post pandemic, Oakland residents continue to have the option to participate in public hearings in person and online via Zoom.

### Additional Opportunities for Public Participation:

In addition to citizen participation opportunities under the AAP process, various program, regional and local planning, and department specific opportunities for resident's input are made available throughout the year as referenced in listed in the first part of Section AP-10.

## Citizen Participation Outreach

<u>Sort Order</u>	<u>Mode of Outreach</u>	<u>Target of Outreach</u>	<u>Summary of Response/ Attendance</u>	<u>Summary of Comments Received</u>	<u>Summary of Comments Not Accepted and Reasons</u>	<u>URL (If applicable)</u>
<u>1</u>	Website/ Internet Outreach	Citywide Non-Targeted Minorities Non-English Speaking via Google translate			All comments considered	<a href="https://cao-94612.s3.amazonaws.com/documents/Annual-Action-Plan-FY-2023-2024.pdf">https://cao-94612.s3.amazonaws.com/documents/Annual-Action-Plan-FY-2023-2024.pdf</a>
<u>2</u>	Email	Stakeholders, Community Groups, City Departments, Residents and District Boards				<a href="mailto:CDE@OAKLANDCA.GOV">CDE@OAKLANDCA.GOV</a>
<u>3</u>	News Publication	Spanish, Chinese, English speaking Oakland residents. Low- & Moderate – income Residents Minorities				<a href="#">The Post</a>  El Mundo  Sing Tao  <a href="#">East Bay Times</a>
<u>4</u>	Public Hearing (Hybrid -In Persons & Virtual)	Citywide Minorities Other: Translation services made available	In Person/Virtual Public Hearing Hybrid attendance, approximately 70 in attendance.	More focus on Homelessness, Affordable Housing, Fair Housing and more opportunities for Black residents to own homes and have real housing for the homeless.	N/A	Zoom link: <a href="https://us02web.zoom.us/j/86992696095">https://us02web.zoom.us/j/86992696095</a>  video recording <a href="https://oakland.granicus.com/player/clip/5571?view_id=2&amp;redirect=true&amp;h=6f1aca0da3e0ad7fc344cf89902c2579">https://oakland.granicus.com/player/clip/5571?view_id=2&amp;redirect=true&amp;h=6f1aca0da3e0ad7fc344cf89902c2579</a>  Oakland Legistar : <a href="#">City of Oakland - Calendar (legistar.com)</a> Select "Agenda" for meeting details
<u>5</u>	Measure U Community Meetings By District	Low- & Moderate – income Residents	Virtual meetings with commendable attendance and participation		<u>None to report.</u>	Monday, April 10 <sup>th</sup> : <a href="#">D1 Housing Conversation</a> Wednesday, April 11 <sup>th</sup> : <a href="#">D2 Housing Conversation</a> Wednesday, April 19 <sup>th</sup> : <a href="#">D3 Housing Conversation</a> Thursday, April 20 <sup>th</sup> : <a href="#">D7 Housing Conversation</a> Monday, April 24 <sup>th</sup> : <a href="#">D4 Housing Conversation</a> Wednesday, April 26 <sup>th</sup> : <a href="#">D6 Housing Conversation</a>

						Wednesday, May 3 <sup>rd</sup> : <a href="#">D5 Housing Conversation</a>
--	--	--	--	--	--	---

**Table 4 – Citizen Participation Outreach**

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

### **Introduction**

The City of Oakland (City) has prepared its Fiscal Year (FY) 2023/2024 Annual Action Plan (AAP), Fourth Substantial Amendment to the FY 2021/2022 AAP and First Amendment to the 2022/23 to be submitted to the United States Department of Housing & Urban Development (HUD) by June 2023.

On February 27, 2023, HUD announced Community Planning and Development (CPD) Formula Allocations for FY 2023 ( [CPD Program Formula Allocations for FY 2023 | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/press-releases/20230227)) under which the City of Oakland is allocated funding for the four formula grants listed below:

### **2023 FEDERAL ENTITLEMENT FORMULA GRANTS AWARDED TO THE CITY**

Community Development Block Grant (CDBG)	\$ 7,351,600
HOME Investment Partnership (HOME)	\$ 2,935,667
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 3,722,566
Emergency Solutions Grant (ESG)	<u>\$ 654,765</u>
<b>Total</b>	<b><u>\$14,664,598</u></b>

Upon HUD review and approval of the City of Oakland 2023/24 AAP, funds will be awarded to the City through HUD Grant agreements for each allocation. In Table 5 below, anticipated resources include expected program income, match funds, and carryforward funds for each program. Carryforward totals (prior year resources) presented in Table 5 are estimated and subject to fund reconciliation results at the end of FY 2022/23.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	Public-Federal	Administration, Public Services, Economic Development, Owner Occupied Rehab, Homeless & Oher Eligible Services.	7,351,600	Up to \$850,000	\$ 420,088	\$8,621,688	\$7,351,600
<b>Narrative Description</b>		CDBG Activities will include homeness prevention/housing stability activities, homeless services and operations, support of acquisition for affordable housing, Non-housing community development, owner occupied housing rehabilitation, relocation, economic development & public facility improvement activities benefitting low- and moderate-income residents of Oakland.					
HOME	Public-Federal	Acquisition, development, rehabilitation of affordable housing for rent or ownership	\$2,935,667	\$500,000		\$3,435,667	\$2,935,667
<b>Narrative Description</b>		HOME activities will support the new construction, rehabilitation, acquisition and preservation of affordable housing					
HOPWA	Public-Federal	HIV/AIDS Housing development, STRMU, support services.	\$3,722,586			\$3,722,586	\$3,722,586
<b>Narrative Description</b>		HOPWA activities will include services, housing and housing development in Alameda & Contra Costa Counties for persons living with HIV/AIDS & their families.					
ESG	Public-Federal	Shelter operations, rapid rehousing, services, and prevention	\$654,765			\$654,765	\$654,765
<b>Narrative Description</b>		ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid re-housing , emergency shelter, outreach services, HMIS activities and Administration.					

**Table 5 - 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**

GRANT	Leveraging and Match Requirements
Community Development Block Grant (CDBG)	<p>CDBG funds are leveraged by Revolving Loan Fund/Program Income (RLF/PI) generated by the City Residential Lending/Housing Rehabilitation programs for owner occupied units. CDBG funds further leverages local, state and federal resources managed by Department of Housing &amp; Community Development (DHCD), Human Services Department, and Economic &amp; Workforce Development, in support to homeless and homeless prevention services, special needs housing projects, acquisitions and conversions for affordable housing , economic development technical and financial assistance, homeless and other public facilities capital improvements, anti-displacement activities, fair housing, and relocation activities principally benefitting low- and moderate-income residents of Oakland.</p>
HOME Investment Partnerships (HOME)	<p>HOME funds will leverage the following Non-Entitlement Resources for affordable housing:</p> <p>As a HOME grantee, City of Oakland must contribute or match no less than 25 cents for each dollar of HOME funds spent on affordable housing. The match <i>liability</i> must be satisfied by the end of each federal fiscal year.</p> <p>The HOME match obligation may be met with any combinations of non-Federal resources:</p> <ul style="list-style-type: none"> <li>• Cash or cash equivalents from a non-federal source</li> <li>• Value of waived taxes, fees, or charges associated with HOME projects</li> <li>• Value of donated land or real property</li> <li>• Cost of infrastructure improvements associated with HOME projects (onsite or offsite)</li> <li>• Value of donated materials, equipment, labor, and professional services</li> <li>• Cost of supportive services provided to families living in HOME units</li> </ul>

	<ul style="list-style-type: none"> <li>• Cost of homebuyer counseling to families purchasing HOME assisted units</li> </ul> <p>HOME funds will leverage at least \$13M in Affordable Housing Trust funds, Boomerang funds, Impact Fees, Low- and Moderate-Income Housing Asset fundings, and Local Housing Trust Funds under the FY 22/23 New Construction Housing NOFA.</p> <p>HOME funds may leverage approximately \$85.3M in Measure U Bond funding during FY 2023/24 for permanent homeless units, low-income units, preservation via acquisition/conversion and preservation of existing City portfolio.</p>
<p>Housing Opportunities for Persons With AIDS (HOPWA)</p>	<p>HOPWA activities will leverage with Ryan White Funds, Section 8 Subsidies, tenant rents, Health Resources &amp; Services Administration (HRSA), HUD Section 811 Supportive Housing for Persons with Disabilities Program (HUD 811), and Shelter Plus Care (SPC) subsidies, among other leveraging supports to continue to provide services and increase housing opportunities for persons living with AIDS and their families. There are no match requirements for HOPWA funds</p>
<p>Emergency Solutions Grant (ESG)</p>	<p>ESG funds will leverage the City’s Permanent Access To Housing (PATH) activities supported by various programs and funding streams including general purpose funds dollars, Oakland Housing Authority subsidy support under the City’s OPRI program, Alameda County Continuum of Care (CoC) Supportive Housing Program, funds from neighboring jurisdictions in support of the Winter Shelter Program, Community Development Block Grant funds allocated to PATH and staffing, and Alameda County Boomerang funds.</p> <p>Dollar for dollar ESG Match requirements are met through a combination of General Purposes funds (approximately \$115,000), \$1.1M CDBG funds allocated to PATH , Crossroads Homeless Shelter, staff cost and program delivery costs.</p>

**If appropriate, describe publicly 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 sites identified for future disposition and development to maximize the production of affordable housing units. The PLS 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 sites designated for this use will need an additional source of funds.

Appendix C Table C- 16b of the City of Oakland 2023-2031 Housing Element Update<sup>5</sup> provides a list of locally owned surplus sites for which the City will release Notice of Availability (NOA) annually (1-2 sites per year) for the development of affordable housing and other uses referenced above.

---

<sup>5</sup> [Appendix C: Sites Inventory \(cao-94612.s3.amazonaws.com\)](https://cao-94612.s3.amazonaws.com)

**Table C-16b: City-Owned Sites**

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
1414 CLAY ST OAKLAND 94612	003 006700400		CBD-C	484	0.66	Public	Available	255	0	0	<u>SURPLUS SITE</u> . Unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
1800 SAN PABLO AVE OAKLAND 94612	008 064201800		CBD-X	484	1.02	Parking Lot	Available	225	0	0	<u>SURPLUS SITE</u> . City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
1911 TELEGRAPH AVE OAKLAND 94612	008 071605800		CBD-R	484	1.04	Public	Available	149	0	0	<u>SURPLUS SITE</u> . City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
1449 MILLER AVE OAKLAND 94601	020 015300600		RM-2	2 per lot	0.27	Mobile Homes	Available	0	2	0	<u>SURPLUS SITE</u> . City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
DERBY AVE OAKLAND 94601	025 072000201		RM-4	39.6	0.21	Parking Lot	Available	0	5	0	<u>SURPLUS SITE</u> . City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2777 FOOTHILL BLVD OAKLAND 94601	025 073300802	WW	RU-5	96.8	0.47	General Commercial	Available	20	0	0	<u>SURPLUS SITE</u> . City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2759 FOOTHILL BLVD OAKLAND 94601	025 073300803	WW	RU-5	96.8	0.05	Public	Available	2	0	0	<u>SURPLUS SITE</u> . City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3614 FOOTHILL BLVD OAKLAND 94601	032 208405000	XX	RU-5	96.8	0.12	Vacant - Public	Available	0	0	0	<u>SURPLUS SITE</u> . City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3600 FOOTHILL BLVD OAKLAND 94601	032 208405100	XX	RU-5	96.8	0.24	Vacant - Public	Available	0	0	0	<u>SURPLUS SITE</u> . City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3566 FOOTHILL BLVD OAKLAND 94601	032 211503701	XX	RU-5	96.8	0.15	Vacant - Public	Available	0	0	0	<u>SURPLUS SITE</u> . City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3550 FOOTHILL BLVD OAKLAND 94601	032 211503801	XX	RU-5	96.8	0.26	Vacant - Public	Available	124	0	0	<u>SURPLUS SITE</u> . City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
7318 INTERNATIONAL BLVD OAKLAND 94621	040 331703200		CC-2	158.4	0.08	Vacant - Public	Available	0	8	0	<u>SURPLUS SITE</u> . City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
796 66TH AVE	041 390100400		D-CO-2	335.07692	4.59	Parking Lot	Available	296	0	0	<u>SURPLUS SITE</u> . City owned site (EWD); Coliseum City - City-owned surplus sites.

OAKLAND 94621												
66TH AVE OAKLAND 94621	041 390101000		D-CO-2	335.07692	2.17	Open Space	Available	140	0	0	SURPLUS SITE. City owned site (EWD). Coliseum City - City-owned surplus sites.	
7001 SNELL ST OAKLAND 94621	041 417000504		D-CO-1	335.07692	0.62	Open Space	Available	40	0	0	SURPLUS SITE. City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites.	
73RD AV OAKLAND 94621	041 417300103	YY	D-CO-1	335.07692	0.32	Vacant Public	Available	20	0	0	SURPLUS SITE. City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites.	
728 73RD AVE OAKLAND 94621	041 417300202	YY	D-CO-1	335.07692	0.35	Vacant Public	Available	22	0	0	SURPLUS SITE. City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites.	
710 73RD AVE OAKLAND 94621	041 417300306	YY	D-CO-1	335.07692	0.50	Vacant Public	Available	32	0	0	SURPLUS SITE. City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites.	
633 HEGERBERG RD OAKLAND 94621	042 432800116		D-CO-2	335.07692	12.23	Public	Available	236	4	10	SURPLUS SITE. City owned site (EWD) - Empty lot a/k/a the Homebase Site. Coliseum City - City-owned surplus sites.	
8000 S COLISEUM WAY OAKLAND 94621	042 432800124		D-CO-2	335.07692	8.93	Public	Available	173	115	288	SURPLUS SITE. Site co-owned by City and County. - Empty lot a/k/a Malibu Site. Coliseum City - City-owned surplus sites.	
8280 MACARTHUR BLVD OAKLAND 94605	043A464402600	ZZ	RU-4	96.8	0.15	Vacant Public	Available	2	0	0	SURPLUS SITE. City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.	
8296 MACARTHUR BLVD OAKLAND 94605	043A464402800	ZZ	RU-4	96.8	0.15	Vacant Public	Available	2	0	0	SURPLUS SITE. City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.	
9418 EDES AVE OAKLAND 94603	044 501400500	AAA	RM-4	39.6	0.40	Vacant Public	Available	0	0	0	SURPLUS SITE. City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development	
606 CLARA ST OAKLAND 94603	044 501400603	AAA	RM-4	39.6	0.21	Vacant Public	Available	124	0	0	SURPLUS SITE. City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development	
10451 MACARTHUR BLVD OAKLAND 94605	047 557600703		CN-3	96.8	0.52	Vacant Public	Available	0	5		SURPLUS SITE. City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.	
2656 98TH AVE OAKLAND 94605	048 561700901	BBB	RD-1	1 per lot	0.13	Vacant Public	Available	0	1		SURPLUS SITE. City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.	
2660 98TH AVE OAKLAND 94605	048 561701004	BBB	RD-1	1 per lot	0.34	Vacant Public	Available	0	1		SURPLUS SITE. City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.	
BARCELONA ST	048 687000200		RH-3	1 per lot	4.67	Public	Available	27	19	47	SURPLUS SITE. City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix.	

