

CONSOLIDATED PLAN
for
Housing and Community Development

Annual Action Plan
July 1, 2009 – June 30, 2010



May 15, 2009

City of Oakland
Community and Economic Development Agency

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I. Executive Summary of Action Plan

A. Proposed Objectives and Outcomes

The City of Oakland proposes to use 2009-2010 HOME, HOPWA, CDBG and ESG Grant Funds to fund activities to accomplish the following objectives and outcomes. The activities are described in more detail in Table 7, beginning on page 113. Each activity includes information about the specific objective and intended outcome for that activity.

- Fourteen activities will provide accessibility for the purpose of creating suitable living environments.
- One activity will provide accessibility for the purpose of providing decent affordable housing.
- Five activities will provide accessibility for the purpose of creating economic opportunities.
- One activity will provide affordability for the purpose of providing decent affordable housing.
- Twenty-eight activities will provide sustainability for the purpose of creating suitable living environments.
- Eleven activities will provide sustainability for the purpose of providing decent affordable housing.
- Three activities will provide sustainability for the purpose of creating economic opportunities.

B. Evaluation of Past Performance

The City was successful in addressing the majority of the goals and objectives addressed in the FY 2008-2009 Annual Action Plan. The City continues to work to improve the delivery of the restructured Citizen Participation and Evaluation process.

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

The City's HOME Program was monitored by HUD program staff in August, 2008. In October, 2008, HUD provided the City with a final monitoring results letter in which it commended the City for the quality of its program. In particular HUD identified the City's rental housing development program as "exceptional and a Best Practice."

ESG funded activities and activities supported by other match funding sources provided services, maintenance, and operating support for shelters, hotel/motel vouchers, rental assistance, eviction prevention, legal assistance, case management, food services and other supportive services. In addition, homeless clients were assisted in obtaining transitional housing and permanent housing.

Within the Oakland EMSA, HOPWA funds are used to provide information and referral for HIV/AIDS services and housing. Funds will be used to maintain the capacity of existing housing and support services as well as support property acquisitions, rehabilitation, and construction of new units dedicated to persons living with HIV/AIDS and their families.

C. FY 2009-2010 Grant Funds and Uses

The City expects to receive funds under five formula grant programs, and will allocate them as follows:

| | |
|---|--------------------|
| <i>Community Development Block Grant (CDBG)</i> | \$8,326,488 |
| <i>CDBG Program Income</i> | 670,480 |
| Housing | 3,327,160 |
| Homeless Services | 225,000 |
| Economic Development | 1,093,980 |
| District Programs | 1,700,000 |
| Program Planning & Coordination (including Fair Housing) | 1,750,828 |
| Section 108 Loan Repayments | 900,000 |
| | |
| <i>HOME Investment Partnership Program</i> | \$4,774,825 |
| Housing Development | \$4,297,343 |
| Program Administration/Monitoring | \$477,482 |
| | |
| <i>Emergency Shelter Grant (ESG)</i> | \$370,723 |
| Homeless Services under the City's Permanent Access to Housing (PATH) Strategy | \$352,187 |
| Program Administration/Monitoring | \$18,536 |

Housing Opportunities for Persons with AIDS (HOPWA) **\$2,038,921¹**

| | |
|-------------------------|--------------------------|
| Alameda County | \$1,487,386 ² |
| Contra Costa County | \$490,367 |
| Planning/Administration | \$61,168 |

Specific uses of HOPWA funds will be based on previously adopted AIDS Housing Plans in each county and the Alameda County EveryOne Home Plan.³

D. Planned Actions to Address Identified Needs and Priorities

The Consolidated Plan identifies a number of priorities to address the City's needs for housing and community development. This Annual Action Plan for July 1, 2009 through June 30, 2010 describes the City's plan of action for the fifth year covered by the Consolidated Plan for July 1, 2005 through June 30, 2010. The goals of this Plan are consistent with the Five Year Strategy and reflect the goals of the City Council.

1. Housing

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

2. Homelessness

- Reduction of Homelessness
- Elimination of Chronic Homelessness
- Prevention of Homelessness

3. Economic Development

- Provide business financing, technical assistance, and entrepreneurial skill development

¹ Estimated award amount.

² Alameda County and Contra Costa County allocations will be based on updated (July 2009) AIDS epidemiology reports for each region.

³ Alameda County-Wide Homeless Continuum of Care Plan – 1997.

- Provide Commercial Façade Improvement Loans, site/project development assistance, public improvements, merchant association assistance, and technical assistance for fifteen neighborhood commercial districts,
- Conduct job fairs and coordinate with local job training agencies to insure that Oakland residents are trained and ready to take advantage of economic development job opportunities
- Provide environmental information, and technical assistance to assist in the cleanup and reuse of toxic sites.

4. District Programs

- The City will work with the Community Development District Boards to allocate funding to organizations that provide services that address the highest need.
- The City will also coordinate with other agencies such as Alameda County, etc., that also provide services to the populations identified as having the highest need.

5. Other CDBG-Funded Activities

- Training for boards of directors of community based nonprofits
- Program administration and monitoring
- Funding to support fair housing agencies

The table on the following page describes the City's goals for housing and homeless activities in FY 2009-2010.

Table 1
Five-Year and One-Year Goals for Housing and Homelessness

| Housing and Homelessness Program Goal | 5-Year Goal (July 2005 – June 2010) | 1- Year Goal (FY 2009-2010) |
|--|---|--|
| Expansion of the Supply of Affordable Rental Housing Rental Housing New Construction: Units Built | 805 Units Built or Underway | 148 |
| Preservation of the Supply of Affordable Rental Housing Rental Housing Preservation: Units Built Public Housing Reconstruction: Units Built | 400 Units Built or Underway | 259 0 |
| Expansion of the Supply of Affordable Ownership Housing Ownership Housing Construction: Units Built | 105 Units Built or Underway | 21 |
| Expansion of Ownership Opportunities for First-Time Homebuyers Mortgage and Downpayment Assistance Housing Counseling Mortgage Credit Certificates | 565 Households Prepare Residents 100 Households | 50 400 |
| Improvement of Existing Housing Stock Owner-Occupied Housing Rehabilitation: Units Completed | 1,440 Housing Units | 183 |
| Provision of Rental Assistance for Extremely Low Income and Low Income Families Tenant Based Rental Assistance | Maintain Current Level of Assistance | |
| Provision of Supportive Housing for Seniors and Persons with Special Needs Housing Development: Units Built Access Improvement: Units Completed | 400 Units Built or Underway 40 Housing Units | 140 8 |

| Housing and Homelessness Program Goal | 5-Year Goal (July 2005 – June 2010) | 1- Year Goal (FY 2009-2010) |
|---|--|--|
| Removal of Impediments to Fair Housing | | |
| Referral, Information, and Counseling to Residents w/Disabilities | 500 Households | 500 |
| Referral, Information, and Counseling to Residents | 2,500 Households | 5000 |
| Discrimination Education and Investigation | 100 Households | 200 |
| Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness | | |
| Outreach and Information Referral | | |
| Homeless Mobile Outreach Program | 5,000 People | 1,000 |
| Health Care for Homeless | 500 People | 0 |
| Other Outreach Services | 1,225 People | 500 |
| Information and Referral Services | 4,000 People | 800 |
| Emergency Shelters and Services | | |
| Existing Year-Round Emergency Shelter System | 9,000 People | 680 |
| Winter Shelter | 6,000 People | 250 |
| Emergency Shelter Hotel/Motel Voucher Program | 2,200 People | 100 |
| Transitional Housing | | |
| Existing Transitional Housing Facilities | 750 Families | 106 |
| Transitional Housing Jobs Campus at Oakland Army Base | | - |
| Supportive Services Program | | |
| Homeless Prevention | | |
| Rental Assistance | 1,000 Individuals/Families | 81 |
| Eviction Prevention | 1,000 Individuals/Families | |
| Legal Assistance | 1,200 Cases | 500 |
| Housing Counseling | 1,700 Cases | 100 |
| Tenant Education Program | 550 Cases | 100 |
| Linked HIV/AIDS | | |
| Service-Rich Housing for PLWA and Families | 55 People | 9 |
| Services and Referral | 3,000 People | 200 |
| Permanent Housing | 300 Units of Housing | 190 |

E. Description and Organization of the Annual Action Plan

The introductory section of the Action Plan consists of the Executive Summary and five Standard Forms 424 (Applications for Federal Assistance - one for each of the five formula grant programs covered by this Plan).

Section II, "Resources," describes Federal and non-Federal resources that are reasonably expected to be made available during the program year to address the needs identified in the Plan. This discussion includes only funds newly available, and does not include any funds carried over from prior years. Also included in Section II is a discussion of how Federal funds will leverage other resources, and a description of how matching requirements of the HUD programs will be satisfied.

Section III, "Strategy Implementation," is the principal component of the City's Action Plan for 2009-2010, and is divided into seven subsections.

Subsection A provides a cross-reference to locations of information both within Section II and elsewhere in the Action Plan where information about proposed Federally-funded activities may be found.

Subsection B is a narrative discussion that details the types of actions to be undertaken to address the City's priorities for non-housing community development activities. These activities include economic development and neighborhood improvement/public service services programs. Economic Development programs are intended to retain and create jobs. District Programs provide direct services to residents in Oakland's low-and moderate-income neighborhoods. Services include: child care, tutorial services, hunger services, drug abuse prevention for youth, legal services, among others. Most of these services are funded under the Community Development Block Grant (CDBG) Program, although other grants and private dollars also complement these funds.

Subsections C and D describe the actions that will be undertaken to address the housing priorities identified in the Strategic Plan, including Fair Housing, Affordable Housing, and Continuum of Care activities to address emergency shelter and transitional housing needs of homeless persons, assist the homeless in making the transition to permanent housing and independent living, and prevent at-risk households from becoming homeless. This subsection also includes activities to assist non-homeless persons with special needs. The tables in Section C (Affordable Housing) are organized according to the priorities established in the Five Year Strategy. For each priority, there is a table which describes the category of residents to be assisted, the types of activities to be carried out, the programs and resources that will be used, and specific goals for the year.

It should be noted that many of the activities described in Sections C and D are continuing activities that were first funded in previous years, and that many of these activities are being carried out with funds other than the five formula grants (CDBG, HOME, ADDI, HOPWA, ESG) covered by the Consolidated Plan. However, they are included in the Action Plan

because their inclusion provides a more complete picture of the entire scope of the City's efforts to address its housing and homeless needs.

Subsection E is a description of the geographic areas served by the projects and activities described in this Action Plan. Included in this section are maps showing the locations of activities proposed for Federal grant funding in FY 2009-2010. Also provided is a list of the various entities responsible for the delivery and management of housing and community development programs in the City.

Subsection F, entitled "Other Actions," details (1) a variety of activities intended to address public policies that constitute barriers to affordable housing, (2) steps to improve the institutional delivery structure for affordable housing, (3) proposed actions to improve the management, operation and living environment of public housing, (4) actions to foster greater resident participation in public housing management and opportunities for homeownership, (5) plans to evaluate and reduce lead-based paint hazards in housing, (6) proposed efforts to reduce the number of poverty level families, and (7) how activities are monitored for compliance with all applicable requirements.

Subsection G describes the citizen participation process and includes a summary of all public comments received during the required 30-day public comment period.

Section IV includes program-specific information required by HUD for the CDBG, HOME, ADDI, HOPWA and ESG Programs.

Section V consists of summary tables and detailed information on the proposed uses of Federal grant funds. Specific recipients, funding amounts and Objectives are all outlined here.

Section VI contains the certifications required by HUD as part of the grant application process.

F. Applications for Federal Assistance (HUD Form 424)

Insert Form 424 for CDBG on this page (page 1 of 4)

Insert Form 424 for HOME on this page (page 2 of 4)

Insert Form 424 for ESG on this page (page 3 of 4)

Insert Form 424 for HOPWA on this page (page 4 of 4)

II. Resources

This section describes the federal and local resources available to fund the programs, projects and activities included in this Action Plan. It also includes information regarding the leveraging of non-Federal resources and support for other applications.