Annual Action Plan  
FY 2023/24

OAKLAND 94621											Proposed Residential Density Analysis for the Barcelona Parcel - <a href="https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF">https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF</a>
											54 units in low density option
											93 units in medium density option
											186 units in high density option
											Low/Medium Option - 70 units
											Med/High Option -136 units
6226 MORAGA AVE OAKLAND 94611	048F736101100	VV	RH-4	1 per lot	0.55	Parks, Recreation & Open Space	Available	0	1		<u>SURPLUS SITE</u> . City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
6226 MORAGA AVE OAKLAND 94611	048F736101200	VV	RH-4	1 per lot	0.36	Parks, Recreation & Open Space	Available	0	1		<u>SURPLUS SITE</u> . City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units  
Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2023	2024	Preservation Owner-Occupied Rehabilitation	Citywide	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled	CDBG \$1,254,829  RLPI \$850,000  CDBG Carryforward \$200,088	<b>Homeowner Housing Rehabilitated</b> 81 Households
2	Affordable Housing	2023	2024	Production New Construction Rehabilitation  New construction of affordable housing;  Acquisition and Conversion to Affordable Housing (ACAH);  Homekey for the conversion of hotels and motels into homeless-serving housing; and Preservation/rehabilitation of buildings within the City's existing portfolio	Citywide	Affordable Housing Homeless Solutions Economic Development Neighborhood Stabilization	HOME \$2,935,667  HOME carryforward TBD  HOME ARP \$11,325,941 Homekey Round 2 \$6,500,000 Homekey Round 3 \$4,212,238  Measure U Bond - \$83,125,000  Home OTHER: Measure KK, Low-Moderate Asset Fund, Affordable Housing Trust Fund (AHTF)-Boomerang, AHTF - Jobs/Housing Impact Fee, AHTF - Affordable Housing Impact Fee, and Excess Redevelopment Bond Funds:	<b>Rental units constructed</b> Rental Units Acquired: 313 New Construction Rental Units:  <b>Rental units rehabilitated</b> 2 Rental Unit Rehabilitated (ACAH) (Start fy 2023/24 – Complete 2024/25)  Homekey Conversion of Hotel into <a href="#">36 Homeless Units (ACAH)</a>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing	2023	2024	Acquisition to support Affordable Housing	To Be Determined	Affordable Housing Homeless Solutions	CDBG \$1,841,477	1 To be Determined
4	Affordable Housing	2023	2024	Preservation First Time Homebuyers	Citywide	Affordable Housing	TBD	<b>Direct Financial Assistance to Homebuyers</b> Oakland HCD will pursue funding opportunities through State and Federal sources to continue these programs while simultaneously seeking new options to meet demand
5	Affordable Housing	2023	2024	Protection Anti-Displacement	Citywide	Affordable Housing Homeless Solutions Economic Development Neighborhood Stabilization Anti-Displacement/Housing Stabilization	CDBG \$181,000	Public service activities for Low/Moderate Income Housing Benefit: 300-400 Households 2,600 calls and emails
6	Affordable Housing Anti-Displacement	2023	2024	Protection Code Enforcement Relocation	Citywide	Affordable Housing Homeless Solutions Economic Development Neighborhood Stabilization Anti-Displacement	CDBG \$132,000  CDBG Carryforward \$130,000	Enforce OMC 15.60 requiring property owners to pay relocation benefits to up to 23 residential tenants who are required to move, either permanently or temporarily, because their rental unit is not up to code. City financial assistance does not relieve property owner of his/her liability.
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homeless	2023	2024	Protection Public Service	Citywide	Homelessness Prevention	CDBG \$494,897	28
8	Affordable Housing (HIV/AIDS) Community	2023	2026	Production Protection	Alameda County & Contra Costa County	Affordable Housing Community Development – Public Services Homeless Solutions Prevention/Reduction of Homelessness	HOPWA \$3,722,566	18 Units  Public service activities for Low/Moderate Income Housing Benefit -250

Annual Action Plan  
FY 2023/24

	Development Homeless Special Needs					& Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs		400 households  Short Term Rent Mortgage & Utilities 100  Housing Placements 25
9	Non-Housing Community Development	2023	2024	Protection/Preservation/ Public Services	Citywide	Public Services	CDBG \$599,633	4,300 Households Assisted
10	Homeless	2023	2024	Protection/ Public Service	Citywide	Homeless Solutions	CDBG: \$1,140,805 ESG: \$654,765	Homeless Person Overnight Shelter 300 Persons  70 Rapid Rehousing  2,400 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit
11	Economic Development	2023	2024	Preservation Economic Development	Citywide	Economic Development	CDBG \$610,858	20 loans  240 Businesses assisted  15 Jobs created/retained
12		2023	2024	Protection	Citywide	Fair Housing Fair Chance Ordinance	CDBG \$351,476  CDBG- Carry Forward \$90,000	500 households

Table 6 – Goals Summary

**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 91.215(b)**

Using an Equity-Centered Capital Investment Framework, Oakland HCD’s 2023-2027 Strategic Action Plan projects 2,752 of affordable units to be developed over the next four years with Measure U Bond funds (\$332.5M), HOME funds, other recurring local fund sources and Project Based Vouchers (PBVs) as reflected in the table below.

**Measure U Bond – Housing Table**

Program Type	Measure U Funding	Percent of Total Measure U*	Local Capital Dollars	Local Operating Subsidy	Number of Units
<b>Permanent Homeless Units</b> (0-30% AMI)	\$110,957,282	33%	\$10,000,000	\$67,073,747	806
<b>Low-Income Units</b> (30-80% AMI)	\$149,650,000	42%	\$28,760,093	\$0	1,189
Preservation via <b>Acquisition/Conversion</b>	\$46,550,000	15%	\$22,390,000	\$0	230
Preservation of <b>Existing City Portfolio</b>	\$25,342,718	10%	\$10,000,000	\$0	527
<b>Other</b> Housing Programs**	\$0	0%	\$9,000,000	\$0	0
<b>Totals</b>	<b>\$332,500,000</b>	<b>100%</b>	<b>\$80,150,093</b>	<b>\$67,943,043</b>	<b>2,752</b>

From the table above it is estimated that in FY 2023/34 the City’s HCD will invest approximately \$83.1M in Measure U Bond, HOME and other fund sources in the production of approximately 688 affordable housing units for 202 (33%) permanent homeless units for Oakland residents with extremely low-income (ELO) – 0-30% Area Median Income (AMI), approximately 297 units for Oakland residents with very low-income (31%-50% AMI) to low-income (51%-80% AMI).

The following affordable housing projects are estimated to complete construction during FY 2023/24 to serve 313 households with extremely low-income, low-income, and moderate-income.

Project	Total Units/Unit Type	Units by AMI
<b>Fruitvale Transit Village IIB</b> 35th Avenue & E. 12th Street, Oakland CA 94601 <a href="#">Council District 5</a>	New construction of 181 affordable housing units  28 0-bedroom units, 70 1-bedroom units, 55 2 -bedroom units, 28 3-bedroom units.	46 units-20% of AMI, 29 units - 50% of AMI, 94 units - 60% AMI, 10 units - 80% AMI.

<p><b>95<sup>th</sup> &amp; International Boulevard</b>  9409 International Boulevard  Eastern Oakland  <a href="#">Council District 7</a></p>	<p>New construction/lease up of 55-unit family affordable rental housing  3 - studio units  23 – 1 BR units  15 – 2 BR units  14 – 3 BR units  1 – Manager’s unit</p>	<p>20 – 50% Area Median Income (AMI):  11 units - 20% AMI  3 units - 30% AMI  5 units - 40% AMI  35 units - 50% AMI  Individuals and small/large families.</p>
<p><b>Ancora Place</b>  2227-2257 International Blvd  <a href="#">CDBG District 2</a></p>	<p>New construction of 77-unit affordable housing development    5 studios  25 1 bedrooms  27 2 bedrooms  19 3 bedrooms  1 exempt manager’s unit</p>	<p>20-70% Area Median Income (AMI):  20 units - 20% AMI  15 units - 30% AMI  25 units - 50% AMI  6 units - 60% AMI  10 units - 70% AMI  1 exempt manager’s unit  16 units to persons who are homeless</p>

## Goal Descriptions

### Projects

#### AP-35 Projects – 91.220(d)

##### Introduction

Section AP-35 and AP-38 provides a list of projects and descriptions for activities funded by 2023/24 CDBG, HOME, HOPWA and ESG funds, as well as back up projects approved under the substantial amendment to the 2020/21 – 2024/25 Five-Year Consolidated Plan (Con Plan).

##### Projects

#	Project Name
1.	HOPWA – Alameda County
2.	HOPWA – Contra Costa County
3.	HOPWA – Grantee Administration
4.	Access Improvement Program and Lead Safe Homes Paint Program
5.	Alameda County, Healthy Homes Department, Minor Home Repair Program
6.	Emergency Home Repair Program and Home Maintenance and Improvement Program
7.	Community Housing Services Admin Cost- City of Oakland/Department of Human Services
8.	East Oakland Community Project
9.	City of Oakland/Human Services Department, Program Delivery
10.	PATH 3 <sup>RD</sup> PARTY CONTRACTS/Abode/Homeless Service Providers
11.	Economic Development/Business Assistance Program Delivery Costs
12.	East Bay Community Law Center – Fair Housing
13.	Fair Chance Access to Housing Ordinance
14.	HOME- Administration Costs
15.	HOME INVESTMENTS PARTNERSHIP PROGRAM Affordable Housing Funding New Construction and Acquisition / Rehabilitation of Affordable Rental Housing (HOME)
16.	Code Compliance Relocation Program
17.	Community Development & Engagement Anti-Displacement Resources and Referrals (Program Delivery)
18.	Residential Lending/Rehabilitation Program Delivery City of Oakland- Housing and Community Development
19.	CDBG Program- General Administration
20.	CDBG Program Delivery Cost
21.	Main Street Launch
22.	Housing Prevention, Housing Stability, and Short-Term Rental Assistance
23.	Acquisition for Support of Affordable Housing
24.	Back Up Projects (BU1 – BU5) Supporting Tenant Relocation, Interim Assistance for Emergency Conditions, Acquisition, Homelessness Prevention, and Owner-occupied rehabilitation.

Table 7 - Project Information

## AP-38 Project Summary

Project Summary Information (order of projects will be rearranged during public comment period to match order in AP-35)

Project Title	1. HOPWA - ALAMEDA COUNTY (AC)
<b>Description</b>	<p>The City has released an RFP for the Alameda County portion of Oakland EMSA HOPWA fund allocations. Oakland will select service providers and housing developers through the RFP to administer housing and services in the Alameda County portion of the Oakland EMSA. Said services will benefit people living with HIV/AIDS (PLWA) and their family members. Oakland distributes HOPWA funds based on the number of most recently reported people living with HIV/AIDS (PLWHA) in each County of the Eligible Metropolitan Area. Oakland EMSA is made up of Alameda County with 6,217 PLWHAH out of a total of 9,030 PLWHA in the Oakland EMSA. and Contra Costa with 2,816 PLWH per the California Department of Public Health Office of AIDS. <a href="#">California HIV Surveillance Report - 2021</a></p>
<b>Grantee/Project ID</b>	Oakland/ 1006666
<b>Estimate Amount</b>	<p><b><u>Total HOPWA for AC Area - \$2,495,056.00</u></b></p> <p><b><u>(AC Allocations below)</u></b></p> <p>East Oakland Community Project (EOCP)-Permanent Housing Placement (\$34,375)</p> <p>EOCP – Information and Referral (\$56,250)</p> <p>EOCP – Support Services (\$245,675)</p> <p>East Bay Innovations – Support Services (\$38,678)</p> <p>TBD – Short Term Rent Mortgage &amp; Utilities (\$381,285)</p> <p>AIDS Project of the East Bay – Supportive Services (\$439,413)</p> <p>Resources for Community Development – Support Services (\$54,400)</p>
<b>Annual Goals Supported</b>	Protection
<b>Priority Needs Addressed</b>	<p>Affordable Housing</p> <p>Community Development – Public Services</p> <p>Homeless Solutions</p>

	Prevention/Reduction of Homelessness & Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs
<b>Target Date for Completion</b>	6/30/2026
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	It is estimated total of 300+ PLWHA & their families to benefit from HIV/AIDS services offered in Alameda County.
<b>Location Description</b>	Alameda County a portion of the Oakland EMSA
<b>Target Areas Included</b>	Alameda County a portion of the Oakland EMSA
<b>Planned Activities</b>	The following activities will benefit Persons Living With HIV/AIDS in the Oakland EMSA and their household members. <b>East Oakland Community Project</b> will provide housing placement, information and referral and support services to homeless PLWHA. <b>East Bay Innovations &amp; Resources for Community Development</b> will both provide supportive services to PLWHA and their families. <b>AIDS Project East Bay</b> will provide Short Term Rent, Mortgage, and Utilities (STRMU) assistances as well as Tenant Based Rental Assistance (TBRA)
<b>Outcome Goal Indicator</b>	Housing for People with HIV/AIDS & Public service activities for Low/Moderate Income Housing Benefit
<b>Project Title</b>	<b>2. HOPWA – CONTRA COSTA COUNTY (CC)</b>
<b>Description</b>	Contra Costa County will administer the CCC 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. HOPWA provides permanent housing for PLWA. Programs supported include Short-Term Rent Mortgage and Utility (STRMU) assistance; Permanent Housing Placement; Housing Information Services and other support services to PLWHA.  Per the California Department of Public Health Office of AIDS. <a href="#">2021 HIV/AIDS EPI Surveillance report</a> released in 2023, CCC has 2,816 PLWH per the out of a total of \$9,030 PLWHA in the Oakland EMSA.
<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006666
<b>Estimate Amount</b>	<b>Total HOPWA for CCC Area - \$1,016,744</b> <b>(CCC Allocations below)</b> STRMU ( \$70,000) Permanent Housing Placement (\$31,500)

	Information & Referral (\$253,708) Support Services (\$590,364) Project Sponsor Administration (\$71,172) Unallocated (\$99,089)
<b>Annual Goals Supported</b>	Protection
<b>Priority Needs Addressed</b>	Affordable Housing Community Development – Public Services Homeless Solutions Prevention/Reduction of Homelessness & Chronic Homelessness/ Provision of Supportive Housing for Seniors and Persons with Special Needs
<b>Target Date for Completion</b>	06/30/2026
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Will assist approximately 30-50 people living with AIDS (PLWA) with STRMU; Will assist approximately 20 people living with AIDS with permanent housing placement services; Will assist approximately 100 people living with AIDS with housing information services; Will provide approximately 5 units in permanent supportive housing units developed.
<b>Location Description</b>	Contra Costa County portion of the Oakland EMSA.
<b>Target Areas Included</b>	Contra Costa County portion of the Oakland EMSA.
<b>Planned Activities</b>	STRMU, permanent housing placement, housing information services, supportive services will be provided to low-income individuals living with HIV/AIDS.
<b>Outcome Goal Indicator</b>	Housing for People with HIV/AIDS & Public service activities for Low/Moderate Income Housing Benefit
<b>Project Title</b>	<b>3. HOPWA GRANTEE ADMINISTRATION</b>
<b>Description</b>	Oakland's staffing and administration costs for administering Housing Opportunities for Persons With AIDS (HOPWA) Program.
<b>Grantee/Project ID</b>	Oakland/1006666
<b>Estimate Amount</b>	HOPWA - \$111,677 (3% allowable)
<b>Annual Goals Supported</b>	
<b>Priority Needs Addressed</b>	Affordable Housing Homeless Solutions Community Development-Public Services
<b>Target Date for Completion</b>	6/30/2026
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	N/A