A. Federal Resources

| PROGRAM | ANTICIPATED |
|---|---|
| <p>Community Development Block Grant (CDBG) The City has received Community Development Block Grant Funds allocation in the amount of \$8,398,713 for FY 2009-2010, and also anticipates receiving program income (loan repayments) of \$670,480. Loan payments in excess of that amount will be allocated to housing rehabilitation loan programs.</p> | <p>\$9,069,103 (grant and program income)</p> |
| <p>Section 108 Loan Repayment</p> | <p>\$900,000</p> |
| <p>Housing</p> | <p>\$3,427,160</p> |
| <p><u>Housing Rehabilitation Activities</u></p> | |
| <p>Housing Rehabilitation Loan Program (incl. program delivery costs)</p> | <p>\$2,107,640</p> |
| <p>Emergency Home Repair Program</p> | <p>\$382,620</p> |
| <p>Access Improvement Grants</p> | <p>\$207,680</p> |
| <p>Lead Paint Hazard Abatement Program</p> | <p>\$215,290</p> |
| <p>Minor Home Repair</p> | <p>\$242,930</p> |
| <p><u>Other Housing Services</u></p> | |
| <p>Blighted Property Board Up and Cleanup ¹</p> | <p>150,000</p> |
| <p>Home Equity Conversion Program ²</p> | <p>21,000</p> |
| <p>Unity Council</p> | <p>100,000</p> |
| <p>Homeless Assistance</p> | <p>\$225,000</p> |
| <p>Shelter Operating Costs and Homeless Services</p> | |
| <p>Economic Development</p> | <p>\$1,093,980</p> |
| <p>Neighborhood Commercial Revitalization (NCR)</p> | <p>\$416,380</p> |
| <p>Business Development Program</p> | <p>\$195,580</p> |
| <p>Commercial Lending</p> | <p>\$240,180</p> |
| <p>National Development Council</p> | <p>\$10,000</p> |
| <p>Oakland Business Development Corporation (OBDC)</p> | <p>\$231,840</p> |
| <p>District Programs</p> | <p>\$1,700,000</p> |
| <p>Public Facilities, Economic Development and Public Services ²</p> | |
| <p>Program Planning and Coordination ³</p> | <p>\$1,650,828</p> |
| <p>Planning and Coordination</p> | <p>1,292,828</p> |
| <p>Fair Housing Activities</p> | <p>358,000</p> |
| <p>¹ These activities are included in HUD's 15% cap on public services ² Some activities are included in HUD's 15% cap on public services ³ These activities are included in HUD's 20% cap on planning and administration</p> <p>Additional details on the proposed uses of CDBG funds are in Section E.</p> | |

| PROGRAM | ANTICIPATED | | | | |
|--|--|-------------|---------------------------------------|-----------|---------------------------|
| <p>HOME</p> <p>These funds are expected to be allocated as follows:</p> <table data-bbox="300 359 1422 422"> <tr> <td data-bbox="300 359 1144 390">Housing Development (rental and ownership)</td> <td data-bbox="1144 359 1422 390">\$4,297,343</td> </tr> <tr> <td data-bbox="300 390 1144 422">Program Administration/Monitoring</td> <td data-bbox="1144 390 1422 422">\$477,482</td> </tr> </table> <p>If the City receives program income generated by repayment of first-time homebuyer loans, these funds will be allocated to support rehabilitation of owner-occupied single-family homes. Loan repayments of funds used as HOME matching funds will be used for development of affordable rental and ownership housing. On a cash basis, program income will be spent prior to drawing down any additional grant funds.</p> <p>At least 15 percent of the grant will be reserved for projects that are owned, sponsored or developed by Community Housing Development Organizations (CHDOs).</p> | Housing Development (rental and ownership) | \$4,297,343 | Program Administration/Monitoring | \$477,482 | <p>\$4,774,825</p> |
| Housing Development (rental and ownership) | \$4,297,343 | | | | |
| Program Administration/Monitoring | \$477,482 | | | | |
| <p>Emergency Shelter Grant (ESG)</p> <p>Funds are expected to be allocated as follows:</p> <table data-bbox="300 825 1422 888"> <tr> <td data-bbox="300 825 1144 856">Shelter and Homeless Services for the PATH program</td> <td data-bbox="1144 825 1422 856">\$352,187</td> </tr> <tr> <td data-bbox="300 856 1144 888">Program Administration and Monitoring</td> <td data-bbox="1144 856 1422 888">\$18,536</td> </tr> </table> | Shelter and Homeless Services for the PATH program | \$352,187 | Program Administration and Monitoring | \$18,536 | <p>\$370,723</p> |
| Shelter and Homeless Services for the PATH program | \$352,187 | | | | |
| Program Administration and Monitoring | \$18,536 | | | | |

| PROGRAM | ANTICIPATED |
|---|---|
| <p data-bbox="203 233 997 268">Housing Opportunities for Persons With AIDS (HOPWA)</p> <p data-bbox="203 300 1105 449">The City of Oakland receives funding under the Housing Opportunities for Persons With AIDS (HOPWA) Program for the Oakland Eligible Metropolitan Area (EMA), which includes both Alameda and Contra Costa Counties. The City awards funds to each county, which in turn make awards to housing and service providers. The City retains 2% of the grant to cover costs of grant administration and reporting.</p> <p data-bbox="300 485 483 512"><u>Alameda County</u></p> <p data-bbox="300 514 1102 663">For Alameda County, in FY 2009-2010, funds will be allocated pursuant to the priorities set in the Everyone Home Plan, the Alameda Countywide Homeless and Special Needs Housing Plan released in April 2006 and the 2006-2009 Oakland, California Eligible Metropolitan Area (EMA) Comprehensive HIV/AIDS Services Plan.</p> <p data-bbox="300 695 526 722"><u>Contra Costa County</u></p> <p data-bbox="300 724 1110 814">In Contra Costa County, in FY 2009-2010, HOPWA funds will be allocated also pursuant to the priorities set in the Oakland, California Eligible Metropolitan Area (EMA) Comprehensive HIV/AIDS Services Plan.</p> <p data-bbox="300 846 1114 936">Per the 2006-2009 Oakland EMA Comprehensive HIV/AIDS Services Plan, which include priorities for both the Alameda and Contra Costa Counties, HIV/AIDS priorities for the Oakland EMA include:</p> <ol data-bbox="300 968 1125 1272" style="list-style-type: none"> 1. Essential Services – Core HIV Services that all PLWA/HIV should have access including medical care, mental health, substance abuse treatment, case management, oral health care, and medications; 2. Other Health & Care Services- The wide range of medical and additional programs that address basic living needs for enhanced survival; 3. Support Services – Ancillary or wrap-around services which are necessary for the infected population to manage their illness with supportive programs; and 4. Access Services – Gateways into the system of care from a variety of HIV and non HIV services in the community <p data-bbox="300 1304 644 1331"><u>Grant Administration/Reporting</u></p> | <p data-bbox="1287 233 1414 268">2,038,921</p> <p data-bbox="1287 485 1414 512">\$1,487,386</p> <p data-bbox="1305 716 1414 743">\$490,367</p> <p data-bbox="1320 1318 1414 1346">\$61,167</p> |

| PROGRAM | ANTICIPATED |
|--|---|
| <p>Supportive Housing Programs</p> <p>The City expects to be awarded funds from the Supportive Housing Program to provide housing and services for the homeless.</p> <p><u>Matilda Cleveland Transitional Housing Program</u> Continuation of provision of transitional housing and services to families.</p> <p><u>Families In Transition/Scattered Sites Transitional Housing Program</u> Transitional housing and services to families.</p> <p><u>Homeless Families Support Network/Supportive Housing Program</u> Provides long-term housing (up to 24 months) and supportive services to the homeless. The program is designed to provide a continuum or network of services ranging from shelter, supportive services and transitional housing to assistance in obtaining permanent housing.</p> <p><u>Oakland Homeless Youth Collaborative</u> To provide coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, age 18-25, move toward self-sufficiency and permanent housing.</p> | <p>\$3,028,632</p> <p>\$259,824</p> <p>\$245,420</p> <p>\$1,826,618</p> <p>\$696,770</p> |
| <p>Section 8 Rental Assistance</p> <p>OHA has submitted an application to HUD for 1,615 Tenant Protection Vouchers for residents at scattered sites public housing developments converted to PBV assistance. Number of households that receive vouchers will depend on actual allocation of Tenant Protection Vouchers from HUD.</p> | <p>1,615 (Tenant Protection Vouchers)</p> |
| <p>Low-Income Housing Tax Credits</p> <p>The amount of anticipated Low-Income Housing Tax Credits is unknown. However, the City will support applications from developers, if possible, that are applying for Low-Income Tax Credits to increase the competitiveness of the developers' applications.</p> | |
| <p>McKinney-Vento Homeless Assistance Act</p> | <p>\$0</p> |

B. Local Resources

| PROGRAM | ANTICIPATED |
|--|---|
| <p>City of Oakland General Funds</p> <p><u>Emergency Shelter Grant Program Matching Funds</u> City of Oakland General Purpose Funds will be used to provide matching funds for the Emergency Shelter Grant Program to provide housing, services and outreach to homeless and near homeless households and individuals. A small portion of match funds are funds used to cover City staff costs or the administration of ESG activity carried out by City staff.</p> <p><u>Matilda Cleveland Transitional Housing Program and Families in Transition/Transitional Housing Program</u> City of Oakland General Purpose Funds will be used to provide matching funds for the Matilda Cleveland Transitional Housing Program and the Families in Transition/Transitional Housing Program to provide temporary housing with support services for families for up to 24 months per family. Said services are provided to assist the family in becoming self-sufficient and able to move into permanent housing.</p> | <p>\$555,694</p> <p>\$372,694</p> <p>\$183,000</p> |
| <p>Mortgage Credit Certificates</p> <p>Alameda County administers the Mortgage Credit Certificate (MCC) program for Oakland and surrounding cities. MCC's provide assistance to first time homebuyers by providing a direct tax credit that effectively increases the amount of mortgage a household can borrow.</p> <p>The County has submitted an application for an allocation and hope to receive \$10 million. Applications for funding will be handled on a first-come, first-served basis.</p> | <p>\$0</p> |
| <p>Oakland Redevelopment Agency</p> <p>The Oakland Redevelopment Agency will have available approximately \$15,877,691 in tax increment funds in its Low and Moderate Income Housing Fund. .</p> <p>\$2,500,000 will be used for the First Time Homebuyer Program, approximately \$7,552,000 will be available for competitive funding allocations for affordable housing development, and approximately \$5,808,000 will be reserved for housing programs in the Central City East and West Oakland redevelopment areas. A portion of these funds may be used to support debt service on new tax-increment bonds for major developments such as the Oak to Ninth, Wood Street and MacArthur BART Transit Village projects.</p> | <p>\$15,860,000</p> |

C. Leveraging of Non-Federal Resources & Support for Other Applications

The City has a strong record of leveraging non-Federal funds through the use of Federal housing funds. In particular, by providing reservations of funds to specific projects during the

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

The Oakland Redevelopment Agency will invest tax increment and bond funds from its Low and Moderate Income Housing Fund to support affordable housing development and first-time homebuyer assistance.

Although each City project and program leverages funds differently, in general the City has been able to leverage \$2 to \$4 of non-Federal funds for every \$1 of Federal funds invested in housing.

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

Federal Programs

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

State Programs

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

Private Sources

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

D. Matching Funds for Federal Programs

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

1. HOME Program

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

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

2. Emergency Shelter Grant

The Emergency Shelter Grant, a HUD formula grant provides funding for the essential services, homeless prevention, maintenance and operations of existing shelters and transitional housing units, and rehabilitation of existing shelters/transitional housing units, requires the City to provide 100% matching funds from non-federal sources. The City intends to exceed this match requirement of non-federal sources with the following allocations from the City's General Purpose Fund.

| Purpose | Match Amount |
|----------------------------------|---------------------|
| Emergency Housing Program | \$115,000 |
| Homeless Mobile Outreach Program | \$307,691 |
| Total Match | \$422,691 |

3. Families In Transition/Scattered Sites Transitional Housing Program

For the Fiscal Year 2009-2010, the City anticipates an award of \$245,420 from HUD under the Supportive Housing Program for the City's Families In Transition (FIT)/Transitional Housing Program (THP). This HUD grant requires a 25% match of funds for operations costs and 20% match of funds for support services costs. The total match requirement of approximately \$49,084 (\$30,582 for Support Services and \$18,502 for Operations) for this program will be exceeded by almost 314% with following fund sources:

| Purpose | Match Amount |
|----------------------|---------------------|
| General Purpose Fund | \$133,000 |
| THP/FIT Tenant Rents | \$21,000 |
| Total Match | \$154,000 |

4. Homeless Families Support Network/Supportive Housing Program

The City is administering the fourteenth year (2009-2010) of the Homeless Families Support Network/Supportive Housing Program (HFSN). This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City anticipates an award of \$1,826,618. The total match requirement for this grant is estimated at \$351,860 (\$220,527-Support Services and \$131,333 Operations). Match funds are not required for leasing, homeless management information system, and administration budget line item costs. Match requirements will be met and exceeded as follows:

| Purpose | Match Amount |
|---|---------------------|
| Funds Awarded to the City by Alameda County | \$250,000 |
| Excess Cash Value of Monthly Lease | \$122,558 |
| Total Match | \$372,558 |

5. Matilda Cleveland Transitional Housing Program

For the 2009-2010 program year, the City anticipates an award of not less than \$259,824 under the Supportive Housing Program grant for the Matilda Cleveland Transitional Housing Program (MCTHP). This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. Match funds are not required for leasing and administration costs. Match requirements (total of \$52,011) will be met and exceeded through the following:

| Purpose | Match Amount |
|--|---------------------|
| Community Promotions Program for Service Organizations (General Purpose Funds) | \$50,000 |
| MCTHP Tenant Rents | \$25,250 |
| Contractor Match Dollars | \$20,000 |
| Total Match | \$95,250 |

6. Oakland Homeless Youth Collaborative

For the 2009-2010 program year, the City anticipates an award of \$696,770 to fund the Oakland Homeless Youth Housing Collaborative, maintaining Oakland's inventory of youth housing and services, providing coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, ages 18-24, move toward self-sufficiency and permanent housing. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. Match funds are not required for leasing and administration costs. Matching funds in the amount of \$121,896 will be provided through the Grant Project Sponsors of the grant as follows:

| Grant Project Sponsor | Match Amount |
|--------------------------------|---------------------|
| Covenant House | \$74,787 |
| East Oakland Community Project | \$24,930 |
| First Place Fund For Youth | \$21,997 |
| Total Match | \$121,714 |

7. Other Federal Programs

To the extent that other Federal programs require that Federal funds be matched in some proportion by contributions from the City, the City has met this requirement by providing local funding, particularly from the Redevelopment Agency. It is anticipated that this practice will continue during the period covered by this Annual Plan.

III. Strategy Implementation

A. Programs and Activities to be funded with CDBG, HOME, ADDI, ESG and HOPWA funds

Section III discusses the housing, homeless and community development programs to be funded with Federal grant funds and with local funds. Sections B, C and D consist of tables that describe the name, location, description, resources to be used, and one-year goals for each activity. Although many of the projects listed in these tables leverage other private and state funds, only locally controlled funds are included.

Section E describes the geographic distribution and targeting of federal grant funds, and includes information regarding service delivery and management of the actions described in this Plan.

Section F includes information about other actions, including removal of institutional barriers to affordable housing, public housing activities, programs to abate hazards from lead-based paint, efforts to reduce the number of people living in poverty.

Section G outlines the citizen participation and public comment process for this Action Plan. The citizen participation process section describes the public hearings and publication of the Draft Action Plan and Notice of Public Hearing. The public comments section explains the opportunities available for public comment and a summary of the written comments received.

B. Non-Housing Community Development

1. Economic Development Activities

Table 2
Economic Development Planned Actions, FY 2009-2010

| PROJECT/ACTIVITY NAME LOCATION | DESCRIPTION OF ACTIVITY | PROGRAMS & RESOURCES | ONE YEAR GOALS |
|--|--|---|---|
| Business Development <i>Citywide</i> | Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance. | CDBG \$195,580 | Assist 100 businesses to remain in Oakland; attract 13 new businesses and create and/or retain 1000 jobs. |
| Business Loan Program (Program Delivery Costs) <i>Citywide</i> | Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$100,000. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans. | CDBG \$231,840 CDBG and EEC Section 108 loan guaranty authority as authorized agent of the City. | 10 NEDF loans and 3 EEC Section 108 loans. Technical and referral assistance to eligible clients. |

Economic Development

| PROJECT/ACTIVITY NAME LOCATION | DESCRIPTION OF ACTIVITY | PROGRAMS & RESOURCES | ONE YEAR GOALS |
|---|--|---|--|
| <p>Micro Loan Program</p> <p><i>Citywide</i></p> | <p>OBDC operates a micro-loan program (max. \$20,000) on behalf of the City. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.</p> | <p>CDBG funds as part of Business Loan Program.</p> | <p>5 micro loans. Technical and referral assistance to eligible clients</p> |
| <p>Commercial Lending Program (CLP)</p> <p><i>Citywide</i></p> | <p>CLP provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The CLP also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs.</p> | <p>CDBG \$240,180</p> | <p>Oversee lending and technical assistance provided to Oakland's small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of delinquent loan. Oversee the provision of technical assistance to approximately 700 clients; fund approximately \$1m of loans; increase employment opportunities and create approximately 60 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation.</p> |

Economic Development

| PROJECT/ACTIVITY NAME LOCATION | DESCRIPTION OF ACTIVITY | PROGRAMS & RESOURCES | ONE YEAR GOALS |
|---|--|---------------------------------|--|
| <p>Neighborhood Commercial Revitalization (NCR)</p> <p><i>Citywide in selected areas</i></p> | <p>NCR staff works with businesses, property owners, community groups in 15 NCR areas to improve the physical and economic condition of the commercial district. This is accomplished through the collection and analysis of baseline economic data; organizing and assisting merchant associations; implementing the Commercial Property Façade Improvement Program; designing and constructing streetscape improvement projects; assisting with the establishment of Business Improvement Districts (BIDs); developing business directories and other materials to promote shopping and to market NCR areas as locations for new businesses and investors.</p> | <p>CDBG \$416,380</p> | <p>Complete of 40 façade improvement projects, the provision of technical assistance to 3 merchant organizations, design and implementation of 2 streetscape plans and 4 streetscape projects, facilitation of 1 catalyst development projects and assistance to establish 3 Business Improvement Districts.</p> |

2. District Programs

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland has allocated \$1,700,000 in FY09-10 funding for CDBG-eligible activities based on recommendations from the City's seven Community Development District Councils. These activities will be carried out through 25 subrecipient agreements with 18 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 9 City-administered programs will be funded. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2005 to June 30, 2010. The number of programs by category are as follows:

| | |
|---|----|
| Anti-Crime | 1 |
| Homeless | 1 |
| Hunger Relief | 2 |
| Microenterprise and Business Assistance | 1 |
| Miscellaneous Public Services | 1 |
| Public Facilities and Infrastructure | 10 |
| Senior Services | 5 |
| Substance Abuse and Prevention | 1 |
| Youth Services | 12 |

**Table 3
District Programs Planned Actions, FY 2009-2010**

| ACTIVITY NAME | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|---|---|--|-----------------------|
| <u>Anti-Crime</u> ▪ City of Oakland/City Administrator's Office, Neighborhood Services Division | Community outreach and education Community organizing and building Leadership development | Youth Adults | \$ 60,000 CDBG | 2,512 individuals |
| <u>Homeless</u> City of Oakland/Dept. of Human Services, Community Housing Services | Outreach Resources fair Referrals | Homeless | \$ 5,000 CDBG | 400 individuals |
| <u>Hunger Relief</u> ▪ City of Oakland/Dept. of Human Services, Community Housing Services ▪ City Slickers Farms | Food purchase & distribution | Seniors | \$ 86,700 CDBG | 2,200 individuals |
| <u>Microenterprise and Business Assistance</u> ▪ Oakland Citizens' Committee for Urban Renewal | Business development training, counseling and technical assistance Resource access Financial planning education Façade improvement referral Community revitalization coordination | Micro-entrepreneurs | \$ 167,300 CDBG | 1,025 individuals |
| <u>Miscellaneous Public Services</u> ▪ Oakland Citizens' Committee for Urban Renewal, Eastmont | Youth activities Career and life skills training Technology training and internet access | | \$ 90,000 CDBG | 900 individuals |

District Programs (cont'd)

| ACTIVITY NAME | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|---|--|---|-----------------|
| <u>Seniors</u> <ul style="list-style-type: none"> ▪ Bay Area Community Services ▪ City of Oakland/Dept. of Human Services ▪ Rebuilding Together Oakland ▪ Southeast Asian Community Center | In-home support Companion services Hot meals Support services and referrals Training and education Case management Community education Counseling and advocacy | Seniors Frail Elderly Caregivers and families | \$ 258,909 CDBG | 600 individuals |
| <u>Public Facilities and Infrastructure</u> <ul style="list-style-type: none"> ▪ City of Oakland/ Office of Parks & Recreation ▪ Friends of Oakland Parks and Recreation ▪ Rebuilding Together Oakland ▪ Spanish Speaking Citizens' Foundation ▪ Unity Council ▪ City of Oakland/Public Works Agency ▪ First Place for Youth ▪ Seventh Step Foundation ▪ City of Oakland, West Oakland Teen Center | Rehabilitation of recreational facilities Rehabilitation of Parks Lighting Rehabilitation of Neighborhood Services | Immigrants Children and Youth Adults Recent Paroles | \$ 424,429 CDBG | 10 Facilities |
| <u>Substance Abuse</u> <ul style="list-style-type: none"> ▪ Carneles Unidos Reformado Adictos (C.U.R.A.) | Support services and referrals Drug testing Case management | Chemically dependent ex-offenders | \$14,000 | 16 Individuals |

District Programs (cont'd)

| ACTIVITY NAME | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|---|---|---|-------------------|
| <u>Youth</u> <ul style="list-style-type: none"> ▪ California Youth Outreach ▪ City of Oakland, Parks and Recreation ▪ City of Oakland/Dept. of Human Services ▪ Girls, Inc. of Ala Cty ▪ Precision Drill Ministries ▪ Project Re-Connect ▪ First Place for Youth ▪ Harbor House Ministries ▪ Oakland Parents Together ▪ Spanish Speaking Citizen's Foundation ▪ Youth for Environmental Sanity/Art in Action | Work experience and career preparation Case management Tutoring and instruction Academic assistance Counseling and support services Leadership and personal development Mentor and peer support Cultural diversity education Parental participation After-school and summer programs Resource access and referral Job training, search and placement Crime and violence prevention Math tutoring | Children Youth Juvenile Offenders Families Immigrants Current and Former Foster Care Youth | \$ 593,662 CDBG | 1,246 Individuals |

C. Affordable Housing

This section describes the affordable housing planned actions for FY 2009-10. Table 4 lists each affordable housing activity name and location; description of activity; categories of residents to be assisted; funding programs and resources to be used; and one year goals.

Table 4
Affordable Housing Planned Actions, FY 2009-2010

Expansion of the Supply of Affordable Rental Housing

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|---|--|--|--|
| 720 E. 11th Street Project 720 E. 11 th Street <i>Chinatown/Eastlake/San Antonio</i> | New construction of 55 rental units: 18 1-BR units 17 2-BR units 17 3-BR units 3 4-BR units | 25 units for households at or below 35% AMI (including 3 HOPWA units and 5 MHSA units); 12 units for households at or below 50% AMI; 17 units for households at or below 55% AMI. | HOME: \$1,390,167 Redevelopment Agency: \$4,859,833 <i>Total City/Agency Funds:</i> \$6,250,000 | Secure other financing sources including TCAC and AHP funds, continue with other predevelopment activities. Estimated construction start date: September 2009 Anticipated completion date: October 2010 |
| Fox Courts 18 th , 19 th , Telegraph and San Pablo Avenues <i>Western Oakland</i> | New Construction of 80 rental units: 18 studios 9 1-BR units 13 2-BR units 35 3-BR units 5 4-BR units 4,000 square feet of commercial/retail and museum space, and 72 parking spaces Supportive services for 6 households that include a member with HIV/AIDS | The range covers from extremely low income (30%AMI) through moderate income (60%AMI) households. | Redevelopment Agency Uptown Project Area Funds: \$2,464,000 Redevelopment Agency land donation \$3,836,112 Redevelopment Agency Low/Mod Fund: \$4,950,000 <i>Total Redevelopment Agency Funds:</i> \$11,250,112 | Construction is nearly complete. Anticipated completion date: April 30, 2009. |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|--|--|--|
| Grove Park 3801-3807 Martin Luther King Jr. Way <i>North Oakland</i> | Purchase of 3801-3807 Martin Luther King Jr. Way for possible assembly with two adjacent parcels. | 8 units must be kept affordable at 80% AMI for 45 years. | Redevelopment Agency Funds (via V-HARP): \$800,000 | No one year goals. Developer for project is in bankruptcy. City is unclear of status of parcels (bankruptcy courts? foreclosure?). Scale of originally proposed development scenario is likely too costly to proceed as planned. Major review and reworking is necessary if property's affordability restrictions are maintained in bankruptcy proceedings. |
| Housing Development Program <i>Citywide</i> | Funding for new construction of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year. | Low income renters with incomes between 30% and 60% of AMI. Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds. | HOME: \$4,297,343,850,3 44 Redevelopment Agency: \$7,552,101 | Award funds for projects that will produce 80-120 new affordable housing units. |
| Ironhorse at Central Station (Formerly 14 th Street Apartments at Central Station) 14 th Street (at Wood Street and Frontage Road) <i>Western Oakland</i> | New construction of 99 rental units: 27 1-BR units 32 2-BR units (inc. manager's unit) 40 3-BR units | 39 units for households at or below 35% AMI; 59 units for households at or below 50% AMI; 1 manager unit. | Redevelopment Agency: \$8,379,000 | Continue construction. Anticipated completion date: November 2009. |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|---|--|--|--|
| Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) New Rental Housing, Phase IV 69 th Avenue at Snell Street <i>Central East Oakland</i> | New construction of 72 income restricted, family apartments (1- manager's unit). 16 1-BR units 22 2-BR units (inc. manager's unit) 34 3-BR units | The range covers from extremely low income (35% AMI) through very low income (50% AMI) households. | Redevelopment Agency: \$2,980,547 HOME: \$3,499,453 <i>Total City/Agency Funds:</i> <i>\$6,480,000</i> | Construction scheduled to commence in May 2010 Anticipated completion date: 2011 |
| MLK/MacArthur 3829 Martin Luther King Jr. Way <i>North Oakland</i> | Site acquisition of a parcel for future housing. | 25% of parcel purchased with these fund to be affordable to households earning not more than 80% AMI. | Redevelopment Agency Site Acquisition Loan: \$52,000 | <i>City to negotiate with Developer to include this parcel with Grove Park site assembly. See Grove Park for further details..</i> |
| Neighborhood Stabilization Program - Rental (also see subsections "Expansion of the Supply of Affordable Ownership Opportunities" and "Improvement of the Existing Housing Stock") <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i> | Rehabilitation of foreclosed rental housing property. | Households at or below 50% AMI. | Federal Neighborhood Stabilization Program: \$2,062,667 (funds targeted for <50% AMI target population) | Sign contract with developer to secure and rehabilitate a foreclosed apartment building. |
| Saint Joseph's Affordable Family Apartments 2647 International Blvd. <i>Fruitvale/San Antonio</i> | New construction of 58 units: 7 1-BR units 27 2-BR units (inc. 1 manager's unit) 24 3-BR units | 24 units for households at or below 35% AMI; 29 units for households at or below 50% AMI; 4 units for households at or below 60% AMI. | Redevelopment Agency: \$3,019,656 HOME: \$3,850,344 | Arrange financing; complete entitlements. Construction start anticipated in Fall 2010. Anticipated completion date: June 2011 |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|---|--|---|
| Tassafaronga Village Rental, Phase I 919 85 th Avenue <i>Elmhurst</i> | New construction of 137 units. (Phase I includes 137 units total. 87 units are replacement units of public housing and 50 are new construction tax credit units.) | Public Housing units with incomes at or below 30% AMI. All other units for households with incomes at or below 60% AMI. | Redevelopment Agency: \$3,000,000 | Construction (demolition) began July 2008 Anticipated completion date: January 2010. |
| Tassafaronga Village Rental, Phase II 919 85 th Avenue <i>Elmhurst</i> | New construction of 20 units in an existing warehouse on the site. | Households with incomes at or below 60% AMI. | TBD | Financing applications; other predevelopment work. |