<b>Location Description</b>	150 Frank H. Ogawa Plaza, Oakland, CA 94612
<b>Target Areas Included</b>	City wide
<b>Planned Activities</b>	Administer contracts, audit and reporting activities. General management, oversight and coordination. IDIS Activity Set-Up & Draws. Providing local officials and citizens with information about the HOPWA program. Preparing budgets and schedules and preparing reports and other HUD-required documents.
<b>Outcome Goal Indicator</b>	Grantee Admin
<b>Project Title</b>	<b>4. Access Improvement Program and Lead Safe Homes Paint Program</b>
<b>Description</b>	Access Improvement Program (AIP) and Lead Safe Homes Paint Program Description AIP makes units accessible to persons with disabilities by providing matching grants to property owners to make accessibility improvements to both rental property and property owned property occupied by disabled persons for a grant up to \$30,000 for AIP not requiring handicap ramp and up to 40,000 for those AIP projects requiring handicap ramps. The Lead-Safe Home Paint Program will provide grants up to \$30,000 for household units with qualifying senior, disabled homeowners, and households with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI
<b>Grantee/Project ID</b>	Oakland/1006863/1005945
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, and HOPWA</b>	\$301,000- CDBG Award FY 23-24 Project No. 1006863 \$139,000- Carry forward Project No. 1005945
<b>Annual Goals Supported</b>	Preservation
<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Estimated 15 low-income households will be assisted
<b>Location Description</b>	Citywide
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	The Access Improvement Program and Lead Safe Home Paint Program and will provide grants for lead-based paint remediation and accessibility modifications to 1–4-unit rental and owner-occupied units.
<b>Outcome Goal Indicator</b>	Homeowner Housing Rehabilitated

<b>Project Title</b>	<b>5. Alameda County, Healthy Homes Department, Minor Home Repair Program</b>
<b>Description</b>	Minor Home Repair Program will provide grants up to \$2,499 for minor plumbing, carpentry, electrical repairs, railings, grab bars, toilets, water heaters, doors for homeowners 62 years or older and/or have a disability.
<b>Grantee/Project ID</b>	Oakland/1006861/1006231/1001107
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, and HOPWA</b>	<b>\$159,200 Total CDBG:</b> \$98,112 CDBG 2023/24 Project # 1006861 \$31,088 Carry forward CDBG Project # 1006231 \$30,000 Carry forward CDBG Project # 1001107
<b>Annual Goals Supported</b>	Preservation
<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Estimated 60 seniors and disabled households will benefit.
<b>Location Description</b>	Citywide
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	The Minor Home Repair Program will provide grants for minor plumbing, carpentry, electrical repairs, railings, grab bars, toilets, water heaters and doors for homeowners 62 years or older and/or have a disability.
<b>Outcome Goal Indicator</b>	Homeowner Housing Rehabilitated
<b>Project Title</b>	<b>6. Emergency Home Repair Program and Home Maintenance and Improvement Program</b>
<b>Description</b>	Program delivery and Housing rehabilitation financing (deferred loans at 0-3% interest) up to \$150,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups,

	underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.
<b>Grantee/Project ID</b>	Oakland/1006865 CDBG Oakland/1006868 Program Income
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	<b>Total \$919,891</b> \$69,891 CDBG 2023/24 1006865 \$850,000 CDBG RLPI 1006868
<b>Annual Goals Supported</b>	Preservation
<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-displacement Preservation of Existing Housing Stock Supportive Housing for Seniors and Disabled
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	6 low-income households will be assisted
<b>Location Description</b>	City-wide
<b>Target Areas Included</b>	City-wide
<b>Planned Activities</b>	The Emergency Home Repair Program and Home Maintenance and Improvement Program combined will provide financing (deferred loan) for up to 10 low/moderate income units in Oakland.
<b>Outcome Goal Indicator</b>	Homeowner Housing Rehabilitated
<b>Project Title</b>	<b>7. Community Housing Services Admin Cost – City of Oakland/Department of Human Services</b>
<b>Description</b>	Community Housing Services Division Admin Cost supporting homeless, HIV/AIDS, transitional and other supportive housing/service programs administered by CHS.
<b>Grantee/Project ID</b>	Oakland/1006654
<b>Estimate Amount</b>	CDBG - \$495,462
<b>Annual Goals Supported</b>	Other Community Development Activities
<b>Priority Needs Addressed</b>	Homeless Solutions
<b>Target Date for Completion</b>	6/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	<b>Reported in other activities.</b>
<b>Location Description</b>	Citywide
<b>Target Areas Included</b>	Citywide

<b>Planned Activities</b>	Administration of Homeless, Special Needs, and Hunger programs for homeless and near homeless
<b>Outcome Goal Indicator</b>	Other
<b>Project Title</b>	<b>8. East Oakland Community Project</b>
<b>Description</b>	Operations of the Crossroads Shelter Facility operated by East Oakland Community Project.
<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1005715
<b>Estimate Amount</b>	CDBG - \$158,244
<b>Annual Goals Supported</b>	Other Community Development Activities
<b>Priority Needs Addressed</b>	Homeless Solutions
<b>Target Date for Completion</b>	6/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	330 unduplicated household will be served in a year-round overnight, full-service shelter.
<b>Location Description</b>	7515 International Blvd., Oakland 94621
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Operation of Shelter facility for literally homeless households located in East Oakland operated by East Oakland Community Project.
<b>Outcome Goal Indicator</b>	Homeless Person Overnight Shelter - 330 unduplicated households.
<b>Project Title</b>	<b>9.City of Oakland/Human Services Department, Program Delivery</b>
<b>Description</b>	Program delivery cost for CHS direct services, Food services/programs to low-income and homeless residents, building management of emergency housing facilities.
<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006660
<b>Estimate Amount</b>	CDBG - \$240,327
<b>Annual Goals Supported</b>	Other Community Development Activities
<b>Priority Needs Addressed</b>	Homeless Solutions
<b>Target Date for Completion</b>	6/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	2,400 Low/Moderate, very low and extremely low-income households will benefit from the proposed programs.
<b>Location Description</b>	Citywide
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Provide meals/food to low/mod, very low and extremely low-income households throughout Oakland, provide direct services to homeless, and provide property management and capital improvements to City emergency housing facilities.

<b>Outcome Goal Indicator</b>	Public service activities other than Low/Moderate Income Housing Benefit  Public service activities for Low/Moderate Income Housing Benefit  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit
<b>Project Title</b>	<b>10. PATH 3<sup>RD</sup> PARTY CONTRACTS/Abode Services/Homeless Service Providers</b>
<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. Funds allocated to Abode Services and other providers.
<b>Grantee/Project ID</b>	Oakland/ 1006661 (CDBG) Oakland/1006663 HESG
<b>Estimate Amount</b>	CDBG - \$246,772 (Abode Services) ESG Administration Cost - \$49,107 (City) ESG PATH Strategy Operating - \$605,658 (Homeless Providers)
<b>Annual Goals Supported</b>	Other Community Development Activities
<b>Priority Needs Addressed</b>	Homeless Solutions
<b>Target Date for Completion</b>	6/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	70-80 unduplicated household will be provided social, supportive services and rapid rehousing by Abode Services.  ESG PATH services will support approximately 300 homeless services, rapid rehousing, outreach and homeless management information systems.
<b>Location Description</b>	To be determined
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Provision of social, supportive services and rapid rehousing of homeless households will be provided by Abode services with CDBG funds. ESG funds will cover homeless services transitional housing and support services for literally homeless households at the Crossroads Emergency Housing facility operated by East Oakland Community Project.
<b>Outcome Goal Indicator</b>	Homeless Person Overnight Shelter Homelessness Prevention Public service activities for Low/Moderate Income Housing Benefit

<b>Project Title</b>	<b>11. Economic Development/Business Assistance Program Delivery Costs</b>
<b>Description</b>	Support of City small business retention, attraction, and expansion program
Grantee/ Project ID	Oakland/ 1006870
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	\$ 310,858
<b>Annual Goals Supported</b>	Other Community Development Activities
<b>Priority Needs Addressed (Select)</b>	Economic Workforce Development
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	100 businesses assisted; 15 jobs created/retained
<b>Location Description</b>	City of Oakland and Federal Opportunity Zones which overlap portions of CDBG eligible Council Districts.
<b>Target Areas Included</b>	Council Districts 2, 3, 5, 6, & 7
<b>Planned Activities</b>	Small Business retention, attraction, and expansion activities supporting job retention and creation, including technical assistance, permitting navigation, site selection, and assistance with financial Resources.
<b>Outcome Goal Indicator</b>	Jobs created/retained #15 Jobs & 100 Businesses assisted
<b>Project Title</b>	<b>12. East Bay Community Law Center – Fair Housing</b>
<b>Description</b>	Housing related services including consultations, limited scope, and direct representation services to prevent homelessness and to promote self-sufficiency and provision of information, and advisory support.
Grantee/ Project ID	Oakland/ 1006872
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	CDBG - \$261,476
<b>Annual Goals Supported</b>	Protection
<b>Priority Needs Addressed (Select)</b>	Community Development-Public Services
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	500 Households
<b>Location Description</b>	1950 University Ave, Berkeley, CA, 94704
<b>Target Areas Included</b>	Citywide

<b>Planned Activities</b>	Legal services for Assessment and case management for fair housing choice
<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit
<b>Project Title</b>	<b>13. Fair Chance Access to Housing Ordinance</b>
<b>Description</b>	Program development, outreach and implementation work supporting the City of Fair Chance Housing Ordinance (FCHO), prohibiting rental housing providers from screening criminal history of applicants during the advertisement, application, selection, or eviction process.
<b>Grantee/ Project ID</b>	Oakland/1006874/1006448
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG &amp; HOPWA</b>	CDBG - \$90,000 2023/24- #1006874 CDBG - \$90,000 2022/23- #1006448
<b>Annual Goals Supported</b>	Protection
<b>Priority Needs Addressed</b>	Community Development-Public Services
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	To be determined
<b>Location Description</b>	To be determined
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Program research, development and implementation.
<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit
<b>Project Title</b>	<b>14. HOME Administration Cost</b>
<b>Description</b>	Administrative costs allowed by HUD for the HOME program
<b>Grantee/Project ID</b>	Oakland/1000379
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG &amp; HOPWA</b>	HOME - \$29,567
<b>Annual Goals Supported</b>	Affordable Housing Production
<b>Priority Needs Addressed (Select)</b>	Affordable Housing Neighborhood Stabilization & Anti-Displacement
<b>Target Date for Completion</b>	6/30/2026
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	N/A - Admin Costs
<b>Location Description</b>	N/A - Admin Costs
<b>Target Areas Included</b>	Citywide / N/A

<b>Planned Activities</b>	N/A
<b>Outcome Goal Indicator</b>	Other
<b>Project Title</b>	<b>15. HOME INVESTMENTS PARTNERSHIP PROGRAM Affordable Housing Funding New Construction and Acquisition / Rehabilitation of Affordable Rental Housing (HOME)</b>
<b>Description</b>	Provide funding for new construction, acquisition, and rehabilitation of restricted affordable housing units serving extremely low-income individuals, families, and seniors.
<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1000379
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	Construction/Rehabilitation of Affordable Housing: \$2,642,100
<b>Annual Goals Supported</b>	Affordable Housing Production
<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Homeless Solutions</li> <li>• Economic Development</li> <li>• Neighborhood Stabilization &amp; Anti-Displacement</li> </ul>
<b>Target Date for Completion</b>	6/30/2026
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Approximately 20 – 35 households earning 20 - 60% of AMI, including units for homeless, individuals, families, or seniors, and special needs residents.
<b>Location Description</b>	Determined per Affordable Housing NOFA
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Multifamily New Construction / Multifamily Acquisition & Rehabilitation
<b>Outcome Goal Indicator</b>	Housing for Homeless Added Rental Units Constructed Rental Units Rehabilitated
<b>Project Title</b>	<b>16. Code Compliance Relocation Program</b>
<b>Description</b>	Relocation financial assistance for tenants who are low income and having to move temporarily or permanently due to unabated code violations and inhabitable housing units. Provide information to support tenants and property owners.
<b>Grantee/Project ID</b>	Oakland/1006876/1006232
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	CDBG - \$132,000 #1006876 CDBG Carryforward - \$130,000 #1006232
<b>Annual Goals Supported</b>	Protection
<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-Displacement
<b>Target Date for Completion</b>	06/30/2024

<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	15 Relocation Financial Assistance 120 Information and referral
<b>Location Description</b>	Citywide
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Enforce property owner paid relocation cost to Oakland residents displaced due to conditions prescribed under <a href="#">Oakland Municipal Code 15.60</a> . Support the program delivery costs for financial relocation assistance and non-financial relocation assistance through the provision of relocation information to tenants and property owners. Relocation Financial assistance paid by the City will in most cases be belled to the property owner and a lien will be placed on the property for future reimbursement.
<b>Outcome Goal Indicator</b>	Housing Code Enforcement/Foreclosed Property Care
<b>Project Title</b>	<b>17. Community Development &amp; Engagement Anti-Displacement Resources and Referrals (Program Delivery)</b>
<b>Description</b>	Anti-Displacement Resources and Referrals
<b>Grantee/Project ID</b>	Oakland/1006882
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	\$181,000
<b>Annual Goals Supported</b>	Protection
<b>Priority Needs Addressed (Select)</b>	Neighborhood Stabilization & Anti-Displacement
<b>Target Date for Completion</b>	June 30, 2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	4,000
<b>Location Description</b>	250 Frank Ogawa Plaza, Suite 6301- Oakland CA 94612
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Provide phone, email and outreach regarding City of Oakland housing, homelessness prevention, housing stability and other programs and initiatives. Conduct Intake and assessment of inquirers for eligibility for known community resources, Maintain and development of network of Community Based Organizations for referral and communication. Provide referrals to City Based and Community Based Resources for various housing supportive needs including but not limited to: Landlord/tenant mediation through Rent Adjustment Program, financial assistance, shelter beds and emergency housing, food banks etc.

<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit.
<b>Project Title</b>	<b>18. Residential Lending/Rehabilitation Program Delivery City of Oakland, Housing and Community Development</b>
<b>Description</b>	Residential Lending Program staffing to carry out the City's housing rehabilitation programs: Home Maintenance and Improvement, Emergency Home Repair, Access Improvement, Lead-Safe Homes Paint programs and Minor Home Repair Programs.
<b>Grantee/Project ID</b>	Oakland/Oracle Project 1006880
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	\$785,826 CDBG
<b>Annual Goals Supported</b>	Preservation
<b>Priority Needs Addressed (Select)</b>	<ul style="list-style-type: none"> <li>• Neighborhood Stabilization &amp; Anti-displacement</li> <li>• Preservation of Existing Housing Stock</li> <li>• Supportive Housing for Seniors and Disabled</li> </ul>
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Reported in other Res Lending programs.
<b>Location Description</b>	250 Frank H. Ogawa Plaza, Suite 5313
<b>Target Areas Included</b>	N/A
<b>Planned Activities</b>	Residential Lending Program staffing to administer the City's housing rehabilitation programs; Home Maintenance and Improvement, Emergency Home Repair, Access Improvement, Lead-Safe Homes Paint programs and Minor Home Repair Programs.
<b>Outcome Goal Indicator</b>	Other
<b>Project Title</b>	<b>19. CDBG Program General Administration</b>
<b>Description</b>	Staff, administration costs to administer CDBG Program, including but not limited to audit and monitoring cost.
<b>Grantee/Project ID</b>	Oakland/1006883
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	CDBG - \$742,623
<b>Annual Goals Supported</b>	Other Community Development Activities
<b>Priority Needs Addressed (Select)</b>	N/A
<b>Target Date for Completion</b>	6/30/2024

<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	N/A
<b>Location Description</b>	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Administration of the City of Oakland CDBG Program, Fair Housing, planning and other applicable activities.
<b>Outcome Goal Indicator</b>	Other
<b>Project Title</b>	<b>20. CDBG Program Delivery Cost</b>
<b>Description</b>	Direct program and project delivery costs.
<b>Grantee/Project ID</b>	Oakland/1006883
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	CDBG - \$601,635
<b>Annual Goals Supported</b>	Other Community Development Activities
<b>Priority Needs Addressed (Select)</b>	N/A
<b>Target Date for Completion</b>	6/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Reported in other CDBG funded activities
<b>Location Description</b>	250 Frank H. Ogawa Plaza #5313 Oakland, 94612
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Technical assistance, delivery of community services and services to various CDBG Oakland funded departments and Community District Boards.
<b>Outcome Goal Indicator</b>	Other
<b>Project Title</b>	<b>21. Main Street Launch</b>
<b>Description</b>	Main Street Launch will serve Commercial Loan Program clients requesting loans of less than \$249,500. Main Street Launch will provide loan packaging assistance and offer one-on-one management, and technical assistance in connection with various loan products in MSL's portfolio.
<b>Grantee/Project ID</b>	Oakland/ 1006888
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	CDBG- \$300,000
<b>Annual Goals Supported</b>	Economic Development
<b>Priority Needs Addressed (Select)</b>	Economic Development
<b>Target Date for Completion</b>	06/30/2024

<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	20 Business loans 140 Businesses - Technical assistance
<b>Location Description</b>	2101 Webster Street Ste 1200, Oakland CA 94612
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Main Street Launch (MSL) will serve Commercial Loan Program clients requesting loans of less than \$249,500. MSL will provide loan packaging assistance and offer one-on-one management and technical assistance in connection with various loan products.
<b>Outcome Goal Indicator</b>	Businesses assisted
<b>Project Title</b>	<b>22. Housing Prevention, Housing Stability, and Short-Term Rental Assistance</b>
<b>Description</b>	Operated by Bay Area Community Services, provide continued support and provision of assistance to Oakland renters at risk of losing housing stability or at risk of becoming homeless. Services will include any combination of housing stability services, wrap-around services, and flexible emergency financial assistance.
<b>Grantee/Project ID</b>	Oakland/Oracle Project # 1006890
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	CDBG- \$494,897
<b>Annual Goals Supported</b>	Protection
<b>Priority Needs Addressed (Select)</b>	Affordable Housing Neighborhood Stabilization & Anti-Displacement
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	Approximately 50 individuals in the following target populations: 1. Individuals who have previously experienced homelessness; 2. Formerly incarcerated individuals; 3. Veterans; 4. Individuals experiencing mental illness; 5. Individuals with substance ab/use challenges; and 6. Individuals with disabilities
<b>Location Description</b>	Citywide
<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Wrap-around services, legal supports, and flexible financial payments to keep residents housed who are most at risk of becoming homeless. In addition, outreach and referral will be provided.

<b>Outcome Goal Indicator</b>	Homelessness Prevention
<b>Project Title</b>	<b>23. Acquisition for Support of Affordable Housing</b>
<b>Description</b>	Funds recommended to support acquisition costs of affordable housing units.
<b>Grantee/Project ID</b>	Oakland/1006892
<b>Estimate Amount Including Program Income, CDBG, HOME, ESG, &amp; HOPWA</b>	CDBG- \$1,841,477
<b>Annual Goals Supported</b>	Protection Preservation Production
<b>Priority Needs Addressed (Select)</b>	Community Development Anti-Displacement Homeless Prevention Affordable Housing
<b>Target Date for Completion</b>	06/30/2024
<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	To Be Determined
<b>Location Description</b>	To Be Determined
7 CD Districts	7 CD Districts - To Be Determined
<b>Planned Activities</b>	Approximately \$1,841,477 is recommended to support acquisition costs of property for rehabilitation, conversion, and/or construction of affordable and deeply affordable housing units for homeless, at risk of homelessness, and/or at risk of housing instability.
<b>Outcome Goal Indicator</b>	Other: Acquisition for Low/Moderate Income Housing Benefit

**BACK-UP PROJECTS**

*Below is a list of Back-up projects for pre-approval to be added to previously pre-approved Back-up Projects authorized by Oakland City Council Resolution No. 88708, under the Second Substantial Amendment to the Five Year (2020/21 - 2024/2025) Consolidated Plan, as potential projects to be considered for funding should CDBG fund balances become available from current (2022/2023) funds, carry-forwards, or 2023/24 CDBG balances that become available due to delayed or canceled projects during the program year.*

<b>BU1</b>	<b>Project Title</b>	<b>Homelessness Prevention/Intervention/Wrap Around Services and Short-Term Financial Assistance</b>
	<b>Description</b>	Subject to public service cap unless funded with 2019 and 2020 CDBG balances. Support City of Oakland’s Homeless Prevention program pilot.
	<b>Grantee/ Project ID</b>	Oakland/TBD
	<b>Estimate Amount</b>	CDBG – up to \$1,000,000 and not to exceed CDBG Public Service Cap
	<b>Annual Goals Supported</b>	Homelessness Prevention
	<b>Priority Needs Addressed</b>	Preservation Protection
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	50-100 Individuals who: 1. Have previously experienced homelessness; 2. Formerly incarcerated individuals; 3. Veterans; 4. Experiencing mental illness; 5. Have substance abuse challenges; and/or 6. Have disabilities

<b>Location Description</b>	TBD
<b>Target Areas Included</b>	TBD
<b>Planned Activities</b>	Wrap-around services, legal supports, and flexible financial payments to keep residents housed who are most at risk of becoming homeless. In addition, outreach and referral will be provided.
<b>Outcome Goal Indicator</b>	Homelessness Prevention

<b>BU2</b>	<b>Project Title</b>	<b>Acquisition Costs only - Support Affordable Housing Inventory</b>
	<b>Description</b>	Housing Rehabilitation, Acquisition for Public Use; Rehabilitation or Conversion of non-residential structures to housing
	<b>Grantee/ Project ID</b>	Oakland/TBD
	<b>Estimate Amount</b>	CDBG/Program Income – up to \$3,000,000
	<b>Annual Goals Supported</b>	Affordable Housing
	<b>Priority Needs Addressed</b>	Homelessness Prevention Affordable Housing
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	TBD – principally low- and moderate- income residents of Oakland
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	TBD
	<b>Planned Activities</b>	Housing Rehabilitation, Acquisition for Public Use; Rehabilitation or Conversion of non-residential structures to housing, Acquisition of property to be rehabilitated for housing per CDBG Matrix Code 14G. These funds may also support rehabilitation of such properties. Or support Acquisition of real property that will be developed for a

		public purpose per CDBG Matrix Code 01. CDBG-funded purchase of real property on which, for example, a public facility or housing will be constructed
	<b>Outcome Goal Indicator</b>	Other: Acquisition for Low/Moderate Income Housing Benefit Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit

<b>BU3</b>	<b>Project Title</b>	<b>Residential Lending Rehabilitation Programs/Preservation of Owner-Occupied Properties.</b>
	<b>Description</b>	Residential lending recently raised benefit caps under its Owner-occupied Housing Rehabilitation program and have several projects in the pipeline. To increase the number of projects and increased expenditure cap per project funds.
	<b>Grantee/ Project ID</b>	Oakland/TBD
	<b>Estimate Amount</b>	CDBG & RLPI– up to \$900,000
	<b>Annual Goals Supported</b>	Affordable Housing (Housing Rehabilitation)
	<b>Priority Needs Addressed</b>	Preservation
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	TBD
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	TBD
	<b>Planned Activities</b>	Provide loan and grant programs for low- and moderate-income residents for the repair and rehabilitation of owner-occupied housing, vacant and blighted residential properties, and the development of surplus and vacated land. Eligible repairs include comprehensive rehabilitation, accessibility improvements for persons with physical disabilities, lead-based paint abatement, energy efficiency improvements including, seismic retrofits, emergency repairs and minor home repairs for senior citizens.

	<b>Outcome Goal Indicator</b>	Housing Rehabilitated
--	-------------------------------	-----------------------

<b>BU4</b>	<b>Project Title</b>	<b>Interim Assistance Emergency Conditions</b>
	<b>Description</b>	Per CDBG Matrix Code 06, Alleviate emergency conditions threatening public health and safety, such as removal of tree limbs or other debris after a major storm. Or Make limited improvements (e.g., repair of streets, sidewalks, or public buildings) intended solely to arrest further deterioration of physically deteriorated areas prior to making permanent improvements.
	<b>Grantee/ Project ID</b>	Oakland/TBD
	<b>Estimate Amount</b>	CDBG & RLPI – up to \$1,700,000
	<b>Annual Goals Supported</b>	Other Community Development Activities
	<b>Priority Needs Addressed</b>	Protection
	<b>Target Date for Completion</b>	TBD
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	TBD
	<b>Location Description</b>	TBD
	<b>Target Areas Included</b>	TBD
	<b>Planned Activities</b>	CDBG funds may be used to provide interim assistance where: Immediate action is necessary to stop physical deterioration until something permanent can be done; or Emergency conditions threaten the public health and safety. When immediate action is necessary to stop physical deterioration until something permanent can be done, certain activities are allowed on an interim or temporary basis. Under these circumstances: The grantee must determine that: Immediate action is necessary to stop the deterioration; and Permanent improvements will be carried out as soon as possible. Acceptable activities include; Repairing streets, sidewalks, parks, playgrounds, publicly owned utilities and public buildings; and Special garbage, trash, and debris removal, such as neighborhood cleanup campaigns. Where emergency conditions threaten the public health and safety, some activities are allowed on an interim or temporary basis in order to alleviate the threatening conditions. Under these circumstances: The Chief Executive Officer of the grantee must determine that: The situation is emergency in nature; and The situation requires immediate attention. The following activities are

	allowed: Repairing streets, sidewalks, publicly owned utilities and public buildings (but not parks and playgrounds); Special garbage, trash, and debris removal, such as neighborhood cleanup campaigns; The clearance of streets including snow removal and similar activities; and The improvement of private properties.
<b>Outcome Goal Indicator</b>	Public service activities other than Low/Moderate Income Housing Benefit

<b>BU5</b>	<b>Project Title</b>	<b>Code Enforcement Relocation</b>
	<b>Description</b>	Oakland Municipal Code (OMC) 15.60 for the Code Compliance Relocation Program requires property owners to pay relocation benefits to residential tenants who are required to move, either permanently or temporarily, because their rental unit is not up to code or hazardous. A tenant may be eligible for relocation benefits if the City of Oakland has declared the rental unit unsafe for human habitation or if the Property Owner is seeking to make repairs necessary to bring the rental unit up to code that cannot be made while the unit is occupied. When the property owner is not willing or unable to pay required relocation payment to tenant, the City may cover said relocation costs. The property owner remains liable for the cost and will either be billed or will have a lien placed on the property.
	<b>Grantee/ Project ID</b>	Oakland/TBD
	<b>Estimate Amount</b>	CDBG – up to \$500,000
	<b>Annual Goals Supported</b>	Anti-Displacement
	<b>Priority Needs Addressed</b>	Protection
	<b>Target Date for Completion</b>	6/30/2024
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	43 displaced households
<b>Location Description</b>	TBD	

<b>Target Areas Included</b>	Citywide
<b>Planned Activities</b>	Relocation payments, information and referrals to Oakland residents displaced due to compliance with building, housing and fire codes.
<b>Outcome Goal Indicator</b>	Public service activities for Low/Moderate Income Housing Benefit

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

Allocation priorities for the FY 2023/24 AAP are driven by relevant housing, homelessness, social, race and ethnicity data and is informed by stakeholder and community engagement through the City’s 2020/21 – 2024/25 Five Year Consolidated Plan and updated needs assessed through the following:

1. [2023-2031 Adopted Housing Element](#),
2. [Oakland 2023-2027 HCD Strategic Action Plan](#),
3. [Five Year Consolidated Plan for 2020/21 – 2024/25](#),
4. [2022 Point-in-Time \(PIT\) Count](#)
5. [PATH Strategy Framework to end homelessness](#),
6. [Home Together Plan](#)
7. [Oakland Equity Indicators Report](#),
8. and other local, regional resources.

The Housing Element focuses on various factors that influence and affect the City’s housing needs:

1. Population Characteristics (age, race, ethnicity)
2. Household Characteristics (household size and composition, and income)
3. Special Needs Groups (including extremely low-income residents; older adults; people with disabilities; large families; female-headed households; people experiencing homelessness; undocumented immigrants; and farmworkers)
4. Housing Costs and Overcrowding and Tenure (cost burden, overcrowding rates)
5. Housing Stock Characteristics (including tenure and ownership, overcrowding and housing stock conditions, cost burden, vacancy, permits by income)
6. Housing Costs and Affordability (including housing affordability by household income, and owner/renter costs)
7. Assisted Housing at Risk of Conversion (the status of assisted low-income rental units that are “at risk” of conversion to market rent status)

Oakland is at a critical time of transition. As immediate pressures from the Covid-19 pandemic begin to wane, Oakland's eviction moratorium phases out and homelessness is at crisis levels, thousands of Oaklanders need a clear, strong approach to housing stability and homelessness prevention.

The City's 2023-2027 Department of [Housing & Community Development \(HCD\) Strategic Action Plan](#) (SAP) seizes an opportunity to better define the City's strategies to address displacement pressures and concerns in service of retaining Oakland's diversity, increasing quality of life, and deepening housing affordability. The City's 2023/24 AAP aligns with the HCD SAP supporting the same homelessness and affordable housing priorities through homelessness prevention to the most vulnerable of experiencing housing instability or homelessness, development and rehabilitation of affordable and deeply affordable housing.

Obstacles to addressing underserved needs, particularly for affordable housing include but is not limited to increased displacement, increased episodes of homelessness, neighborhood change, rent burden, and renter vulnerability further challenged by public health, fiscal and social crisis. It all results in there not being enough affordable housing inventory to meet the current and future needs of the Oakland community.

With HOME funds, Measure U and The City of Oakland, through its Affordable Housing Notice of Funding Availability (NOFA) documents and prioritizes affordable housing projects that are located near transit, services and schools. The City also prioritizes projects that are in community revitalization areas, leverage other funding sources and target deeper levels of affordability (i.e., projects with 20%/30%/50% AMI units).

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 persons living with diagnosed HIV and/or AIDS in the two counties, as reported by the Office of AIDS in their Annual California HIV Surveillance Report provided at:

[https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California\\_HIV\\_Surveillance\\_Report2021\\_ADA.pdf](https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California_HIV_Surveillance_Report2021_ADA.pdf)

Priorities are set and published for the use of HOPWA funds in the Alameda and Contra Costa Counties. For FY 2022/23, Funds typically allocated to Alameda County HCD were competitively bid by the City of Oakland for projects in Alameda County. Contra Costa County will carry out competitive bids for services and projects in Contra Costa County portion of the Oakland EMSA.