Preservation of the Supply of Affordable Rental Housing

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|--|--|---|
| Capital Needs Rehabilitation Program <i>Citywide</i> | Funding for rehabilitation and preservation of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year. | Low income renters with incomes between 30% and 60% of AMI. | A portion of the funds allocated for the affordable housing NOFA under "Expansion of Supply of Affordable Housing" may be used for this purpose. | Award funds for one or more projects. |
| Drachma, Inc. 1428 8 th Street; 1510 9 th Street; 1711 Goss Street; 1030 Wood Street; 1479 12 th Street; 1107 Center Street; 1503 12 th Street <i>West Oakland</i> | Rehabilitation of 14 units: 1 2-BR units 12 3-BR units 1 4-BR units | 7 units for households at or below 35% AMI 7 units for households at or below 50% AMI | Redevelopment Agency: \$840,000 | Estimated Rehabilitation start date: July 2009 Estimated Rehabilitation end date: July 2010 |
| Effie's House 829 E. 19th Street <i>Chinatown/Eastlake/San Antonio</i> | Rehabilitation of 21 units (including 1 manger's unit) 11 studios 10 1-BR units | 2 units for households at or below 35% AMI 2 units for households at or below 50% AMI 17 units for households at or below 60% AMI. | Redevelopment Agency: \$1,257,000 | Estimated Rehabilitation start date: September 2009 Estimated Rehabilitation completion date: February 2010 |
| Eldridge Gonaway Commons 1165 Third Street <i>Chinatown/Eastlake/San Antonio</i> | Rehabilitation of 40 existing affordable rental units: 10 1-BR units 14 2-BR units 14 3-BR units 2 4-BR units | 39 units targeted to Low-Income households below 50% of AMI. 24 units are for smaller families 16 units are for larger families | Redevelopment Agency: \$1,655,000 | Transfer the property to the new ownership entity and begin construction by February, 2010. Anticipated completion date: July 2010 |

Preservation of the Supply of Affordable Rental Housing (con't)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|--|---|--|
| Fairmount Apartments 401 Fairmount Avenue <i>Western Oakland</i> | Acquisition and rehabilitation of existing apartment building into 31 (one manager's unit) rental units for families and those with special needs. 26 1-BR units 5 2-BR units 5 units will be designated for supportive housing units for formerly homeless adults; 6 units will be designated for disabled households with special needs. | 9 units for Extremely Low Income Households (0-30% Ami) 21 units for Low Income Households (31%-50% AMI) All units are for small families. 11 special needs units will be assisted with Project Based Section 8 Vouchers. | Redevelopment Agency: \$3,400,000 | Property was purchased in March, 2009. Rehabilitation is scheduled to begin in July 2009. Anticipated completion date: July 2010 |
| Foothill Plaza 6311 Foothill Blvd <i>Central East Oakland</i> | Acquisition and rehabilitation of a 54-unit family rental development: 18 1-BR units 36 2-BR units(inc. manager's unit) Supportive services for 6 households that include a member with HIV/AIDS. | The range covers from extremely low income (30%AMI) through low income (60%AMI) households. | Redevelopment Agency: \$1,610,000 (NOFA 06-07) \$1,300,000 (NOFA 07-08) | Project stalled due to funding gap. Construction expected to begin by June 2010. Anticipated completion date: June 2011. |

Preservation of the Supply of Affordable Rental Housing (con't)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|--|---|--|---|
| Hugh Taylor House 1935 Seminary Avenue Central East Oakland | Rehabilitation of 42 units: 5 SRO 37 1-BR units | 42 units for households at or below 50% AMI | Redevelopment Agency: \$1,220,000 | Estimated Rehabilitation start date: December 2009 Estimated Rehabilitation end date: February 2010 |
| Marin Way Court 2000 International Blvd Chinatown/Eastlake/San Antonio | Rehabilitation of 20 existing affordable rental units 20 2-BR units | 19 units targeted to Low-Income households below 50% of AMI. 20 units are for smaller families | Redevelopment Agency: \$1,200,000 | Obtain the remaining funding for the project by March, 2010. Anticipated completion date: December 2010. |
| Oaks Hotel 587 15 th Street <i>Western Oakland</i> | Rehabilitation of 85 SRO units. | 8 units at for households at or below 25% AMI; 25 units for households at or below 30% AMI; 51 units for households at or below 55% AMI. | Redevelopment Agency: \$1,100,000 | Secure other financing sources including LIIF or LISC Predevelopment Funds, construction financing and MHP permanent financing. Estimated construction start date: September 2009 Anticipated completion date: October 2010 |
| Slim Jenkins Court 700 Willow Street <i>West Oakland</i> | Rehabilitation and ownership interest transfer of existing affordable rental development. 32 2-BR units | 27 Low Income households 3 Moderate Income households 2 Other income households (1 manager's unit) (Previous City/Agency funds may require more deeply targeted affordability levels). | Redevelopment Agency: \$1,920,000 | Transfer all OCHI interests out of property, begin tenant outreach and rehabilitation efforts. Anticipated completion date: June 2010 |

Preservation of the Supply of Affordable Rental Housing (con't)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|---|--|--|---|
| Posada de Colores 2221 Fruitvale Avenue <i>San Antonio/Fruitvale</i> | Rehabilitation of existing affordable rental housing for senior citizens. 99 1 BR 1 2BR (managers unit) | 99 residential units for Very Low-Income Seniors (30%-50% AMI) | Redevelopment Agency: \$450,000 | Replace boilers, replace building's sanitary waste and ventilation system. Estimated completion date: November 2009 |
| Saint Andrew's Manor 3250 San Pablo Avenue <i>Western Oakland</i> | Rehabilitation of 60 units of senior affordable housing. | During Section 8 term, all units will be affordable to senior households earning at or below 50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI. | HOME: \$748,300 | Determining construction and permanent financing for project. Construction anticipated to begin in Fall 2009. Anticipated completion date: April 2011 |
| Saint Patrick's Terrace 1212 Center Street <i>Western Oakland</i> | Rehabilitation of 66 units of senior affordable housing. | During Section 8 term, all units will be affordable to senior households earning at or below 50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI. | HOME: \$753,600 | Continue construction. Anticipated completion date: April 2010 |

Preservation of the Supply of Affordable Rental Housing (con't)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|---|--|--|---|
| <p>Vacant Housing Acquisition & Rehabilitation Program (V-HARP)</p> <p><i>Citywide</i> (currently only funding for West Oakland properties)</p> | <p>Assist developers in the acquisition and rehabilitation of 1- to 20-unit vacant and blighted residential properties located throughout the City. However, projects in West Oakland will be funded at this time.</p> <p>Program expanded to include construction of new units on vacant lots.</p> <p>Rehabilitated or newly constructed units may become rentals or homeownership units.</p> <p>Units to remain affordable for 55 years if they become rental units or 45 years if they become ownership units.</p> | <p>Rental projects: Households earning not more than 80% AMI.</p> <p>Ownership projects: Households earning not more than 120% AMI, most at 80% AMI or less.</p> | <p>Redevelopment Agency Low/ Mod Housing Fund: \$743,898</p> <p>*This includes \$593,898 in West Oakland Low/Mod funds set aside for this program from 2003 to 2009 and \$150,000 in anticipated additional funds for 2009-2010.</p> | <p>V-HARP program is proposed to go back to City Council for approval to modify the program and to allocate the West Oakland Low/Mod funds, identified in the 2008-2013 Implementation Plan for the V-HARP program.</p> |

Expansion of the Supply of Affordable Ownership Housing (con't)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|---|---|--|--|
| 1574 – 1590 7th Street (aka Peralta Gardens) <i>Western Oakland</i> | New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable. | 2 households with incomes at or below 100% AMI. Large families (two 3-bdrm units) | Redevelopment Agency: \$127,327 | Project stalled due to financial markets and infeasibility. |
| 3701 Martin Luther King Jr. Way <i>Western Oakland</i> | Site acquisition of a lot for future ownership housing. | Households with incomes at or below 80% AMI. | Redevelopment Agency: \$109,510 | Proceeding with soil cleanup; otherwise stalled by market factors and lack of development staff. Anticipated completion date: N/A |
| 7th & Campbell Properties (formerly Faith Housing) Corner of 7 th and Campbell Streets <i>Western Oakland</i> | Site acquisition/land assembly for 30 ownership housing units. | To be determined | Redevelopment Agency: \$689,598 | The current owner of the properties has ceased operations and no longer in a position to develop the properties. As a result, lenders on the property are investigating possibilities to foreclose on the properties. Anticipated completion date: TBD. |
| Byron Ave. Homes 10211 Byron Ave. <i>Elmhurst</i> | Site acquisition loan and predevelopment loan for future ownership housing units. <i>Approx 10 units.</i> | 4 households with incomes at or below 60% AMI; 4 households with incomes at or below 80% AMI; 2 households with incomes at or below 100% AMI. <i>Details will be renegotiated this year.</i> | City: \$29,200 (pending Predevelopment loan) | Conduct consensus-building program with local community, with assistance from Councilmember Reid's office, to build support for proposed housing. Neighborhood opposition to development makes further goal setting impossible. Anticipated completion date: N/A |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|---|--|--|
| Edes Avenue Homes; Phase A 10900 Edes Ave <i>Elmhurst</i> | New construction of 26 ownership units and infrastructure. | Homebuyers with incomes at or below 60% AMI. | Redevelopment Agency Bond funds: \$2,517,000 (Includes site acquisition loan and additional funds from second NOFA application.) | Complete construction and sale of last four units. Anticipated completion date: December 2009. |
| Edes Avenue Homes; Phase B 10800 Edes Ave. <i>Elmhurst</i> | Infrastructure improvements and new construction of 28 homeownership units, 2-, 3-, and 4-bedroom. | Homebuyers with incomes at or below 60% AMI (13 units); at or below 80% AMI (7 units); and at or below 100% of AMI (5 units). | Redevelopment Agency: \$3,601,000 | Extensive infrastructure construction and construction begin date: June 2008. Anticipated completion date: Mid-2010. |
| Golf Links Infill Project 2824 82nd Avenue, 8207 Golf Links Road., 8251-8329, 8379, 8395, 8177 Golf Links Road. <i>Outside Community Development Districts</i> | New construction of 10 homeownership units | 5 are set at 30% of 100% AMI, 5 are 30% of 120%. | Agency is providing building sites at no cost, and forgivable loan of \$584,000 for first 3 homes. | First three units, affordable at 100%, were completed late 2008; marketing began March 2009, with new subsidy. Construction of remaining 7 units delayed indefinitely due to market conditions of for-sale homes. Anticipated completion date: TBD. |
| Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Ownership <i>Central East Oakland</i> | New construction of 28 ownership units. | Households with incomes at or below 100% AMI | TBD | Begin entitlement process. Apply for financing. Begin Architectural drawings. Anticipated completion date: TBD. |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|---|--|--|--|
| Neighborhood Stabilization Program - Owner (also see subsections “Expansion of the Supply of Affordable Rental Opportunities” and “Improvement of the Existing Housing Stock”) <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i> | Rehabilitation of foreclosed single family residential units. More details TBD. | Households at or below 100% AMI. | Federal Neighborhood Stabilization Program: \$5,113,000 (funds targeted for rehabilitation of single-family homes) | Acquire, rehabilitate and sell at least 50 units of housing for owner occupancy. |
| Redwood Hill (formerly Calaveras Townhomes) 4862-4868 Calaveras <i>Outside Community Development Districts</i> | New construction of 17 or 18 affordable for-sale townhomes. Owner has agreed to sell to Habitat for Humanity East Bay once NOFA funds are in place. | Households with incomes at or below 110% AMI. | Redevelopment Agency Site Acquisition Loan: \$1,310,000 New NOFA financing will be sought Fall '09 when development plans are finalized. | No schedule is available—plans TBD. Anticipated completion date: ROUGH estimate—late 2010. |
| Saint Joseph Ownership 2647 International Blvd. <i>Fruitvale/San Antonio</i> | Historic rehabilitation/adaptive re-use and expansion of former senior residence. Two buildings will be adapted and a third building constructed to provide 16 new units of affordable ownership. | 16 households at or below 100% AMI (average). | Redevelopment Agency \$3,584,000 | Various predevelopment activities are continuing over the next year, with construction planned for Fall 2009. Anticipated completion date: November 2010. |
| Sausal Creek Townhomes 2464 26th Avenue <i>Fruitvale/San Antonio</i> | New construction of 17 ownership units. 8 2 BR units 7 3 BR units | Households with incomes at or below 100% AMI. (Restrictions on subsequent re-sales are at or below 120% AMI.) | Redevelopment Agency: \$2,329,000 Redevelopment Agency 2006 Housing Bond: \$1,651,000 | Construction completed Spring 2008; Due to market conditions, sales of units are slow. With additional funds provided in Spring 2009, sales prices have been lowered on remaining units in anticipation that they will be sold by Fall 2009. |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|--|---|--|---|
| Tassafaronga Village Homeownership 949 85th Ave. <i>Elmhurst</i> | Construction of infrastructure and new construction of 22 ownership units (2- and 3-bdrm units). | Homebuyers with incomes at or below 60% AMI (11 units); at or below 80% AMI (6 units); and at or below 100% of AMI (5 units). | Redevelopment Agency: \$1,868,000. | Begin construction. Anticipated completion date: October 2010 |
| Wang Infill Program Various locations <i>Outside Community Development Districts</i> | New construction of 13 homeownership units | 7 units have prices set per 30% of 70% of AMI. Six are unrestricted. | City is providing building sites at no cost. | Two completed units affordable at 80% AMI will be sold this year. (12 of the 13 units have been built, though only seven have sold. Of the 5 not sold, 3 are market rate, as is the unit not yet built.) Anticipated completion date: TBD |
| Wood Street Affordable Housing Parcel Wood Street between 18 th and 20 th Streets <i>West Oakland</i> | New construction of between 140 and 170 affordable housing units | Not yet determined | Redevelopment Agency: \$8,000,000 | Issue RFP for a developer by July 2009. Select a developer by December 2009. Anticipated completion date: Unknown at this time. |