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.

The [2022 Point-in-Time \(PIT\) Count](#) of unsheltered and sheltered homeless reflects a 47% increase in homelessness since the 2019 PIT Count. The 2022 PIT Count reports a total of 5,055 homeless individuals consisting of 3,337 unsheltered and 1,718 sheltered individuals in Oakland.

This increase demanded the continued refocus on strategies, resource allocation, and timing through the City of Oakland updated Permanent Access to Housing Strategy (PATH) Framework adopted by City Council in December 2019.

The PATH Framework encompasses seven goals with accompanying strategies: 1) prevent homelessness, 2) increase rapid returns to housing, 3) reduce the total number of people experiencing homeless, 4) create permanent housing opportunities, 5) stabilize and increase income, 6) deliver health care and proper hygiene to encampments, and 7) address racial disparities. The PATH Framework goals that have been integrated throughout HCD's work, those embedded in the DHCD [Strategic Action Plan](#) and in the 2021/22 Annual Action Plan, include homelessness prevention/anti-displacement, creation of deeply affordable permanent housing, and addressing racial disparities.

CDBG funds will be used to support acquisition for affordable housing, homelessness prevention, homeless shelter and services, housing stability activities; including legal support, wrap around services and flexible short term rental assistance. Housing preservation through rehabilitation, code relocation services and economic development activities.

## 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

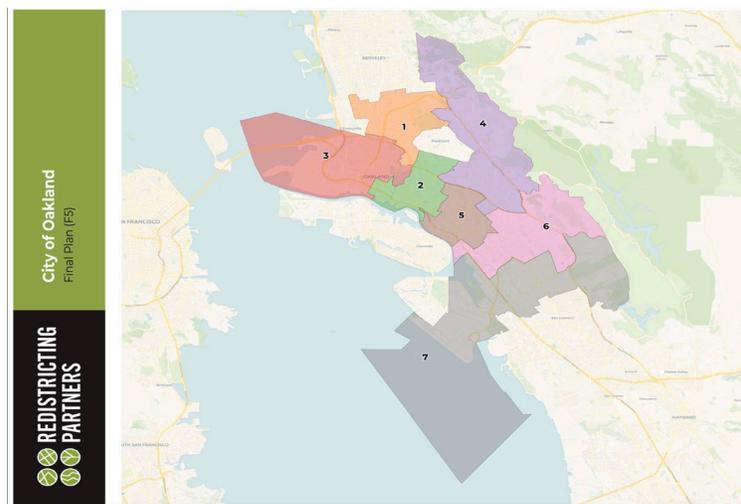
### Geographic Distribution

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

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

On February 23, 2022, the Oakland Redistricting Commission voted to approve [Resolution No. 22-004](#) which authorizes the adoption of the New and final district boundaries for the Oakland City Council and School Board Districts: <https://www.oaklandca.gov/topics/final-district-map>

Service and projects will target benefit to Oakland residents with low- and moderate- incomes or living in low- and moderate-income areas of each of the seven community development districts.



Geographic distribution of HIV/AIDS

Annual Action Plan  
FY 2023/24

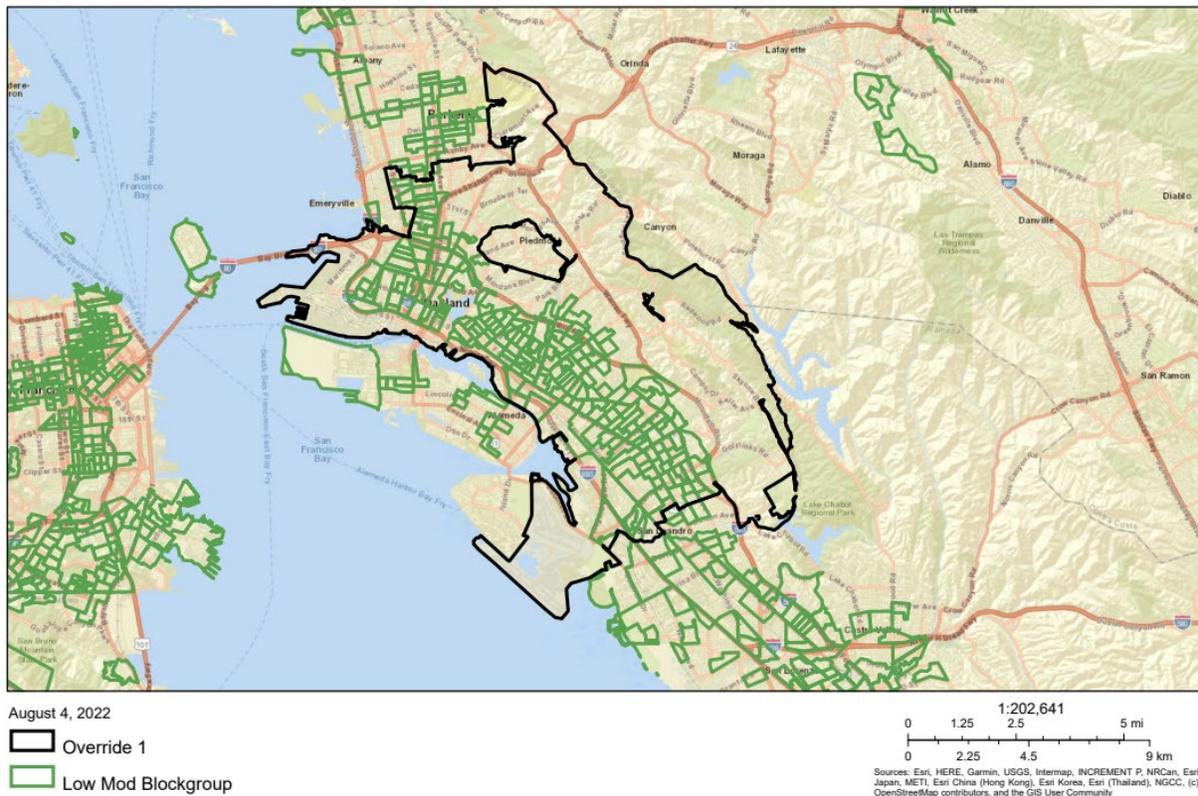
## Rationale for the priorities for allocating investments geographically

Per the latest HUD Low/Moderate Income Summary Data (LMISD) based on 2011-2015 American Community Survey (ACS) data, approximate 58.85% of the Oakland population is composed of residents with low- to moderate-incomes (236,194/401,305).

[ACS-2015-Low-Mod-Summarized-All-2021.xlsx \(live.com\)](#)

Within the seven CD Districts of Oakland Areas, concentration of low-income residents prior to the 2022 redistricting, was predominantly located in Districts 2, 3, 5, 6 and 7 as indicated by the green block groups in the CPD Map for Oakland below.

CPD Maps - City of Oakland 2022 - Consolidated Plan and Continuum of Care Planning Tool



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.

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.

## **Discussion**

## Affordable Housing

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

#### Introduction

The City of Oakland is required to specify one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the Oakland and 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 Oakland. The term affordable housing shall be as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

In the first table below, provided are one-year goals for the number of homeless, non-homeless and special needs households to be provided affordable housing with CDBG, HOME, HOPWA, ESG and other funding made available to Oakland for program year 2023/24.

In the second table below, provided are one-year goals for the number of households to be supported through rental assistance, new production, rehabilitation of existing units and acquisition of existing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	124
Non-Homeless	872
Special-Needs	143
<b>Total</b>	<b>1,139</b>

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	664
The Production of New Units	313
Rehab of Existing Units	119
Acquisition of Existing Units	39
<b>Total</b>	<b>1,135</b>

**Table 9 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

In FY 2023/24, one affordable housing project with HOME funds will complete construction. 95th and International is a new construction project that consists of 55 units affordable to families earning between 20-60% AMI. Fourteen (14) units are set aside for extremely low-income homeless households. Of the 55 units in the project, 14 are HOME units.

The Residential Lending Housing Rehabilitation program is aligned with the City's Housing Element policy goals, objectives to address housing needs for seniors, disabled and continued support of low-income ownership households in the form of loans to improve aging housing stock through housing rehabilitation and preservation and anti-predatory lending efforts. The Residential Lending Housing Rehabilitation Loan and Grant Programs is a critical funding source for low-income homeowners, seniors, and disabled households at risk for displacement, homelessness and health risks. Much of Oakland's housing stock is old and in need of repair and renovation. According to the City's Housing Element nearly two-thirds (65 percent) of the City's housing was constructed before 1960. Older homes are generally less energy-efficient and, unless upgraded, will have older electrical, plumbing, and heating systems that are likely to suffer from deferred maintenance or deterioration. In addition, these older homes present other challenges to health and safety, from lead-based paint and asbestos to structural and seismic deficiencies. The City of Oakland's Housing Rehabilitation programs address substandard housing conditions including lead-based paint and other health and safety issues as well as providing accessibility improvements primarily for low-income homeowners.

As fund sources for COVID-related emergency rental assistance depletes, the City seeks additional funds to continue housing stability services and emergency rental assistance to the City's most vulnerable population and most at risk of experiencing homelessness. As the City seeks for additional fund sources, fund balances from CDBG-CV, ERAP and State Emergency Rental Assistance Program funds sources are estimated to provide rental assistance to not less than 411 Oakland tenants, most of which with incomes at 30% or less the Average Median Income. Said assistance will be provided in the first quarter of FY 2023/24 when most emergency rental assistance sources will expire.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Oakland Housing Authority (OHA) public housing program maintained an extremely high occupancy rate of over 98% throughout the program year. OHA does not plan to add any new public housing units through development projects during FY 2022/2023. OHA projects to serve approximately 1,419 families through the program in FY 2022/2023.

### **Actions planned during the next year to address the needs to public housing**

OHA does not anticipate adding any new public housing units during FY 2023. OHA staff will continue to work to assess viable funding options as well as advance the architectural, engineering, resident relocation, legal and other predevelopment activities necessary to finalize the disposition of Harrison Towers, which consists of the remaining 101 units approved through the disposition. The target closing date is Spring 2023, with the AHAP contract execution immediately preceding.

### *Rental Assistance Demonstration (RAD)*

OHA is currently working with the owners of four mixed-finance sites, Lion Creek Crossing Phase 1-4, to evaluate the feasibility of a conversion of public housing to Project-Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program. 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 would provide a more stable funding platform that could facilitate future re-financing 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.

The PBV contracts that will be executed as a result of the RAD conversions have a number of differences compared to other PBV contracts issued by OHA. Notably, the initial rent-setting and rent adjustment mechanisms are tied to the current Annual Contributions Contract (ACC) subsidy and do not allow owners to periodically request market-based rent adjustments. Additionally, there are a number of tenant protections that will be extended to residents in RAD units that more closely resemble those afforded under public housing programs, with the intent of avoiding any adverse consequences for tenants as a result of conversion.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Although not required, the Oakland Housing Authority (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 OHA Annual plan and provides feedback on any significant amendment or modifications to the 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, who approve the appointees who then meet monthly. The RAB is actively engaged in several projects, including providing editorial oversight of the OUR Voice newsletter and developing and

utilizing their Resident Leadership Center. Monthly meetings have been moved to a virtual format in response to COVID-19.

The current RAB's work focuses on health and wellness, education, public safety, and civic engagement. The RAB meets monthly and is open to all interested residents, and last year held a day-long retreat. The RAB mission is to ensure that Public Housing Residents and Section 8 Participants of the Oakland Housing Authority (OHA) actively participate in the decision-making process regarding OHA policies and procedures, are actively engaged in their community, and are building leadership skills.

OHA has worked with the RAB to design a volunteer service program that gives residents viable opportunities to become involved in the community and gain competencies and skills. OHA works with the Resident Advisory Board and community organizations to ensure residents have access to a variety of volunteer opportunities. OHA identifies volunteer opportunities throughout the community, especially those in proximity to public housing developments, and markets them to the RAB and other interested residents.

#### Leadership Development Activities

##### **Education Ambassador Program**

This program provides opportunities for residents to serve as leaders and parent examples within the local school system. The participating parents serve at seven partner schools, select throughout the Oakland Unified School district, and promote OHA's attendance improvement and parent engagement efforts. The Education Ambassadors work in partnership with OHA staff and the principals at partner school sites to identify tasks and projects that meaningfully contribute to the entire school community, with an emphasis on increasing attendance for those struggling with chronic absenteeism. Education Ambassadors are role models who exhibit "good neighbor" qualities in support of the full-service community school model.

##### **Resident Leadership Center (RLC)**

This West Oakland facility is available to OHA residents who have completed a Leadership Training and to Resident Advisory Board Members, this innovative space provides our Resident Leaders a place with resources to work to create positive changes within the City of Oakland. Developed by and for our resident leaders who work on civic engagement activities, these leaders have access to facilities to conduct meetings or trainings, participate in workshops, access computers, and obtain office support for various projects in this professional office setting. The center is a place that nurtures community empowerment and local initiatives to create an inclusive, healthy community for all.

Although the Resident Leadership Center is currently closed due to COVID-19, OHA continues to conduct leadership training, workshops, and outreach virtually via Zoom.

#### Public Housing Participation in Homeownership

the Homeownership Program is offered to eligible Oakland Housing Authority (OHA) residents and allows participants to have their housing subsidy applied towards a monthly mortgage

payment, after a home is purchased. Residents who wish to join the program must meet certain the minimum program requirements. When deemed eligible, they are required to attend an OHA homeownership program orientation and Pre-Purchase workshop in order to prepare for homeownership. Participants select homes for purchase and secure their own mortgage financing through a lender. OHA provides assistance to help improve credit scores and to support refinancing of existing loans within the homeownership program.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

## **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

In December 2019 the City updated its five-year strategy to address homelessness in Oakland. The Permanent Access to Housing (PATH) Framework organizes strategies to address homelessness under three major themes:

1. Prevention strategies to keep people from becoming homeless
2. Emergency strategies to shelter and rehouse households and improve health and safety on the street.
3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness.

The work described is aligned with the Alameda County’s Everyone Home Plan and it is responsive to the specific needs of Oaklanders. Per the 2022 Oakland Point In Time (PIT) Homeless Count Oakland makes up approximately 52 percent of the county’s homeless population, so the City of Oakland must be a leader in the work to address this crisis.

In Oakland, 60 percent of sheltered homeless people (approximately 70% of sheltered and unsheltered) are African American compared to 24 percent of the general population. The City’s work must be defined by what works for African Americans first and foremost in order to reduce racial disparities.

- 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 percent 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

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. The framework outlines specific strategies to reduce homelessness in Oakland including:

- Fewer people become homeless each year
- More people return to housing as quickly as possible
- Crisis response beds are maintained, improved (by adding exit resources) and expanded
- 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

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

Per the 2022 Oakland PIT Homeless Count, 5,055 sheltered and unsheltered individuals are homeless living in tents (32%), cars (31%), RVs (27%), outside (9%) and abandoned buildings (28%).

To reduce and end homelessness, Oakland one-year goals and planned actions include but not limited to:

GOAL	STRATEGY/ACTIONS
Reduce rate of new people becoming homeless from more than 300 people per month to fewer than 150 people per month	<ul style="list-style-type: none"> <li>• Target prevention programs to those who are most at risk of homelessness</li> <li>• Strengthen housing problem solving (including flexible housing funds and supportive services)</li> <li>• Focus on culturally specific prevention providers</li> <li>• Increase access to employment programs designed to stabilize income and keep people housed</li> </ul>
Assist homeless individuals to return to housing as quickly as possible	<ul style="list-style-type: none"> <li>• Provide housing problem-solving support, including flexible financial help</li> <li>• Expand Rapid re-housing programs</li> </ul>

	<ul style="list-style-type: none"> <li>• Increase employment programs designed to stabilize income and keep people housed</li> </ul>
By 2024, reduce unsheltered homelessness from 3,337 to 1500 people	<ul style="list-style-type: none"> <li>• Ensure on going funding for existing and new crisis response beds</li> <li>• All beds should be low barrier to access and well-resourced for exits.</li> <li>• Create 800 additional beds between J</li> </ul>
By FY 23/24 expand by 5000 units the supply of deeply affordable and supportive housing for Oakland’s most vulnerable residents including seniors and people with disabilities who are living in deep poverty	<p>Create 3000 units of deeply affordable<sup>3</sup> and 2000 units of permanent supportive housing<sup>4</sup> opportunities using a combination of strategies that include :<sup>1</sup></p> <ul style="list-style-type: none"> <li>• Long-term deep rent subsidies (e.g., federal vouchers) to provide tenant-based rental assistance</li> <li>• Shallow rent subsidies</li> <li>• Housing production –capital funding to create new units of new construction and/or acquisition/ rehab with project-based subsidies to ensure long-term affordability for households with incomes below 30% of AMI5</li> <li>• Continue discussions with Oakland Housing Authority on additional opportunities to serve people experiencing homelessness</li> <li>• Prioritizing people who are homeless for some existing affordable housing resources</li> </ul>
Increasing and Stabilizing Income: People have the incomes they need to avoid entering or returning to homelessness	<ul style="list-style-type: none"> <li>• Low barrier work opportunities, for people re-entering the workforce</li> </ul>

	<ul style="list-style-type: none"> <li>• Add employment specialist positions in core homeless services/ prevention services programs</li> <li>• Flexible funding pool to support career track training and employment programs</li> <li>• Benefits advocacy to obtain SSI or other income for which they are eligible</li> </ul>
Increase the number of encampments receiving health and hygiene services to 40	<ul style="list-style-type: none"> <li>• Expand Health and Hygiene interventions to more encampment locations</li> <li>• Increase opportunities for leadership and input from people experiencing homelessness in the design, implementation and evaluation of services</li> </ul>
Eliminate Racial Disparities in the rates at which people experience homelessness and in exits to stable housing	<ul style="list-style-type: none"> <li>• Use public and transparent data, disaggregated by race, and capacity building to close the disparities for African American households in the rate at which they become homeless and exit homelessness</li> </ul>

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

1. Targeted and ongoing outreach to individuals identified via the Coordinated Entry System.
  - **Assessments/Housing Problem Solving Services:**
  - Outreach staff provide an initial screening for safety and eligibility to all clients.
  - Outreach staff provide housing problem conversation to all individuals at the time of assessment and on an ongoing basis to assist people in thinking about options to resolve their homelessness.
  - After a client has received an initial screening and housing problem solving conversation, Outreach staff complete Alameda County Coordinated Entry System Assessment tool in the field with homeless individuals.
  - Outreach staff enter all households assessed into HMIS regardless of whether the

household does or does not subsequently enter a shelter or housing program.

- **System Coordination Services**

- Outreach staff coordinate with the Oakland HRCs to specifically look for identified households on the street who have requested an assessment and housing problem solving conversation.
- Outreach staff coordinate with Oakland HRCs to specifically look for identified households who have been matched to a homeless system resource (shelter, TH, RRH, etc.).
- Outreach staff coordinate with Oakland HRCs to maintain regular contact with an identified list of the most vulnerable, high needs individuals on the streets.
- Outreach work with identified list of highly vulnerable individuals to assist them to become document ready for housing.
- Outreach staff work with identified list of highly vulnerable individuals to determine needs and link to potential resources outside the homeless services system such as public benefits, medical care, HIV/AIDS specific housing, Veteran Services, etc.
- Outreach staff attend regular bi-monthly case conferences with HRC and other providers to discuss coordination efforts; utilize tools and systems developed within CES to ensure clear and timely communication between HRCs and outreach efforts.

- 1. Targeted outreach in response to requests from the City to provide outreach services to specific individuals**

- Outreach staff provide all outreach, engagement, linkage and housing preparation work outlined above
- Provide follow up to City on result of outreach contract
- As requested, provide site summaries, site census and other information that the City uses to inform its response to specific encampments

- 2. General Harm Reduction Outreach services to literally homeless individuals**

Harm reduction Outreach is defined as an activity that promotes and addresses client and community safety and wellness in the form of relationship building. Outreach staff distribute hygiene kits, blankets, and like items. Harm reduction outreach occurs primarily in the field but also consists of “drop-in hours” for basic supplies and for clients unable to be reached in the field that week. Activities include:

- Respond to client’s priority felt needs or emergency situations –health, income, transportation, etc.
- Provide cleaning materials (gloves, garbage bags, etc.) to encourage and support light clean up around sites to maintain health and welfare of encampments and

the surrounding community.

- Link clients with interim or bridge housing resources as desired and available.
- Develop rapport and build an ongoing relationship with clients via regular and consistent contact.
- Establish communication links with and for clients – phone/cell phone, mailing address, e-mail, meeting locations, social support contacts.
- Provide psychological/emotional preparation and support for clients around obtaining housing - realistic expectations of wait times, realistic expectations of housing options within budget, benefits and challenges of living with others, remaining hopeful, addressing fears/ambivalence of being housed, addressing unhealthy coping skills/street behavior that could disrupt housing, tenant obligations, conflict resolution preparation.

**a) Linkages:**

- Clients are triaged and assessed in accordance with Coordinated Entry System protocols (assessment tools/instruments, prioritization, documentation, etc.).
- Based on outcomes of assessment, clients are linked with housing resource centers, housing navigation services, and interim or bridge housing resources as desired and available; help individuals move from unsheltered to sheltered situations.
- Help link clients with public benefits including income supports and health insurance.
- Help link clients with appropriate health care services – primary care, behavioral health, dental, etc. – based on their expressed needs and priorities.
- Help link clients with appropriate legal resources – homeless caring court, record expungement services, probation housing resources
- Provide transportation assistance in the form of bus tickets, cab vouchers, agency vehicle with staff, and/or companion public transportation, to assist clients in making linkages to benefits and services.
- Accompany clients to appointments for benefits and services as needed.

**b) Core Housing Preparation Work**

- Address client housing histories and barriers – positive references, credit history, rental history and prior evictions, criminal history, registered sex offender status, outstanding debts, outstanding warrants. Use housing history to inform preparation work, complete early to avoid surprises.
- Get to know members or potential members of the client’s household including pets and companion animals.
- Assess for potential to reconnect with family/friends for housing.
- Assess for potential to become rehoused using housing problem solving/flexible funds and access these funds on behalf of client
- Assess the client’s financial and resource situation and potential budget for housing –

help with income and benefits acquisition, develop plan to help fund move-in costs.

### 3. REUNIFICATION PROGRAM SERVICES

Outreach provides support to homeless individuals to reunite with family and/or friends who have a safe, stable, and permanent housing available to them who live outside the City of Oakland. Outreach Workers utilize the Reunification Program Assessment tool to screen client eligibility. Staff ensures that the living arrangement is truly stable, and the funds will be used to assist the client to return to this living arrangement. Outreach staff track reunification services and report to the City on a quarterly basis.

The City receives regular quarterly data on its contracted outreach services. Program outcomes include:

- Number of unduplicated clients served
- Amount of Harm Reduction units of service provided (data source- agency log)
- Number of CES assessments completed
- Number of clients assisted to become completely document ready for housing (data source – agency log, moving to HMIS when available)
- Number of clients who exit street outreach to an indoor location. (Goal: 50%)
- Number of locations visited by outreach team each month. (data-source-agency log)

#### [Addressing the emergency shelter and transitional housing needs of homeless persons](#)

The City of Oakland funds over 1600 beds/spaces in interventions such as emergency shelters, community cabins, safe RV parking programs, and transitional housing.

**Crossroads Shelter** operated by East Oakland Community Project (EOCP), funded by ESG and CDBG remains open 365 days per year, with a maximum occupancy of 548 unduplicated individuals.

**Saint Vincent de Paul (SVDP)** serves as a large single site shelter location, open every night. The shelter is accessible to participants through a referral process from various homeless serving agencies as well as a walk-up, on first come first served basis. The shelter provides two meals per day, sleeping space and access to bathrooms/showers. The shelter has the capacity to provide limited storage for 15 people. This shelter is only open from evening to morning. SVDP maximum capacity is 100 beds.

**Winter Shelter** During the winter months EOCP expands their bed capacity by 10 cots, as does St. Mary's Center by 25 beds for seniors 55+ years of age.

**Inn At Temescal** serves homeless veterans in this facility converted from a hotel to a 21-unit housing facility for homeless veterans. This facility was acquired and rehabilitate in response

to, preparation for and prevention of COVID impacts, for homeless veterans with extremely low to low-incomes, to shelter in place during the pandemic and forward. All 21 units has mini fridges and microwaves installed and the lobby has been repurposed to a common area and shared kitchen for the residents.

**Clifton Hall** provides 20 shelter units on the second floor for families experiencing homelessness and the top two floors of the building provides 42 units of permanent housing for seniors experiencing homelessness and at high risk of contracting COVID-19.

**Community Cabins**, established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents were housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. Community Cabins serve 232 people at any one time and during COVID that capacity has been reduced to 218.

### **Supportive Housing/Transitional Housing**

Since 1994, the City of Oakland has annually received new and renewal grant awards under the HUD CoC competitive Super Notice of Funding Opportunity (NOFO) process. Current HUD CoC grants include:

- Housing Fast Support Network (HFSN)
- The Holland (The Grand)
- Matilda Cleveland Families in Transition Housing Program (MCFIT)
- Oakland Homeless Youth Housing Collaboration (OHYHC)
- North County Homeless Family Rapid Rehousing Collaborative (NCFRRHC)
- North County Homeless Youth Rapid Rehousing Collaborative (NCYRRHC)

These six HUD CoC programs provide housing and supportive services to homeless singles, families, and Transition Aged Youth (TAY) ages 18-24, to assist them in reaching self-sufficiency and obtaining stable housing.

- **Housing Fast Support Network (HFSN)**- HFSN is an interim housing program operated by Bay Area Community Services (BACS), serving single adults experiencing homelessness. It is operated out of the Henry J. Robinson Multi Service Center (HRMSC) located at 559 16th Street in Oakland. The program includes 137 beds of transitional housing as well as approximately 6 months of rapid rehousing support (housing subsidies and services) once people exit to housing.
- **The Holland (The Grand)**- an interim housing program operated by Bay Area Community Services (BACS), serving single adults experiencing homelessness. The Holland (originally

called the Grand) opened in early 2019 and services are modeled after the HFSN program. The program includes 85 beds of transitional housing as well as approximately 6 months of rapid rehousing support (housing subsidies and services) once people exit to housing.

- **Matilda Cleveland Families in Transition Housing Program (MCFIT)**- The Matilda Cleveland Families in Transition (MC-FIT) TH/RRH program serves literally home-less families with children in nine scattered-site units and 14 residential units of transitional housing, and 16 units of rapid rehousing located throughout Oakland. The TH component of the MC-FIT TH/RRH operates as an interim housing model with the primary goal to assist families experiencing homelessness in quickly securing and maintaining permanent housing. The RRH component uses the rental assistance funds to assist families in exiting the MC-FIT program more quickly by providing move-in assistance and short-term rental assistance.
- **Oakland Homeless Youth Housing Collaboration (OHYHC)**- OHYCD is comprised of three organizations and serves transition-aged youth (TAY) experiencing homelessness. The program has 31 slots available at any given time.
- **North County Homeless Family Rapid Rehousing Collaborative (NCFRRHC)** - NCFRRHC assists 38 families annually to move out of homelessness and into permanent housing. The collaborative operates as a part of the Family Front Door Northern Alameda County's coordinated entry system for family. The Family Front Door levels the playing field for families experiencing homelessness by eliminating side doors to services. Each family receives the same assessment and prioritization questions to ensure that the families with the highest levels of need are prioritized for services. Families that receive rapid rehousing assistance through NCF RRH receive assistance in securing and retaining housing, rental subsidies for between 6-12 months (on average) and supportive services. After the end of the housing subsidy, families continue to receive housing retention support for an additional six months.
- **North County Homeless Youth Rapid Rehousing Collaborative (NCYRRHC)**- The North County Homeless Youth Rapid Rehousing Collaborative (NCHYRRC) provides rapid rehousing services to 60 transition aged youth (TAY) in Northern Alameda County (Oakland, Berkeley, Emeryville, and Albany). The project provides youth with services and a rapid rehousing model that is specifically tailored to the needs of youth experiencing homelessness. The project meets an existing gap in the continuum of homeless services currently available for TAY (including youth-specific outreach, shelter, transitional housing, and permanent housing) and other TAY-specific rapid rehousing program is currently in operation in the area.

**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**

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

- Calling 211 to get a safety and crisis screening as well as a referral to a Housing Resource Center for an assessment for services.
- Drop-in to a Housing Resource Center in the zone during designated hours to complete an assessment for services.
- Complete an assessment with general or street medicine outreach teams while they are in the field/community.
- 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 mainstream 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.

As mentioned above, the City of Oakland has annually received new and renewal grant awards under the HUD CoC competitive SuperNOFO process. Current HUD CoC grants include:

- Housing Fast Support Network (HFSN)
- The Holland (The Grand)
- Matilda Cleveland Families in Transition Housing Program (MCFIT)
- Oakland Homeless Youth Housing Collaboration (OHYHC)
- North County Homeless Family Rapid Rehousing Collaborative (NCFRRHC)
- North County Homeless Youth Rapid Rehousing Collaborative (NCYRRHC)

These six HUD CoC programs provide housing and supportive services to homeless singles, families, and Transition Aged Youth (TAY) ages 18-24, to assist them in reaching self- sufficiency and obtaining stable housing. See the Supportive Housing/Transitional Housing (SH/TH) narrative in the section above for description of each SH/TH program site.

Other projects supporting this effort include:

### **Clifton Hall**

Rockridge neighborhood converted dormitory provides 63-units of deeply affordable, long- and short-term housing for Oakland seniors and families.

The facility includes 20 units of shelter and 42 units of permanent housing for seniors experiencing homelessness and at high risk of contracting COVID-19.

### **HOME ARP**

The City of Oakland is recently awarded \$11.3M HOME ARP funding to provide housing, services and shelter to individuals experiencing homelessness and other vulnerable populations. Said funds will leverage Oakland HCD SuperNOFA and HomeKey projects providing deeply affordable housing for four qualifying populations:

1. Homeless
2. At Risk of Homelessness
3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking.
4. Other Populations requiring services or housing to prevent homelessness or at greatest risk of housing instability.

### **HomeKey**

On September 9, 2021, the State of California Department of Housing & Community Development (State) issued a Notice of Funding Availability (NOFA) for the second round of its Homekey Program, making approximately \$1.45 billion in grant funding available to local public entities, including cities and counties, to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic.