Expansion of Ownership Opportunities for First-Time Homebuyers

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|---|--|--|--|
| Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers <i>Citywide</i> | Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$20,000. | Public safety officers and OUSD teachers with incomes ≤ 120% of AMI. | No new funding. Program will use unspent funds from prior years. | Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes. |
| First-Time Homebuyers Mortgage Assistance Program (MAP) <i>Citywide</i> | Assist first-time homebuyers with deferred loans of up to \$75,000. | First-time homebuyers with incomes ≤ 80% of AMI. | Redevelopment Agency: \$2,500,000 | Offer financial assistance to 50 first-time homebuyers. City Staff seeking to increase first-time homebuyer income limits to ≤100% AMI. TBD by Oakland City Council Spring 2009. |
| First-Time Homebuyers CalHOME Program <i>Citywide</i> | Operated by State Department of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$40,000. | First-time homebuyers with incomes ≤ 80% of AMI. | State: \$1,000,000 | Other financial assistance to 25 first-time homebuyers. |
| Homeownership Education Program <i>Citywide</i> | Assist potential first-time homebuyers by offering certificated homeownership classes, that aid in qualifying for special loan programs offered by program lender partners. | Potential first-time homebuyers. | | Offer monthly homebuyer-education classes to a total of 400-600 potential first-time homebuyers annually. |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|--|---|--|--|
| Homeownership Foreclosure Prevention <i>Citywide</i> | Provide informational mailings, outreach and housing counseling services to homeowners facing possible foreclosure, particularly for those with sub-prime loans. | Low- and moderate-income homeowners. | CDBG: \$50,000 | Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented. |

Improvement of the Existing Housing Stock

| ACTIVITY NAME LOCATION | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|--|---|--|--|
| Community Development District Housing Rehabilitation Programs (Specific Projects Listed Below) <i>Citywide</i> | Variety of rehabilitation financing activities. | Homeowners with gross incomes of at or below 80% AMI. | Total CDBG: \$3,378,146 Total HOME: \$500,000 | Complete repairs to 183 units for owner-occupied, single-family residences where over 80% are female head of household and over 60% have incomes of at or below 30% AMI. |
| Emergency Home Repair Program <i>Citywide</i> | Emergency repair and rehabilitation financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000. | Homeowners with incomes at or below 50% AMI. | CDBG:\$382,620 | 10 units will be assisted in FY 2009-10. |
| Home Maintenance and Improvement Program <i>7 Community Development Districts</i> | Housing rehabilitation financing (deferred loans @ 0% interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program. | Homeowners with incomes at or below 80% AMI. | CDBG: \$783,850 Other program income from prior years will be used to supplement these funds. | 25 units will be assisted in FY 2009-10. 125 units will be assisted in the five-year Consolidated Plan period. |
| Lead Safe Housing Program <i>7 Community Development Districts</i> | Grants for seniors, disabled and some families for exterior painting and lead hazard remediation. | Senior and disabled homeowners with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI. | CDBG:\$215,290 | 50 units will be repainted after lead hazards are removed or contained. |

Improvement of the Existing Housing Stock (con't)

| ACTIVITY NAME LOCATION | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|--|--|--|---|
| Minor Home Repair Program <i>Citywide</i> | Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County. | Senior and disabled homeowners with incomes at or below 50% AMI. | CDBG: \$242,930 | 90 units will be assisted. |
| Neighborhood Stabilization Program (also see subsections “Expansion of the Supply of Affordable Rental Opportunities” and “Expansion of the Supply of Affordable Ownership Opportunities”) <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i> | Rehabilitation of vacant, foreclosed residential properties. | Households at or below 100% AMI. | Federal Neighborhood Stabilization Program: \$7,175,667 | Sign contract with developer to secure and rehabilitate foreclosed single family residential units. |
| Rebuilding Together Oakland Christmas in April Program <i>Citywide</i> | Renovation of homes and community facilities | Low income seniors and/or disabled homeowners | CDBG: \$40,950 | Renovate 35 homes and community facilities. |
| Rebuilding Together Oakland Safe at Home Modifications for Senior Citizens <i>Citywide</i> | Renovation of homes for Mobility and Disability issues | Low income seniors and/or disabled homeowners | CDBG: \$62,450 | Renovate 35 homes and community facilities. |

Provision of Rental Assistance for Extremely and Very Low Income Families

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|--|---|--|---|
| Family Unification Section 8 Rental Assistance <i>Citywide</i> | Rental assistance to families and individuals. | Eligible unification households that are involved with the Alameda County Child and Family Services (CFS) department and have incomes \leq 80% AMI. | 0 new Section 8 vouchers. | Currently the program has 50 slots for families. Each year the program experiences a turn over of approximately 15 families. OHA submitted an application to HUD for an additional 100 FUP vouchers. |
| Project-Based Rental Assistance <i>Citywide</i> | Rental assistance to families and individuals. | Renter households with incomes at \leq 50% AMI. | 0 new Section 8 vouchers. Project-Based Vouchers (PBV) are funded from the Authority's existing tenant-based voucher allocation. The Authority has committed 500 units of voucher funding to the Project Based Voucher Program. | OHA has allocated 500 vouchers to the Project Based Voucher Program. During FY 2009 approximately 480 will have been approved for specific developments. During FY 2010, OHA will consider allocating additional vouchers to the PBV program to support "housing first" initiatives, supportive housing, housing preservation and building rehabilitation. The OHA will continue to work with local nonprofits to explore project-based opportunities in Oakland. |
| Section 8 Mainstream Program <i>Citywide</i> | Rental assistance for disabled families and individuals. | Disabled renters with incomes at \leq 50% AMI. | 0 new Section 8 vouchers. | No new funding is anticipated. Maintain 100% lease-up based on funding. |

Provision of Rental Assistance for Extremely Low Income Families (cont'd)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|--|---|--|---|
| Section 8 Rental Assistance Program <i>Citywide</i> | Rental assistance to families and individuals. | Renters with incomes at ≤ 50%. | 0 new Section 8 vouchers. | No new funding is anticipated. Maintain 100% lease-up based on funding. |
| Shelter Plus Care Rental Assistance <i>Citywide</i> | Rental assistance to families and individuals. | Formerly homeless renters with disabilities and incomes at ≤ 50% AMI. | 0 new Section 8 vouchers. | Alameda County is the lead agency in applying for Shelter Plus Care Vouchers. The OHA will continue to support Alameda County to renew existing vouchers. No increase in the amount of program funding is anticipated for FY 2009-10. |
| Tenant Protection Vouchers <i>City-wide</i> | Section 8 rental assistance for residents at scattered sites converted to project based voucher assistance | Low income households at or below 50% of AMI | Section 8 vouchers | OHA has submitted application to HUD for 1,615 vouchers. Number of households that receive vouchers will depend on actual allocation of Tenant Protection Vouchers from HUD. |

Provision of Supportive Housing for Seniors and Persons with Special Needs

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|--|---|--|
| 6th & Oak Senior Homes 609 Oak Street <i>Chinatown/Eastlake/San Antonio</i> | New Construction of 70 affordable residential units for senior citizens. 5 Studios 55 1-BR 10 2-BR (including manager's unit) | Senior citizens with incomes of at or below 50% AMI. | Redevelopment Agency: \$3,699,656 HOME: \$3,850,344 <i>Total City/Agency Funds:</i> <i>\$7,550,000</i> | Secure all the necessary funding and construction planning. Estimated completion date: April 2011 |
| Access Improvement Program <i>7 Community Development Districts</i> | Grants for accessibility modifications to 1 to 4 unit properties where owners or tenants have disabilities. | Physically challenged owners or tenants with incomes at or below 50% AMI. | CDBG: \$207,680 | Complete accessibility modifications for 8 units. |
| Altenheim Senior Housing – Phase II 1720 MacArthur Blvd <i>Outside Community Development Districts</i> | New construction of 81 units for low income senior households, including 31 supportive housing units. | 28 senior households with incomes at or below 20% AMI; 20 senior households at or below 50% AMI; 32 senior households at or below 55% AMI; 1 manager's unit. | Redevelopment Agency: \$1,753,000 HOME: \$5,815,000 | Construction underway, marketing plan under review. Anticipated completion date: March 2010 |
| Emancipation Village 3800 Coolidge Avenue <i>Outside Community Development Districts</i> | New construction of 37 units (including 2 manager units) for emancipated foster youth/foster youth nearing emancipation | 30 emancipated young adults between 18-24 at or below 35% AMI 10 soon-to-be emancipated foster care youths ages 16-17 at or below 35% AMI | Redevelopment Agency: \$1,652,000 | Secure remainder of funding, obtain planning approvals, prepare construction drawings for building permit submittal. Anticipated completion date: December 2010 |
| Harrison Senior 1633 Harrison St. & 321 17 th St. <i>Western Oakland</i> | New construction of 73 affordable senior rental units. | 29 senior households with incomes at or below 35% AMI; 44 senior households at or below 50% AMI; 1 manager's unit | Redevelopment Agency: \$5,133,000 | Secure remainder of funding, obtain planning approvals, complete construction drawings for building permit submittal. Anticipated completion date: December 2010. |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|---|--|---|---|
| Hill-Elmhurst Senior Housing 9415-9437 International Blvd <i>Elmhurst</i> | New Construction of 64 senior rental units: 63 1-BR units 1 2 BR unit | Seniors with incomes at or below 60% AMI 1 resident manager unit | Redevelopment Agency (non-housing): \$1,096,222 Redevelopment Agency: \$6,032,000 | Continue predevelopment activities. Considering other financing options since project did not receive HUD 202 funding commitment. Anticipated completion date: December 2010 |
| Saint Joseph Senior 2647 International Blvd. <i>Fruitvale/San Antonio</i> | Adaptive re- use/historic rehabilitation of former senior residence (currently offices) into 78 affordable rental units for seniors. | 32 senior households with incomes at or below 35% AMI; 20 senior households at or below 50% AMI; 25 senior households at or below 60% AMI | Redevelopment Agency: \$4,639,000 HOME: \$3,991,000 | All financing secured (MHP, Tax Credit investor); construction and City loans to close April 2009; construction to start soon after. Anticipated completion date: September 2010 |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|---|---|--|---|
| <p>Housing Opportunities for Persons With AIDS (HOPWA)</p> <p><i>Alameda County & Contra Costa County</i></p> | <p>Housing and continued services for individuals and families members of individuals living with HIV/AIDS.</p> <p>Acquisitions of housing units.</p> <p>New construction of permanent housing for persons with HIV/AIDS.</p> | <p>Persons with HIV/AIDS and incomes at 30-50% AMI, and their families.</p> | <p>HOPWA \$2,038,921 (estimate)</p> <p>Alameda County: \$1,487,386</p> <p>Contra Costa County: \$490,367</p> <p>City Administration: \$61,167</p> <p>(Actual allocations are based on number of reported AIDS cases as confirmed by the Centers for Disease Control and/or each County's AIDS Epidemiology report for the prior year.)</p> | <p>Assist approximately 160-182 persons with HIV/AIDS and their families with housing assistance (tenant based rental assistance, permanent supportive housing, and other housing).</p> <p>Approximately 30 households will gain access to stable permanent housing.</p> <p>Provide information and referral for HIV/AIDS services and housing to at least 180-200 households.</p> <p>Maintain capacity of existing housing inventory and support services.</p> <p>Continue acquisition, rehabilitation and/or development of additional set-aside of 12 HIV/AIDS living units.</p> <p>Reserve funds for technical assistance and address emerging issues.</p> <p>Continue Project Independence (shallow rent subsidy program).</p> |

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

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|--|--|--|--|---|
| Jack London Gateway 988 Brush Street (formerly 900 Market Street) <i>Western Oakland</i> | New construction of 61 senior rental units. (57 1-bdrm units; 3 2-bdrm units.; 1 resident manager unit) | 24 units for households at or below 35% AMI; 36 units for households at or below 60% AMI. 1 resident manager unit. | Redevelopment Agency: \$4,900,000 | Complete construction and occupy building. Anticipated completion date: May 2009 |

Removal of Impediments to Fair Housing

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|---|--|---|--|
| Fair Housing Services <i>Citywide</i> | Provide housing services and housing-rights counseling including to persons with physical and mental disabilities. Manage a housing database. Provide free legal services and counseling for housing related problems. Investigate, mediate and refer in cases of housing discrimination, | Individuals and families with incomes at or below 80%. | CDBG: \$350,000 | Provide Specialized Information and Referral to 500 low income residents with disabilities and tenant/landlord dispute resolution and discrimination counseling to 200 income residents with disabilities. Provide legal advice, case consultations and referral services to 465 low income residents; tenant/landlord dispute resolution and discrimination counseling to 420 low income residents; and direct legal services to 45 low income residents. |

D. Homelessness

1. Permanent Access to Housing (PATH) Plan

Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County's EveryOne Home Plan, a countywide plan to be used as a roadmap for ending homelessness in the county over the next fifteen years. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS. Both EveryOne Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing.