On October 18, 2021, the City of Oakland Department of Housing and Community Development (DHCD), as the eligible applicant for the State's funding, issued a Homekey Request for Proposals (RFP) to solicit proposals from prequalified project sponsors as prospective joint applicants for Homekey funding with DHCD.

On December 21, 2021, the Oakland City Council approved the Coliseum Way "project" to immediately move forward as co-applicant. The State is accepting applications on a rolling basis until May 2, 2022, or until funds are exhausted, whichever occurs first. The DHCD intends to jointly submit an application with project sponsors Danco Communities and Operation Dignity as soon as possible prior to January 31, 2022.

The program funds a capitalized operating reserve in an amount up to \$4,572,041 for the Homekey project, Coliseum Way, and up to \$4,905,755 for Homekey project, Piedmont Place, and up to \$3,226,453 for Homekey project, The Phoenix, subject to clearance under the

National Environmental Policy Act (NEPA). These projects were approved in round 2 proposals submitted by the City of Oakland to the State of California Homekey Round II competition.

### **Coliseum Way**

The proposed conversion of the Inn by the Coliseum motel, located at 4801 Coliseum Way, into 36 Homekey units as permanent supportive housing (plus one manager's unit), is a joint project of Danco Communities and Operation Dignity.

All units will target people experiencing homelessness earning no more than 30 percent AMI, and at least six units will target those who are chronically homeless. Referrals to Homekey units shall be made through the Coordinated Entry System (CES) for persons who are experiencing homelessness and 24 of the units will be SROs.

Project sponsors Danco and Operation Dignity intend to create a lounge area, community kitchen, office spaces for onsite support services and property management, as well as upgrades to the grounds including a dog walk and other landscaping utilizing DHCD and Homekey funds. In addition, the existing industrial laundry room will be converted into a laundry area accessible for tenants to use free of charge. At least 12 of the larger units will be upgraded to include full kitchenettes that will include a sink, refrigerator/freezer, and a cooktop.

The sponsors are evaluating the potential of adding full kitchenettes to all units utilizing City and Homekey funds.

### **Piedmont Place**

Piedmont Place, a 45-room motel is located at 55 MacArthur Boulevard. The affordable housing unit mix includes 38 Single Room Occupancy (SROs), 5 one-bedrooms and 1 two-bedroom unit at 10% AMI and one manager unit. The property will be converted into permanent housing for people who are chronically homeless. The project joint sponsors are Memar Properties, Inc., and Bay Area Community Services (BACS).

The property consists of two buildings that include 44 proposed affordable units and one manager's unit, five of which have full kitchens and all other remaining units are equipped with full bathrooms, a microwave, cooktop and refrigerator but without a separate sink for food preparation. The property is located between the Uptown and Piedmont Avenue neighborhoods, with immediate access to these neighborhoods' food, shopping, transportation, parks, and medical resources. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022. BACS will provide comprehensive, wrap-around supportive services on site. The property is in excellent condition, and project sponsors are eager to engage with the community in preparation for this project.

### **The Phoenix**

The Phoenix will be located at 801 Pine Street in the West Oakland Prescott neighborhood and will be comprised of 101 total newly constructed modular units, with 52 Homekey units targeting persons who are chronically homeless. Referrals to Homekey units shall be made through the local Coordinated Entry System (CES) for persons who are experiencing homelessness. The remainders of the units are designated for 50% and 60% AMI households. The affordable housing unit mix includes 82 studios, 3 one-bedroom, 15 two-bedroom units and 1 manager unit that range from 10% - 60% AMI.

The Phoenix will also include a 7,000 square foot community building which will be home to a robust resident services program. The Phoenix is proposed to be constructed from Factory\_OS manufactured modules that will be installed more expeditiously than is typically possible for new construction projects. The Phoenix is fully entitled, in the building permitting process, and is scheduled to be ready for occupancy at the end of 2022.

The Phoenix is an integral part of a 316-unit mixed-income, mixed-use master plan. The entire master-planned site is approximately 4.65 acres in size; the Phoenix affordable site is 0.90 acres of that total, and will be owned by the applicant team, East Bay Asian Local Development Corporation (EBALDC) and Allied Housing / Abode. The site is currently vacant except for a concrete slab, with no structures or occupants. The master developer, Holliday Development, will construct the project and EBALDC / Allied Housing will acquire the “project” fully completed and ready for occupancy. The Phoenix has already secured funding through DHCD’s 2020 New Construction NOFA that can be counted towards the Homekey match requirements. The Phoenix also has secured capital and operating funds through the Housing for a Healthy California (HHC) Program funds.

### **Oakland Housing Authority**

The Sponsor Based Housing Assistance Program serves families in partnership with the City of Oakland’s Department of Human Services and the Oakland PATH Rehousing Initiative through the Sponsor-Based Housing Assistance Program (SBHAP) 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-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 an HCV at OHA’s discretion.

The Building Bridges – Transitional Housing Plus (THP+) program awards funding resulting in a contract with a county approved service provider 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.

Description

OHA will partner with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to 23 families through a new local housing assistance pilot program. The program will provide a coordinated exit for families with children out of Project Roomkey interim housing into more long-term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI to provide resident community services and property management. The program will have a tiered tenant rent structure based on Area Median Income (AMI). The AMI categories for program participant rents are as follows with all families being at least at 50% AMI or below:

AMI Range	Flat Rent Amount **
· 0% - 5%	\$50
· 6%-10%	\$100
· 11%-19%	\$200
· 20%-39%	\$300
· 40%-50%	\$400

\*\* Subject to change based on Utility Allowance review (will not exceed 30% of participant income)

Program participants will pay a flat rent based on AMI income category and sign an annual lease. Participants will be re-certified for AMI status bi-annually. Supportive services and case management will be provided by HCSA and Housing Consortium of the East Bay (HCEB). OHA plans to continue the program for a minimum of 15 years with an option to extend for 5 years, provided funding availability. OHA projects the costs to provide rental assistance for 15 years to 23 households to be \$9,279,000. If the program is extended another 5 years, the projected overall costs are \$12,372,000. Initial funding will be provided by CARES Act and MTW funds and subsequent years will be funded through MTW single fund flexibility.

Initially, vacant units will be occupied by eligible Project Roomkey households and subsequently by Oakland families with children under 18 using the County’s coordinated assessment and entry system that prioritizes eligible tenants based on criteria other than “first-come-first-

serve”, including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services.

The range of services that the County will offer include but are not limited to:

1. General services including outreach, goal planning, information, and referral, case management, living skills assistance, coordination of services, conflict resolution, housing retention skills development and eviction prevention;
2. Benefits/money management assistance including assistance applying for public benefit programs, referrals for payee services, credit counseling referrals, civil legal assistance linkages, and assistance with budgeting and establishing bank accounts;
3. Integrated, co-occurring treatment resources that include individualized assessment and treatment planning and coordinated care for physical health/medical, mental health, and substance use conditions;
4. Linkages and coordination with primary care and medical providers, health education, HIV/AIDS care and referrals;
5. Mental health services including individual assessment and counseling, group counseling, psychiatric care and referrals, referrals and advocacy;
6. Substance use/abuse services including individual assessment and counseling, group counseling, referrals to treatment programs and ongoing support;
7. Employment/vocational/educational training, on and off-site training, educational opportunities, financial assistance for work training at education, and work opportunities connected with the services program; and
8. Community building/social activities including peer support, outings and field trips, organizing/political activities, consumer/tenant involvement opportunities and support;
9. Adequate and convenient transportation to off-site services
10. Utilization of services is voluntary for participants of the pilot program.

**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.**

**Homeless Prevention Pilot Program :**

provides emergency financial assistance, care coordination with wrap around services to services to Oakland residents. The pilot advances racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness for the provision of services that may include, but not limited to

flexible financial assistance, wrap-around services for removing barriers to accessing housing including legal support and financial stability services, and outreach and referral

**Emergency Rental Assistance Program:**

ERAP born out of Keep Oakland Housed, is a COVID-19 renter relief program that provides assistance to support eligible tenants impacted by or during COVID-19, directly or indirectly with rental arrears and rent payments to keep individual and families avoid becoming homeless, especially Oakland renters with incomes of 30% or lower AMI, those most vulnerable of becoming homeless. City of Oakland seeks funding and resources to maintain necessary services and assistance post pandemic to support housing stability, housing related legal assistance and emergency rental assistance.

**Fair Chance Ordinance:**

Prohibits rental housing providers in Oakland from advertising that applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may screen only when required to under federal or state law.

**Rent Adjustment Program**

Promotes community stability, healthy housing, and diversity for Oakland residents, while preventing illegal rent increases and evictions, and ensuring a fair return for property owners. The Rent Adjustment Program Ordinance (OMC Chapter 8.22) in 1980. This ordinance sets the maximum annual rent increase based on the annual Consumer Price Index (CPI) increase and handles rent adjustments for claims of decreases in housing services and handles other rent-related matters. The purpose of this program is to foster fair housing for a diverse population of renters and enforce the Rent Adjustment Ordinance set out by the City of Oakland.

**CoC Supportive Housing Program**

City of Oakland Community Housing Services Discharge Planning is vital to eliminate and/or shorten periods of homelessness for those who are homeless and discharged from institutions, such as jails, prisons, or hospitals or have aged-out of the foster-care system. As part of the CoC's System Coordination Committee, community stakeholders are working to address the complexities of timing, availability of options, and admission criteria in order to develop alternatives to discharging people into homelessness.

**OHA**

**Parents and Children Together (PACT)**

This program uses partnerships with the Alameda County Sherriff's Office (ACSO) and other program providers, to facilitate the development of local, non-traditional housing programs like the Maximizing Opportunities for Mothers to Succeed (MOMS) initiative. This program offers service-enriched transitional housing support to formerly incarcerated mothers seeking to reunite with their children and deter recidivism. The Dads Acquiring and Developing Skills (DADS)

program serves fathers exiting minimum security incarceration seeking to reunite with their children and families. Currently, ACSO refers MOMS and DADS program participants to OHA for housing. OHA has implemented the Parents and Children Together (PACT) program to provide transitional service enriched housing to both populations and families referred by other vetted service providers. In addition to the housing subsidy, the PACT program offers customized adult, family and youth case management, group counseling services, family activities and educational and employment development assistance to all participants as a condition for participation in the program.

PACT participants that are referred through ASCO, apply and are screened while in custody at the Santa Rita jail and once accepted they complete a needs assessment and intake processing. Participants complete an 8-week gender specific educational component while in custody and create an Individual Action Plan (IAP) tailored to meet the needs of each participant. Once housed at the PACT site, case managers work with participants to complete their IAP using various supportive services for the participants and their children.

The Alameda County Sherriff's Office (ACSO) provides MOMs and DADs applicants to OHA through direct referral. Following ACSO program standards, ACSO staff selects and refer to OHA those ACSO MOMs and DADs candidates who qualify for minimally supervised transitional housing after completion of a 6–8-week multi-faceted program while in custody including an Individual Case Management Plan (ICM). ACSO referred “applicants” are then screened by OHA Eligibility according to HUD program requirements. ACSO MOMs and DADs applicants who meet HUD program requirements are offered a unit at the 18-month OHA PACT Housing program site. Those selected for the OHA Housing Component remain in the ACSO Transitional Case Management Program for 18 months, during which they must comply with the PBV Housing Lease or defined PACT program participant requirements as well as their ICM. OHA plans to continue to strive to fill the 18-unit site designated for the program, but this is dependent upon qualified referrals from the ASCO.

The Authority, along with the primary program partners Alameda County Sheriff's Office (ACSO) and the Alameda County Behavioral Health Care Services (ACBHS) Department will continue to facilitate a strategic planning process resulting in several program improvements. Planned additions to the current program structure include a sober living agreement, an alumni participation agreement, stronger coordination of multi-agency intervention for lease non-compliance and additional on-site program activities to enhance parent/child engagement and workforce development for older youth and adults.

OHA plans to explore partnerships with additional providers that specialize in re-entry and other hard to house populations to provide direct referrals and supportive services into the existing PACT program. The program design will remain the same in terms of requirements and length of stay in transitional housing. Additionally, OHA will offer PACT program graduates housing within Section 8 or Section 9 housing depending upon voucher and unit availability.

## **Discussion**

**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 payments	100
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	74
Units provided in transitional short-term housing facilities development, leased, or operated with HOPWA funds	85
Total	259

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

### **Introduction:**

To address Oakland’s ongoing housing crisis, key strategies should focus on closing the gap between market-rate and affordable housing production by prioritizing the preservation of existing housing and developing high-quality and abundant affordable housing for those of the greatest need, including Black, Indigenous, and other People of Color (BIPOC) households.

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA, whereas the City only permitted one affordable housing unit for every eight above-moderate income units. This highlights the need for a concerted effort to increase production of homes that are affordable to very low-, low-, and moderate-income households. While adding housing at every income level can help reduce market competition for existing homes, a primary driver in displacement and homelessness, Oakland also needs more deeply affordable housing. Oakland especially needs housing affordable to extremely-low-income residents and housing that remains permanently affordable. One of the key objectives in expanding affordable housing opportunities and producing more affordable housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections towards historically disinvested neighborhoods.

As California’s housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland’s increased housing needs. This includes alternative housing models that have the benefit of being more affordable and can meet a wider range of community needs, incomes, and lifestyles, including single room occupancy (SRO) programs; efficiency units (where the kitchen/dining area is segmented off from a combination sleeping/living area); micro units (units usually less than 250 square feet); and co-housing (private homes clustered around shared space). The City is encouraging these models: recent examples include Oakland’s 2018 Residential Hotels Ordinance, the “Nook” microunit project built in 2016, and completion of co-housing project Phoenix Commons in 2016. Recognizing the limited resources that staff already operate with, the City will welcome models that are community based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland’s affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability

### **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**

Through its Housing Element Update, the City has adopted, five specific goals with associated programs that are priorities for the City of Oakland.

1. Protect Oakland Residents from Displacement and Prevent Homelessness

2. Preserve and Improve Existing Housing Stock
3. **Close the Gap Between Affordable & Market Rate Housing Production by Expanding Affordable Housing Opportunities.**
4. Address Homelessness and Expend Resources for the Unhoused.
5. Promote Neighborhood Stability and Health.

Through Goal #3 of the Oakland Housing Element, this goal facilitates the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, the Housing Element provides a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. The Housing Element locates new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and removes constraints to affordable housing development.