Implementation of the PATH Strategy has focused on the areas listed below:

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

Both EveryOne Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. Parts of the following overview of the "Housing First" program model are adapted from the National Alliance to End Homelessness.

The "Housing First" program model is adapted from the National Alliance to End Homelessness. Housing First is an approach to ending homelessness that centers on providing homeless people with housing quickly and then providing services as needed. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. Implementation of a Housing First approach will not necessarily result in an immediate elimination of emergency shelter and/or transitional housing services. The Housing First approach is commonly implemented through four primary stages:

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

In order to implement these four stages, the PATH Strategy focuses on both housing development activities to provide needed housing resources, and realignment of the service

delivery system to support the transition to a Housing First approach. The general thrust of the PATH Strategy can be summarized as follows:

PATH Strategy Implementation Priorities for 2009-10 are as follows:

- 1) Housing Resources: Expand the inventory of appropriate housing opportunities as a direct exit from homelessness.
- 2) Rapid Re-Housing Services: Activities that clearly lead to permanent housing outcomes and services that help people obtain and maintain permanent housing.
- 3) Preventing Homelessness: Activities that prevent people from becoming homeless.

2. Discharge Planning

Oakland, Oakland Partners, and Alameda County are developing a discharge policy and protocols to reduce or eliminate the release of people from public institutions to the streets or the homeless service system. Oakland Permanent Access to Housing strategy (PATH) identifies development of discharge planning policies and protocols as the lynchpin of a comprehensive homeless prevention strategy.

Strategies set for implementation under the PATH Strategy are as follows:

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

Problem:

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

Solution:

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

Action Step:

The Alameda EveryOne Home Leadership Council is leading an effort to create systemic discharge planning policies and protocols to prevent people from being discharged into homelessness from mainstream systems and their institutions. Oakland's mainstream systems and their institutions will participate in this process.

Strategy #2: Link and Expand Current Efforts to Prevent Homelessness for People Being Discharged from Mainstream Systems of Care and their Institutions (EveryOne Home Objectives P-2 and P-3)

Problem:

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

Solution:

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

Action Steps:

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

Table 5
Homeless Planned Actions, FY 2009-2010

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness

| ACTIVITY NAME LOCATION | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|---|--|---|
| Community Development District East Oakland Community Project/Crossroads 7515 International Blvd. Oakland, CA 94621 <i>Citywide</i> | State-of-the-art emergency shelter facility offering 125 beds and comprehensive support services for homeless people seeking a better life. | Homeless families with incomes at 30-50% AMI | CDBG: \$296,000 | Funds will support the operation of the shelter serving approximately 700 homeless persons with bednights, substance abuse counseling, HIV/AIDS services and other support services. |
| ECHO Home Equity Conversion <i>Citywide</i> | Counsel home-owning seniors on reverse mortgages to enable them to retain their homes. | Home owners at least 62 years old. | CBDG: \$21,000 | Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach. |

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (cont'd)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|--|--|---|
| Emergency Shelter Grant Program Funds the City's Permanent Access To Housing (PATH) Strategy <i>Citywide</i> | Housing and services leading to Permanent Access To Housing: 1)Rapid Re-housing Services 2)Homeless Prevention 3) Support Services in Housing 4)Technical Assistance | Homeless families, individuals and seniors with incomes at 30-50% AMI. | ESG: \$370,723 (PATH Strategy: \$352,187) City Administration: \$18,536 General Fund: \$115,000 (Emergency Housing Program) General Fund: \$307,691 (Homeless Mobile Outreach Program) CDBG: \$1,385,000 (PATH one-time funding for Capital.) \$225,000 (Winter Relief Program Allocation) | Assist approximately 1,800 persons with access to permanent housing, temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services to the homeless and near-homeless population as outlined in the Oakland Direct PATH (Permanent Access To Housing) Strategy. This includes services provided with match funding. At least one capital improvement application will be approved for funds under the 2009-10 Permanent Access To Housing (PATH) Strategy to end homelessness, increasing the inventory of permanent supportive housing for the homeless through CDBG funds. |
| The Unity Council Foreclosure and Eviction Prevention <i>Citywide</i> | Provide informational mailings, outreach and counseling services to homeowners and tenants living in homes facing possible foreclosure. | Low- and moderate-income renters. | \$100,000 | Provide Foreclosure Counseling and prevent unlawful eviction of tenants living in foreclosed properties. |

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (cont'd)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|--|--|--|
| Matilda Cleveland Transitional Housing Program (MCTHP) 8314 MacArthur Blvd. <i>Elmhurst</i> | Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing: 5 Studio 3 1-BR units 3 2-BR units 3 3-BR units | Homeless families with incomes at 30-50% AMI. | Supportive Housing Program \$259,824 (MCTHP \$253,640 City Admin. \$6,184) CPPSO \$50,000 Contractor Match \$20,000 Tenant Rents \$25,250 | Assist between 5 - 14 families. Rehabilitation work on 14 MCTHP units to be completed by March 2010. Rehabilitation work is scheduled to start June 2009. |
| Project Pride 2577-79 San Pablo Ave. <i>Western Oakland</i> | Rehabilitation of 20 transitional housing units with supportive services. | 20 transitional housing units for small families at or below 35% AMI | Redevelopment Agency: \$1,600,000 | Complete financing, close Agency loan, and start construction by September 2009. Anticipated completion date: September 2010. |
| Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN) Anka Behavioral Health, Inc.. At HRMSC 559-16 th Street Oakland, CA 94612 <i>Western Oakland</i> | Provide a continuum of services, shelter and transitional housing (54 units) to homeless families. | Families with incomes at 30-50% AMI. | SHP \$1,826,618 (HSFN \$1,786,073 City Admin. \$43,474) Alameda County: \$250,000 Excess Cash Value of Monthly Lease: \$122,558 | Assist at least 54 families with transitional housing and support services and at least 8 families with emergency shelter. Rehabilitation work for 54 transitional housing units and 8 emergency shelter units at the HRMSC are scheduled to start during the 2009-2010 fiscal year. Completion date has not been determined. During the rehabilitation of living units, the City intends work with Anka to relocate families while support services are continued. |

Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness (cont'd)

| ACTIVITY NAME LOCATION Community Development District | DESCRIPTION OF ACTIVITY | CATEGORIES OF RESIDENTS TO BE ASSISTED | FUNDING PROGRAMS AND RESOURCES TO BE USED | ONE YEAR GOALS |
|---|--|---|--|--|
| Transitional Housing Program (THP) 1) 173 Hunter Ave. 2) 1936 84 th Ave. 3) 5239-A&B; 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St. | Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing. 4 1-BR units 5 2-BR units 1 3-BR units | Homeless families with incomes at 30-50% AMI | THP (Supportive Hsg Funds) \$245,420 (THP/FIT \$238,738 City Admin. \$6,682) General Fund \$133,000 Tenant Rents \$21,000 | Assist at least 10 families. Rehabilitation work on 9 living units completed in October 2008. |
| Oakland Homeless Youth Collaborative (OHYC) 1) Covenant House – 2001 Harrison Street 2) East Oakland Community Project – 1024 101 st Street 3) First Place for Youth – 1755 Broadway | 24-29 transitional housing beds for homeless youth. | Homeless Youth ages 18-25. | OHYC \$699,770 (City Admin: \$34,821) <u>Contractor Matches</u> Covenant House: \$74,787 First Place Fund for Youth: \$21,997 East Oakland Community Project: \$24,930 | Assist 22-30 young adults with housing and services. |

E. Geographic Distribution and Service Delivery and Management

1. Geographic Distribution

a. Target Areas for CDBG Funds

Community Development Block Grant funds allocated for economic development include funds allocated to designated Neighborhood Commercial Revitalization areas.

To better achieve the City Council's policy objective of promoting safe, affordable and healthy neighborhoods, the focus of the City's housing programs – particularly those involving rehabilitation of the existing housing stock – is primarily within the Community Development Districts. Efforts are made to use housing funds in specific designated areas within those districts, including Neighborhood Commercial Revitalization areas, certain Redevelopment project areas, blighted properties identified by Building Services and the Service Delivery System teams, and certain Strategic Planning areas. This will allow for a more coordinated targeting effort, and a more visible, sustainable revitalization of those areas, that will in turn stimulate more private revitalization activities. The City has recently modified the Emergency Housing Rehabilitation Program to allow loans to be made to any qualified low income homeowner in the City because this program is targeted specifically to eliminating immediate health and safety problems.

b. Target Areas for Housing Development and Homeless Programs

Funding for development of ownership and rental housing is allocated on a citywide basis. New rental projects that are outside areas of low income concentration are given preference points in order to promote a wider range of housing opportunities. New homeownership projects are given preference if they are located in areas that have a homeownership rate significantly lower than the citywide average, in order to increase ownership rates and contribute to neighborhood revitalization. Efforts are made to locate housing development projects in proximity to other major focus areas, such as Neighborhood Commercial Revitalization areas. The City has a general policy of encouraging higher density multi-family housing along major arterial streets, in the downtown, and near mass transit stations.

Funds to assist the homeless are allocated throughout the City.

c. Location of Specific Activities Funded with Federal Grant Funds

Many of the activities to be funded with Federal grant funds have multiple locations or serve low income neighborhoods rather than individual locations. Details on the location of each proposed activity are contained in HUD Table 3 in Subsection V, beginning on page 110.

2. Service Delivery and Management

The Community and Economic Development Agency (CEDA) is the lead agency for implementation of the housing and community development actions described in the Consolidated Plan. The Continuum of Care program and the AIDS housing program are managed by the Community Housing Services unit in the Department of Human Services.

Responsibility for specific components of the action plan is shown in the following table.

| Program/activity | Responsible party | Phone |
|--|---|--------------|
| Community Development District Funding – financial assistance for public services and infrastructure (neighborhood improvements) | CEDA - CDBG Program | 238-3716 |
| Comprehensive land use planning | CEDA – Planning and Zoning | 238-3941 |
| Emergency shelter, transitional housing, supportive services for homeless persons | Department of Human Services - Community Housing Services | 986-2721 |
| Fair housing - support for counseling and advocacy agencies | CEDA - Housing Policy | 238-3015 |
| Fair housing planning | CEDA - Housing Policy | 238-3015 |
| First time homebuyer programs | CEDA - Homeownership Programs | 238-6201 |
| Housing and supportive services for persons with HIV/AIDS | Department of Human Services - Community Housing Services | 986-2721 |
| Housing code enforcement | CEDA - Code Enforcement | 238-3381 |
| Housing development for families, seniors and persons with special needs (new construction and rehabilitation) | CEDA - Housing Development | 238-3502 |
| Housing rehabilitation (owner-occupied and small rental properties) | CEDA - Residential Lending | 238-3909 |
| Housing services contracts (housing counseling and search services) | CEDA – CDBG Programs | 238-3716 |
| Monitoring of City-assisted community development activities | CEDA - CDBG Programs | 238-3716 |
| Monitoring of City-assisted housing dev. | CEDA - Housing Development | 238-3502 |
| Preservation of existing assisted housing | CEDA - Housing Development | 238-3502 |
| Public housing | Oakland Housing Authority - Housing Management Division | 874-1500 |
| Section 8 Rental Assistance | Oakland Housing Authority - Leased Housing Department | 874-1500 |
| Small businesses – technical and financial assistance | CEDA - Commercial Lending Program | 238-3703 |
| Zoning | CEDA – Planning & Zoning | 238-3911 |

3. Maps Showing General Service Area, Low/Moderate Income Block Groups and Areas of Minority Concentration.

Maps 1 and 2 on the following page identifies the seven Community Development Districts that are the focus for the City's activities, particularly housing rehabilitation, economic development, public services and public facilities designed to promote community revitalization. Homebuyer assistance and housing development activities may be conducted anywhere in the City in order to promote a wider range of housing choices for low income, minority and disabled households.

Map 1 also shows those Census block groups that qualify as low/moderate income under HUD definitions. Map 2 shows areas of minority concentration.

Map 1
Community Development Districts and Low/Mod Areas

Map 2
Community Development Districts and Areas of Minority Concentration

F. Other Actions

In addition to the programs and activities described on the previous tables, the City and other entities operating within the City intend to undertake a number of other actions to address housing needs and problems in the City. These include efforts to reduce the hazards of lead-based paint in housing; efforts to improve the physical condition and management of public housing, promote greater resident involvement in public housing management and create opportunities for homeownership by public housing residents; and modify or mitigate the impact of any public policies which act as barriers to public housing, improvements to the institutional delivery structure to address any gaps or weaknesses identified in the 2005-2010 Consolidated Plan.

1. Lead-Based Paint Hazard Reduction

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

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

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

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

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

For the period July 1, 2003 through July 31, 2005, there was a partnership agreement with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for funding

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

A new partnership agreement, effective March 15, 2006 through December 31, 2012, has a total projected funding level of \$125,000 for 25 completed units. In addition, to provide an alternative service for the loss of free risk assessments and clearance testing, the County is providing an In-Home Consultation (IHC) service on a referral basis. This service involves a home site visit to inspect for possible lead hazards, education of the owner regarding lead hazards and distribution of a lead testing kit. To date the rehabilitation program has referred 36 homeowners to this service.

The City’s residential rehabilitation loans range from \$15,000-\$75,000. Because most of these homes were built prior to 1978, it can be concluded that lead paint hazards will exist and require remediation. The cost of lead hazard reduction often averages \$9,000 per unit. With the ACLPPP partnership agreement, the reimbursements help to reduce the impact of reduced funding allocations and assist with future lead hazard abatement projects.

**Table 6
Lead-based Paint Hazard Reduction Goals**

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

2. Public Housing Improvements

a. Management Improvements for Public Housing

Specific plans for improving the management and operation of public housing include the following:

Property Operations - OHA has implemented a new property based asset management structure that includes new property portfolio configurations, newly organized staffing teams, and enhanced procedures that provide consistent attention and improved customer service to each property.

Community Relations - Partnerships with non profit community based organizations, Neighborhood Crime Prevention Councils (NCPC), Neighborhood Associations and the Service Delivery System (SDS) teams, have supported the Authority's transition to a more proactive property management organization with stronger lines of communication to its clients and community stakeholders.

Curb Appeal – OHA has achieved property curb appeal improvements through proactive site monitoring by property management staff, maintenance crews and the OHA Police Department, as well as enhancements of landscaping, the transition from large dumpster bins to individual household canisters which has deterred illegal dumping; and painting of scattered site property. The graffiti abatement program has resulted in a reduced occurrence of property defacement by the removal of graffiti at OHA sites within two business days.

Customer Service – OHA's customer service program provides access for clients and stakeholders to all programs, services and information offered by the OHA. Customer service staff are trained regularly on updated customer service methods, and all Authority program changes. The OHA Customer Assistance Center responds, investigates and attempts to resolve over 280 requests for service annually. Customers with inquiries can ask questions and provide comments or concerns by speaking directly with the CAC staff by phone or through an email submission. The CAC phone number is posted at all OHA properties and on the agency's web site. OHA conducts periodic customer service surveys to determine resident and community satisfaction of all Authority programs and services.

b. Improvement of the Living Environment

i. Utilizing Public Housing Capital Funds, flexible funding under the Moving to Work program and the OHA Local Fund, the OHA will continue its success at improving the physical and social problems that exist in and around public housing sites. These efforts have included the comprehensive modernization of some of the Authority's oldest developments and a new program of designed to provide specific upgrades of building exteriors and interiors to address deferred maintenance and improve the physical appeal and safety of the buildings.

ii. HOPE VI Development Activities

The Housing Authority has received several grants under the HOPE VI program to renovate and redevelop some of its larger public housing developments. The Housing Authority and the City are working in partnership to improve these developments and the surrounding neighborhoods.

In 2000, OHA received \$34.5 million to revitalize 178 unit public housing project known as Coliseum Gardens. All 178 existing units were demolished and will be replaced on a one-for-one basis. The Lion Creek Crossings and Foothill Family Apartments are providing replacement units for the former Coliseum Gardens development.

Because of the concentration of public housing units in the Coliseum area, 21 of the 178 public housing units were placed off site in a new 65 unit development known as Foothill Family Apartments located on Foothill Boulevard adjacent to Eastmont Mall. The OHA purchased the land and the general partner for this development is Oakland Housing Initiatives, Inc. No City funds were utilized in this development.

The original or “primary site,” now called Lion Creek Crossings, is being developed as a mix of housing types by the OHA and a developer partnership with East Bay Asian Local Development Corporation (EBALDC), the Related Companies and Chambers General Construction. The site will include 157 public housing units, 282 additional tax credit units and 28 affordable for-sale units. Because of the size of the development, the rental component was divided into four rental phases, and the ownership component will be completed after the last rental phase.

(a) Phases I, II and III of the Lion Creek Crossings development are complete, which includes 136 replacement public housing units. Construction on final 72 units in Phase IV, which includes the 21 replacement public housing units, will commence during FY 2010.

The ownership phase will consist of 28 units, all of which will be made available to moderate income buyers.

Coliseum Gardens Park, which is part of the primary site, has been reconfigured and will be rebuilt by the OHA. Portions of Lion Creek as it flows through the park will be restored by the City of Oakland.

iii. Tassafaronga Village

The OHA has been pursuing the revitalization of the Tassafaronga Village site since March 2005 when the Board of Commissioners approved the submission of the first of two unsuccessful applications for HOPE VI funding from HUD. In February of 2006 the Board authorized the submission of a Demolition and Disposition application to HUD that was approved in April of 2007. In September of 2007 the OHA was awarded an allocation of 75 Section 8 Vouchers from HUD to utilize as a relocation resource for the households at Tassafaronga Village.

The redeveloped Tassafaronga Village will include 87 Project Based Section 8 Voucher units to replace the original public housing units on a one-for-one basis, 70 additional units of new rental housing and 22 units of new affordable ownership units. The ownership units are being developed by Habitat for Humanity of the East Bay. Financing for the project includes \$4.8 million in Redevelopment Agency funds from the City of Oakland.

iv. HOPE VI Social Services for Public Housing Residents

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

v. Public Safety

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

3. Public Housing Resident Initiatives

a. Resident Participation in Management

The Authority solicits resident input into OHA's Annual Plan, which includes the Capital Fund Program. Resident input into the plan is largely acquired through the Resident Advisory Board (RAB), which includes approximately 40 residents appointed to the RAB by the OHA's Board of Commissioners.

b. Resident Opportunities for Homeownership

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

i. HOPE VI Homeownership Program:

Through the HOPE VI program at Lion Creek Crossings, OHA is developing 28 affordable homeownership units, which will be available to public housing residents, Section 8 participants and other low-income residents in the City. Additionally, the OHA has developed a Homeownership Program in consultation with community groups, Fannie Mae, HUD, local lenders and the Resident Advisory Board that will enable eligible families to utilize their Section 8 assistance towards their monthly mortgage and housing costs.

ii. Tassafaronga Village Homeownership Opportunities:

The OHA is currently planning an additional 22 affordable homeownership units with partner Habitat for Humanity at the Tassafaronga Village site.

iii. Section 8 Homeownership Program:

OHA operates a Section 8 Homeownership Program that aids clients by subsidizing a portion of their monthly mortgage payments. The OHA developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. The OHA will continue to explore homeownership opportunities for Section 8 participants and collaborate with the City, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners.

iv. ROSS Homeownership Grant:

The ROSS Homeownership grant successfully assisted 9 public housing families with the purchase of homes by funding homeownership training, a \$3,000 match for IDA savings and self-sufficiency supportive services to assist 30 public housing residents with home purchase. Over 11 organizations, including several non-profit development partners, have contributed to the success of this grant program.

4. Anti-Poverty Actions

According to the 2000 Census, over 19 percent of Oakland's residents are living in households with incomes below the poverty line. The City is engaged in a variety of efforts to address this problem, including in particular a variety of initiatives aimed at reducing the level of unemployment in the City. Significant parts of the City have been designated as a State Enterprise Zone as part of a strategy to attract new businesses and expand employment opportunities for Oakland residents. The City has also been designated by HUD as an Enhanced Enterprise Community.

a. Local Hiring Goals on City-funded Projects

i. Local Employment Program

On February 25, 1993, the City of Oakland established a revised Local Employment Program (LEP) for the City of Oakland and Redevelopment Agency construction projects. The LEP (revised June 2003) establishes an employment goal of 50% of the total project workforce hours on a craft-by-craft basis be performed by Oakland residents and minimum of 50% of all new hires to be performed by Oakland residents on a craft-by-craft basis. The first new hire must be an Oakland resident and every other new hire thereafter. To implement the goals for the LEP, the City created the Local Construction Employment Referral Program (LCERP).

The LCERP partners with 35 Community Based Organizations, (CBO) who refer a continuous pool of construction workers to the City. This pool of workers is maintained in a referral data bank. With a 3-day notice, the City may refer Oakland workers in response to a request.

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

ii. 15% Apprenticeship Program

On January 26, 1999, the City established a 15% Apprenticeship Program in order to increase Oakland resident participation as apprentices, the policy provides for a 15% apprenticeship hiring goal that is based on total hours worked and on a craft-by-craft basis. The entire 15% resident apprentice hiring goal may be achieved entirely on the City of Oakland or Oakland Redevelopment Agency funded project; or split on a 50/50 basis (minimum 7.5% on city funded project and maximum 7.5% on non-city funded projects).

b. Living Wage Ordinance

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” (\$10.83 per hour with health benefits or \$12.45 per hour without benefits as of July 1, 2008) to employees of business under a City contract or receive financial assistance from the City. On July 1, 2009, the living wage rates increase to \$10.83 per hour with health benefits and \$12.45 per hour without benefits. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

c. Provision of Supportive Services in Assisted Housing for the Homeless

Many City-sponsored housing projects, particularly in Single Room Occupancy housing and in housing targeted to the homeless, include a planned service component that aims, in part, at assisting very low-income persons to develop the necessary employment and job search skills required to allow such persons to enter or return to paid employment and an ability to live independently. Various innovative activities within the City's homeless service program contracts will target assisting homeless persons in need of job assistance and employment search skills. At least one homeless service agency will be funded specifically for these services through the City's Hunger & Homeless Programs section.

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

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

The program enrolls approximately 40 students per semester in a combination classroom and hands-on construction project program. The students and instructors provide the

labor for the project and the end product is a one or two unit residential dwelling, made available for occupancy by low to moderate-income families. Upon completion of a project, the property is sold for cost and all proceeds are used to fund subsequent projects.

e. Job Training and Employment Programs in Public Housing

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

f. Section 8 Family Self-Sufficiency Program

The Oakland Housing Authority's Family Self-Sufficiency Program (FSS) assists residents with becoming self-sufficient and saving for the future. Over 250 Section 8 households currently participate in the program and the Authority will continue to encourage additional families to participate. Residents graduating from the program may use their saving accounts for educational expenses or can participate in first-time homebuyer programs. One hundred and twenty eight families have successfully graduated from the FSS program. Average escrow amount among graduates is approximately \$12,000. Among current participants, approximately 48% have escrow savings accounts. The average account balance for all current participants is approximately \$4,500.

g. Youthbuild (Training and Employment)

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

h. Workforce Development Program

Oakland's Workforce Development Unit will continue to align its efforts with the City's Economic and Business Development initiatives. Workforce will continue working closely with Business Development and Redevelopment to support local business development and expansion. Specific to its FY 2009-2010 budget, the Workforce Development Unit plans to accomplish the following goals: 1) improve the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promote business development and growth through excellent staffing, worker training, and hiring tax credit services for more than 100 businesses; 3) save Oakland business millions of dollars by doubling the number of tax credit vouchers administered in Oakland from 5,000 to 10,000; 4) expand and improve job training services for hundreds of youth offenders and parolees; and 5) redesign Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board.

i. Department of Human Services Programs

Since 1971, the City of Oakland has been designated as a Community Action Agency, established under the Economic Opportunity Act of 1964 charged with developing and implementing antipoverty programs for the city. The newly reinvented agency, now known as the Community Action Partnership (CAP), has as its overarching purpose to focus on leveraging local, State, private and Federal resources toward enabling low-income families and individuals to attain the skills, knowledge, motivation, and secure the opportunities needed to become fully self-sufficient. The Oakland Community Action Partnership has been actively “fighting the war on poverty” for over 30 plus years. The unique structure of the Oakland CAP is that the process involves local citizens in its effort to address specific barriers to achieving self-sufficiency. Through the annual community needs assessment and the biennial community action plan, the Oakland CAP is able to identify the best opportunities to assist all members of the community in becoming self-sufficient and productive members of society.

5. Institutional Structure

During the next year covered by the Annual Plan, the City will continuously monitor the housing delivery system and work with local associations of housing organizations, private institutions, and other local public agencies to improve housing delivery. Specific activities that the City intends to carry out to improve this system are listed below.

a. Increasing Available Resources

- Continue attempts to expand the amount of resources available. In particular, the City will actively lobby for increases in State and Federal funding for housing.
- Encourage and support the attempts of local non-profit developers and service organizations to secure funds for service delivery and organizational operations from governmental and non-governmental sources.

b. Coordinating Resources

- Improve processes within the Community and Economic Development Agency (CEDA) to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency.
- The City will continue to work with the Oakland Housing Authority to implement a program to “project base” Section 8 assistance (commitments would be tied to specific housing units) to facilitate preservation and rehabilitation of existing housing, including SRO hotels.
- The City will continue to collaborate with other jurisdictions in Northern California to coordinate participation in the Neighborhood Stabilization Program for acquisition and rehabilitation of vacant foreclosed homes and apartments.