Goal 3 of the Housing Element is broken down in the following Actions:

1. Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely low-income residents;
2. Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/ rowhouses, and ADUs;
3. Action 3.2.2: Promote and protect live/work housing and housing for artists;
4. Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock;
5. Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs
6. Action 3.2.5: Reduce constraints to the development of ADUs;
7. Action 3.2.6: Monitor Affordability of Permitted ADUs;
8. Action 3.2.7: Proactive Short-Term Rental Enforcement;
9. 3.1: Sale or ground-lease of City owned property for affordable housing;
10. Action 3.3.2: Expansion of Section 8 vouchers;
11. Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land;
12. Action 3.3.5: Implement an affordable housing overlay;
13. Action 3.3.6: Access to low-cost financing for development;
14. Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement;
15. Action 3.3.8: Right-sized development fees on market-rate developments;
16. Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.
17. Action 3.3.10: Citywide Enhanced Infrastructure Financing District (EIFD);
18. Action 3.3.11: Support innovations by design;
19. Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program;

20. Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development;
21. Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/ equity funds for small sites to support site acquisitions for affordable housing
22. Action 3.3.15: Continue and expand density bonus incentives;
23. Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund
24. Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers;
25. Action 3.3.18: Implement affordable housing investments contained in Measure U
26. Action 3.3.19: Sites Inventory, Pipeline Projects, and Fair Housing Accomplishments Tracking Program
27. Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements;
28. Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update;
29. Action 3.4.3: Revise Conditional Use Permit (CUP) requirements;
30. Action 3.4.4: Revise citywide parking standards;
31. Action 3.4.5: Revise open space requirements;
32. Action 3.4.6: Correct zoning district boundaries that cut through parcels
33. Action 3.4.7: Capture the diversity of existing built fabric in zoning
34. Action 3.4.8: Implement objective design standards
35. Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units;
36. Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right;
37. Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing;
38. Action 3.5.1: Support community land trusts and other shared equity models;
39. Action 3.5.2: Support housing cooperatives, co-living, and cohousing models
40. Action 3.5.3: Advocate for statewide legislation on social housing;
41. Action: 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households;
42. Action: 3.5.5: Study Feasibility of Single-Stair Residential Buildings
43. Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders
44. Action 3.6.2: Provide increased flexibility in development standards.
45. Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.
46. Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.
47. Action 3.6.5: Continue one-stop and online permitting services

48. Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.
49. Action 3.7.2: Provide housing for persons with HIV/AIDS
50. Action 3.7.3: Accessible units in new housing developments
51. Action 3.7.4: Implement the sponsor-based Housing Assistance Program.
52. Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes
53. Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right
54. Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act.
55. Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right.
56. Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).
57. Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations
58. Action 3.8.3: Tax vacant residential rental units.
59. Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts
60. Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

See Oakland's State HCD approved [Housing Element](#) for details.

Goals and attached policies listed below are part of the City of Oakland Housing Element Plan for years 2015-2023.

For more information on each goal below as it pertains to actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, please go to:

<https://staging.oaklandca.dev/topics/read-the-housing-element>

## **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**

Actions planned to address obstacles to meeting underserved needs includes but is not limited to coordinated efforts in increasing the City of Oakland’s access to Federal, State and local fund resources to address obstacles of meeting undeserved needs and to plan and implement actions and programs with a data-driven race and equity focus.

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, including in a range of indicators related to housing access and affordability. With demographic data from the U.S. Census American Community Survey (ACS), the City is 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.

It is our goal to:

1. Eliminate systematic causes of racial disparities in City government
2. Promote inclusion and full participation for all residents of Oakland; and
3. Reduce race-based disparities in our communities.

### **Actions planned to foster and maintain affordable housing**

In 2023 the City of Oakland updated it’s Housing & Community Development (HCD) Strategic Action Plan<sup>6</sup>, to better align City policy, resources and programs, deepening Oakland Production Protection and Preservation activities while laying the groundwork to support a significant infusion of new capital to support the creation of affordable housing commensurate with the need.

As framed in the City's HCD Strategic Plan [HCD-2023-2027-Strategic-Action-Plan.pdf \(cao-94612.s3.amazonaws.com\)](https://www.amazonaws.com), Oakland HCD offers four Notices of Funding Availability (NOFA) programs to administer its affordable housing funds.

---

<sup>6</sup> [https://www.icloud.com/iclouddrive/04dRJH5ey2nLq3wLkrJEY\\_40Q#HCD.final](https://www.icloud.com/iclouddrive/04dRJH5ey2nLq3wLkrJEY_40Q#HCD.final)

1. New construction of affordable housing;
2. Acquisition and Conversion to Affordable Housing (ACAH);
3. Homekey for the conversion of hotels and motels into homeless-serving housing; and
4. Preservation/rehabilitation of buildings within the City's existing portfolio

Oakland HCD staff also administer additional efforts, such as the low- and moderate-income owner-occupied rehabilitation and mortgage assistance programs, based on funding availability. To ensure its programs achieve sufficient impact toward housing Oaklanders and reducing racial disparities in housing, Oakland HCD offers the equity-centered capital investment framework to administer affordable housing funds.

As Oakland's housing stock ages and rental prices continue to increase, ensuring long-term building health and affordability is a key anti-displacement strategy. Thus, Oakland HCD next aims to ensure funding for preservation projects through both the ACAH program and rehabilitation of buildings in the City's existing portfolio.

Lastly, Oakland HCD recognizes the need for first-time homebuyer/mortgage assistance support to bolster the City's existing program and increase wealth-building opportunities for Oaklanders. There is also a need to support low- and moderate-income homeowners with property rehabilitation needs including accessibility improvements, lead abatement, and more.

Using the Equity-Centered Capital Investment Framework above, HCD's 2023-2027 SAP projects the potential number of affordable units to be developed over the next four years. The table below bases projections on Measure U bond dollars, recurring local/City capital funds, and the availability of operating subsidies from multiple combined sources. Funding Sources and

## Unit Projections, 2023 through 2027.

### Funding Sources and Unit Projections, 2023 through 2027

Program Type	Measure U Funding	Local Capital Dollars	Local Operating Subsidy	Total Funding	%of Total	Number of Units
<b>Permanent Homeless Units</b> (0-30% AMI)	\$110,957,282	\$10,000,000	\$67,073,747	\$188,900,325	39%	806
<b>Low-Income Units</b> (30-80% AMI)	\$149,650,000	\$28,760,093	\$0	\$178,410,093	37%	1,189
Preservation via <b>Acquisition/Conversion</b>	\$46,550,000	\$22,390,000	\$0	\$68,940,000	14%	230
Preservation of <b>Existing City Portfolio</b>	\$25,342,718	\$10,000,000	\$0	\$35,342,718	7%	527
<b>Other Housing Programs**</b>	\$0	\$9,000,000	\$0	\$9,000,000	2%	0
<b>Totals</b>	<b>\$332,500,000</b>	<b>\$80,150,093</b>	<b>\$67,943,043</b>	<b>\$480,593,136</b>	<b>100%</b>	<b>2,752</b>

*\*\*Including site maintenance, emergency repairs, tax-defaulted property acquisition, etc.*

*† 5% of Measure U dollars are reserved for administrative costs, for an available total of \$332.5 million*

The above projections assume similar operating subsidy availability as in recent years; the exact figure available is likely to change annually. Thus, the ratio of permanent homeless units and other low-income units developable is to be determined. Oakland HCD will work with its partners to right-size these figures each year and will update its projections accordingly.

### Actions planned to reduce lead-based paint hazards

The City of Oakland’s Housing Rehabilitation Programs incorporate lead-safety measures guided by Federal Rules. The City also partners with the Alameda County Community Development Agency’s Healthy Homes Department (ACHHD) whose Partnerships for Affordable Lead-Safe Housing Program will address lead-based paint (LBP) hazards and increase access to housing without LBP hazards.

The Program will address lead paint hazards for up to 140 pre-1978 units in Alameda County that house low-income families, most with children under six, in lead-safe environments. Over 90 of these units are projected to be in Oakland.

Funded by a combination of HUD and local funds, this program will also strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles through presentations and training of contractors, agency staff, and community members. The ACHHD maintains a Lead-Safe Housing Listing at [www.achhd.org](http://www.achhd.org) that informs the renting community of housing units that have been made safe from LBP hazards. Oakland is one of four cities that participates with the County by providing funding for lead safety education and outreach to property owners.

This program, administered by the ACHHD, provides 139 property owner consultations, training, and other educational services to promote lead safe property maintenance and repair. ACHHD will carry out focused outreach to high-risk low-income families with young children through partners including City housing, code enforcement, housing assistance, and other departments along with community-based organizations serving Oakland residents.

Housing Rehabilitation: The City's residential rehabilitation loan programs have included LBP hazard education within the initial phase of the loan application process, since 1992. The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours training in identification, testing and available remediation methodologies for lead paint hazards and must obtain California Department of Public Health Lead Supervisor Certification.

Also, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices. Rehabilitation Advisors as part of project monitoring also verify compliance with Lead safe practices. All Home Maintenance Improvement Program projects receive a lead hazard risk assessment and rehabilitation work must pass lead hazard clearance upon completion. 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 focus on 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 (EWD) 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 And Engagement (*formerly Community Development Block Grant and Housing Resource Center.*)
- (2) Housing Development (includes Homeownership Programs),
- (3) Rent Adjustment Program,
- (4) Residential Lending and Rehabilitation Services,
- (5) Economic and Development, *and*
- (5) 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 protection, preservation, production, 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**

The City of Oakland HCD conducts ongoing community engagement and stakeholder outreach on and consistent basis to help guide its strategic priorities, coordinate programs, and ensure its program activities reflect the needs of the most vulnerable populations in Oakland. Input from public and private housing, and social service stakeholders will be incorporated into plans and applications for funding.

The City of Oakland has been and will continue to be strategic and intentional in coordinating internally through interdepartmental work and planning as it relates to development of housing needs and community development needs of Oakland.

Coordination between public and private housing, and social service agencies will be enhanced through the following:

1. **Ongoing Small Groups** - HCD- convened small group meetings, interview, and one-on - ones with diverse stakeholders internal and external to the City.
2. **Ongoing Community Needs Assessment:** In this phase, the City of Oakland will meet with stakeholders to better understand community needs and the factors that pose the greatest risk to homeless and others most vulnerable to housing instability. This phase will be vital in setting the priorities and funding activities for the City of Oakland’s strategic plans addressing affordable housing, homeless solutions, economic development, public facilities/infrastructure improvements, neighborhood stabilization and other community developments services and activities.
3. **Annual and Consolidated Plans:** These meetings include a review of data including Alameda County Point in Time Homeless Counts 2022, City of Oakland Department of Human Services Permanent Access To Housing (PATH) framework, Every- one Home Continuum of Care Plan, etc. The process includes townhall style meetings, dozens of small group meetings with presentations, discussion and comments from residents and stakeholders on the 2023/24 Annual Action Plan, the upcoming Five-Year Consolidated Plan for fiscal years (fy) 2025/26-2029/30, Housing Element, General Plan, future HCD Strategic Action Plans and Oakland PATH Strategy to end homelessness.
4. **Grant-Specific-consultation** with City Departments, social services agencies, private and public housing for specific Federal and Non-Federal funding applications.
5. **Coordinated Funding Applications** through the Alameda County Continuum of Care (CoC) for Supportive Housing Program-eligible activities.
6. **EveryOne Home (CoC) Collaborative** efforts to develop strategies to address homeless issues by County and participating local jurisdictions.
7. **Collaborating and Bringing private** developers and social service agencies together through the deployment of public bond funding to develop new housing units dedicated to serving homeless persons
8. **Alameda County Coordinated Entry System**, an approach to coordinate and manage the Housing Crisis Response System’s resources to enable providers to make equity-consistent decisions to best connect people experiencing homelessness to interventions to end their homelessness based on available information and resources.

**Discussion:**

## Program Specific Requirements

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

#### Introduction:

\$850,000 in CDBG Revolving Loan Fund/Program Income (RLF/PI) is expected to be received from loan repayments and loan fees from the City’s Residential Lending/Rehabilitation Programs. If the RLF/PI proceeds from loan payments and loan fees exceed the anticipated \$850,000, the funds received in excess of the \$850,000 will be used to support CDBG-eligible housing activities and other activities eligible under the CDBG program.

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

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
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	\$850,000
<b>Total Program Income</b>	<b>\$850,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	70%
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.	

**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:

- Measure U Bond funds
- 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) Affordable Housing Impact Fee)
- City of Oakland Affordable Housing Bond Funds and Excess Redevelopment Bond Funds
- State Funding Programs: California Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities Program Funds, California Housing Accelerator Funds, California Housing and Community Development Department's Multi-Family Housing Program and Supportive Housing Multi-family Housing Program, TOD, IIG, NPLH
- Federal Home Loan Bank of San Francisco Affordable Housing Program,
- 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)**

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

**1. Include written standards for providing ESG assistance (may include as attachment).**

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-twelve months or less duration;
- 2) Adults or family households able to be rehoused rapidly with an ongoing subsidy from another source anticipated within six to twelve 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 those 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.

**2. 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:

- 3) 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 mainstream 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 has been overseen by a System Coordination committee (SCC) since its inception in 2017 and has recently transitioned to a management entity, the County Health Department Office of Homeless Care and Coordination.

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

HEARTH ESG funds are allocated through an RFP process in support of the City of Oakland Permanent Access To Housing Strategy to address and end homelessness in Oakland.

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

The homeless participation requirement for planning and funding decisions is met through homeless participation in the EveryOne Home (homeless count) & Home Together planning and general meetings.

Home Together 2026 Community Plan is a 5-year strategic initiative which centers racial equity and identifies the strategies, activities and resources needed to dramatically reduce homelessness in Alameda County. The Plan identifies what is needed to operate a homeless response system that has the capacity to address the needs of people experiencing homelessness and to reduce racial disparities.

The Plan details specific strategies and action steps that were informed by an extensive community input process which included participation from system leaders, homeless program participants, service providers and partners in the homelessness response system, and people with lived experience to learn what works and what doesn't work in our current homeless response system.

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.

If the City is unable to meet 24 CFR 576.405(a) requirements, the City has access to various Oakland homeless facilities, groups and homeless encampments to which the City is able to conduct outreach to the targeted populations to solicit their input on policies and funding decisions. And there are regular attendees who are homeless or previously homeless present at the City's public hearings regarding homeless policies and funding decisions and other ESG related activities. Homeless and formerly homeless in attendance (now virtually) are able to provide feedback on the homeless and/or ESG item(s) presented for consideration of the City Council, the public the ESG administering office (Community Housing Services), and other City leadership and staff.

## **5. 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. Quarterly reports are submitted to the City throughout the year. Staff performs monitoring site visits at least every other year 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 for ESG funded interventions 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; and
- 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 an additional three months during which

time they may transition off of the subsidy assistance, while continuing to receive services or if necessary, may continue to receive subsidy and services.

**Process and Criteria for Awarding Funds**

Overview: ESG funds are allocated either through a Request for Proposals (RFP) process or through grant agreement renewals (up to 2 years) for commendable performance during the prior grant performance period.

The following ranking scale is used to rank projects within specific funding categories. 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.

In order to qualify for funding, projects must meet the following minimum standards and achieve a minimum threshold score of 75 points.

- Project complies with all funding standards described in this RFP and threshold criteria above.
- Agency has performed similar services in the past and if currently funded for similar services -current project is on track to meet both service and outcome objectives or has a viable plan for improvement in place if project is not on track.
- If project is currently funded, most recent City of Oakland monitoring of project was free of findings or project has a viable plan to address any findings noted.

**Competitive Scoring Criteria - Total Available Points – 100**

Standard	Maximum Points
1. Project description addresses all required components of scope of work and presents a feasible and effective project plan, including adequate staffing and service delivery methods.	25
2. Agency can demonstrate a history of effective collaborations with a range of partners.	5
3. Basic organization and management structure provides adequate oversight of project activities.	5
4. Agency has adequate internal fiscal controls and demonstrates the ability to efficiently administer awarded funds, including having no significant unresolved audit findings. Agency can demonstrate ability to efficiently manage all aspects of HMIS data and reporting.	10

5. 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.	25
6. Agency demonstrates that proposed scope of work will address (or advance) issues of race and equity.	10
7. Proposed service and outcomes objectives are reasonable.	10
8. Budget is reasonable and cost effective and costs proposed are eligible and clearly justified.	5
9. The agency has shown the ability to maximize other leveraged funding resources	5
<b>TOTAL POINTS</b>	<b>100</b>