- The Community and Economic Development Agency and the Department of Human Services are coordinating the development of an “Oakland Pipeline Process” to bring together the City, nonprofit housing developers, homeless service providers, and County social services agencies, to implement that Permanent Access to Housing (PATH) plan. PATH will implement a new model of addressing homelessness through development of permanent housing with supportive services as a principal strategy for addressing the needs of homeless families and individuals.

c. Capacity and Character of Non-profit Housing Organizations

- Develop mechanisms to increase the capacity of non-profit affordable housing developers and actively encourage non-profit developers to take advantage of local programs such as the Local Initiatives Support Corporation (LISC) training program for non-profit developers.
- The City will consider continuing the use of HOME funding (CHDO Operating Support) to support non-profit capacity building, but may choose to reallocate these funds for housing development activities.
- Encourage developers to increase the representation of low and moderate income persons in their decision making processes and thereby to become eligible for receipt of HOME funds targeted to CHDO organizations.
- Provide training and technical assistance as requested by homeless service providers in shelter and transitional housing.

d. Participation of For-Profit Organizations

- Attempt to overcome housing discrimination by encouraging financial institution participation in mortgage lending to low and moderate income individuals and in low and moderate income communities, largely through joint City, Fannie Mae, Freddie Mac and California Reinvestment Coalition efforts to promote existing lending programs and create new programs.
- Continue to implement community reinvestment programs. The City will encourage private, for-profit lending and investment practices that meet the needs of all Oakland households and neighborhoods and discourage discrimination in lending and in the provision of insurance. One program is the City's Linked Banking Services Ordinance that requires the City to deposit its funds only with banks that are meeting their “fair share” of the City’s community credit needs, as determined by a bi-annual estimate of the citywide community credit demand. The City works with other jurisdictions and organizations to strengthen state legislation.
- In order to overcome housing discrimination by landlords, the City will continue during the coming year to fund fair housing counseling and education agencies which counsel individuals and train landlords and tenants regarding their rights and responsibilities under the law.

6. Barriers Removal

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

- Work will continue on development of specific rezoning actions consistent with the Comprehensive Land Use and Transportation Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs.
- The City will continue to work to develop a broader community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work on these issues with the Non-Profit Housing Association of Northern California (NPH) and East Bay Housing Organizations (EBHO).
- The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including development of new automated systems and internet-based information and application systems.

7. Monitoring

Monitoring procedures, construction contracting requirements, environmental review procedures and post-occupancy monitoring are addressed in the Five-Year Strategy Section of the Consolidated Plan for 2005 – 2010.

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

a. General Monitoring Procedures

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

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

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

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

b. Construction Requirements

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

c. Environmental Requirements

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

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

d. Marketing Requirements

For all assisted housing developments, the City monitors marketing plans to ensure that project marketing solicits participation from all sectors of Oakland's diverse low and moderate-income community. Housing developers who receive funding from the City or Redevelopment Agency must comply with the City's Affirmative Fair Housing Marketing Plan, which has been reviewed and approved by HUD. A copy of the Affirmative Fair Housing Marketing requirements is included in Section III of this Action Plan, in the portion of the subsection entitled "Specific Submission Requirements for Individual Programs" where requirements for the HOME program are delineated.

Because conventional marketing plans often fail to reach all minority communities, CEDA reviews project marketing plans before their implementation. The Office currently meets with each project developer and the developer's management agent prior to unit lease-ups or sales in order to review marketing plans and ensure that information on housing openings and services is made widely available. The Monitoring and Evaluation Unit perform the on-going monitoring of CEDA projects for racial and ethnic diversity.

e. Post-Occupancy Monitoring

CEDA also has responsibility for monitoring new construction and rehabilitation development projects on an annual basis to ensure that: (1) rents are below the maximum limit established by each applicable program; (2) occupancy is restricted to eligible households; (3) tenant incomes are re-examined periodically as required; (4) units are well maintained, (5) the projects remain fiscally sound, and (6) all other requirements are being met.

f. Use of Monitoring and Evaluation Information When Considering New Requests for Funding

The City's monitoring activities include informational reports that are made available to the community and to City Council as it relates to service providers' compliance with CDBG contract objectives and this information is used as a basis for recommendation for continued funding of those providers.

G. Citizen Participation and Public Comment

1. Citizen Participation Process

a. Public Hearing on Housing and Community Development Needs, and to Review Past Program Performance

The first of two required public hearings was held at the City Council meeting on March 24, 2009 (while the Consolidated Plan was being prepared) to review and consider FY 2007-08 performance and to consider housing and community development needs.

b. Publication of Draft Annual Action Plan and Notice of Public Hearing on Proposed Plan

A notice was placed in the Oakland Tribune on April 12, 2009 announcing the availability of the draft Plan and the date, time and purpose of the Public Hearing.

Copies of the draft Plan will be available Tuesday, April 14, 2009 for a 30-day comment period and will be placed on file at the main branch of the Oakland Public Library and were made available from both the Community & Economic Development Agency and the Office of the City Clerk. Notices will be distributed to a wide variety of nonprofit housing organizations, homeless service providers, public agencies and commissions, and other interested parties. Copies of the draft Plan will also be posted on the Housing and Community Development Division's website at www.oaklandnet.com/government/hcd.

c. Public Hearing on Proposed Annual Action Plan

A public hearing to solicit input from Oakland residents regarding housing and supportive service needs, non-housing community development needs, and to receive comments on the draft plan will be held during the City Council meeting on May 5, 2009 at 7:00 p.m. in the City Council Chambers at One City Hall Plaza.

d. Continued Changes from Prior Years for the CDBG Process

During the review of proposals, the Community Development District Boards held a number of evening meetings to accommodate citizen review and recommendations for FY 2009-11 CDBG funding. Each district board reviewed the proposals and heard presentations by each applicants.

e. Citizen Participation for ESG, HOME and HOPWA Funds

The Citizen Participation process for the other three formula grants remains unchanged from prior years.

- General uses of funds for these programs are included in the Annual Action Plan

- HOPWA funds are allocated to Alameda and Contra Costa counties by formula. Each County awards funds through a competitive process, using priorities established in their respective AIDS Housing Plans.
- ESG and HOME funds are awarded through a competitive process and approved by the City Council. Proposed allocations are subject to public review and comment consistent with the public review process for all City Council actions.

2. Public Comments

a. Opportunity for Public Comment

Written public comments will be accepted by the Community & Economic Development Agency through May 13, 2009. Staff will revise the documents consistent with such comments and include a summary of all written comments received and a discussion of how such comments were included, or an explanation as to why such comments were not included in the final documents.

b. Summary of Written Comments

Written and verbal comments submitted will be included in the final document.

IV. Program Specific Information

This section provides specific information required as part of the City's application for each of the four formula grant programs.

A. Specific CDBG Submission Requirements

1. Float Funded Activities

The City does not anticipate any new float funded activities this fiscal year.

B. Specific HOME Submission Requirements

1. Provisions to Ensure Continuing Affordability of Homeownership Units

The City has in place controls to ensure that when HOME funds are utilized to assist homebuyers, the units are either maintained as affordable units, or the HOME funds are recaptured and made available for eligible HOME expenditures on other projects and programs.

One set of controls pertains to a HOME-assisted program to provide mortgage assistance for acquisition of existing units. This program provides for recapture of the HOME funds along with a below-market interest rate. Loans provided under the American Dream Downpayment Initiative will be governed by these provisions.

A second set of controls pertains to projects involving the development (new construction, or acquisition and rehabilitation) of new affordable homeownership units with long-term use restrictions for low income occupancy.

These controls are described separately in the following pages.

a. First-Time Homebuyer Resale Controls for Acquisition of Existing Units (covers units to be assisted after July 1, 2004 under the Mortgage Assistance Program, including units assisted with ADDI funds)

For acquisition of existing housing by homebuyers, the City will employ the recapture of funds option described in the HOME Regulations at 24 CFR Part 92.254(a)(5)(ii).

Assistance to homebuyers will be structured as loans with simple interest at 3% per year, with all payments of principal and interest deferred until sale, transfer or refinancing. If the housing is sold or otherwise transferred during the required affordability period, or if the households ceases to use the property as its primary

residence, the City will recapture the entire amount of HOME funds along with all accrued interest. Recaptured funds will be used to finance other eligible HOME activities.

**b. First-Time Homebuyer Resale Controls for Acquisition of Existing Units
(covers units assisted with HOME funds prior to May 2001 under the Mortgage Assistance Program and included here only for reference)**

NOTE: The guidelines below are the original guidelines that were used for this program from 1994 through 2001. In November 2005, the City Council authorized modifications to the program that would allow existing borrowers to convert to a revised equity-sharing formula that would provide a greater share of appreciation to be retained by the homeowner, in order to make it easier for such borrowers to “move up” to another home when the original home is sold. The revised formula, is essentially the same as described below, except that for each full year that a borrower remains an occupant of the home, 1/20 of the City’s loan amount would be transferred from the City’s “equity share” to the borrower’s “equity share”

i. Overview

Under this program, the City and the homeowner each have contributed to the purchase price of the home. Although title to the property is held only by the homeowner, when the City loan is repaid, the homeowner and the City will split the net proceeds (after paying selling costs and paying off the first mortgage) based on their relative financial investments in the home. If the homeowner remains in the property for 20 years, the City loan will be forgiven.

The homeowner's equity investment is the total of (i) the Down payment, (ii) payments of principal made on the first mortgage, and (iii) any capital improvements to the home made by the homeowner and approved by the City. Over time, the homeowner's equity investment increases as more of the principal on the first mortgage is repaid.

The City's investment is equal to the amount of the City loan.

Because the amount of the homeowner's equity investment rises over time, while the City's investment is constant, the homeowner's share of the net proceeds increases every year. This method provides an incentive to long-term ownership, which contributes to neighborhood stability.

If the property increases in value, the City and the homeowner will share the increase when the property is sold, based on their relative investment shares. If the property decreases in value, the homeowner and the City will divide the net sales proceeds in the same proportion, so that the City and the homeowner share the losses. However, the program does specify that the City will not forgive more than a pro-rata share of its loan. In other words, if the sales proceeds are insufficient to repay both the owner's

investment and the City's loan, the amount of the City's loan that can be forgiven will not be more than 1/20 of the loan amount for each year the owner has occupied the home.

Examples of Repayment

Assumptions:

| | |
|-------------------------|-----------|
| Original Purchase Price | \$150,000 |
| 5% Down payment | 7,500 |
| First Mortgage | 107,500 |
| City Second | 30,000 |

Property Resold at the End of 5 Years

Calculation of Equity Investments:

| | |
|---------------------------------|-------------------------|
| Principal (1st Mortgage) Repaid | \$5,300 (after 5 years) |
| Original Down payment | 7,500 |
| Homeowner Equity Investment | \$12,800 |
| City Equity Investment (Loan) | \$30,000 (from above) |

Relative Equity Shares:

Total Equity Invested:

| | |
|-----------|----------|
| Homeowner | \$12,800 |
| City | \$30,000 |
| Total | \$42,800 |

Homeowner Equity Share: $\$12,800 / \$42,800 = 29.9\%$

City Equity Share: $\$30,000 / \$42,800 = 70.1\%$

ii. *Recapture provisions when assisted property appreciates*

If the property appreciates, upon the sale of the house, the net proceeds (sales price less transaction costs and payoff of first mortgage) are divided between the homeowner and the City based on their relative investment shares. The longer the homeowner remains in the home and continues to pay the principal on the loan balance, the larger the share of proceeds the homeowner receives at the time of sale.

When the loan is repaid (in this example, 5 years later), with appreciation of 5%/year:

| | |
|----------------------------|-----------------------------|
| Gross Sales Price | \$191,442 |
| Less Sales Costs | (\$13,401) estimated |
| Less 1st Mortgage Balance | (\$102,200) |
| Net Proceeds | \$75,841 |
| Net Proceeds to Homeowner: | 29.9% x \$75,841 = \$22,676 |
| Net Proceeds to City: | 70.1% x \$75,841 = \$53,165 |

iii. *Recapture provisions when property does not appreciate*

If the property fails to appreciate by an amount insufficient to repay both the homeowner's equity investment and the City loan, the City and the homeowner share the monetary loss in proportion to their respective investments.

For example, if the City's loan is \$30,000, the table on the following page illustrates the maximum allowable loss on the City loan.

When the loan is repaid, (in this example, 5 years later), with depreciation of 1.00% per year:

| | |
|-----------------------------|---------------------|
| Gross Sales Price | \$142,649 |
| Less Sales Costs | (\$9,985) estimated |
| Less First Mortgage Balance | (\$102,200) |
| Net Proceeds | \$30,464 |

Under the Shared Equity formula, the homeowner would receive 29.9% of this amount, or \$9,109, and the amount due on the City loan would be \$21,355.

However, because of the limitations noted above, the City cannot forgive this much of its loan after only five years occupancy. Instead, the required payment on the City loan would be \$22,500, and the homeowner would receive \$7,964.

Minimum Repayment Required When Sales Proceeds are Insufficient to Repay Loan

| Occupancy Time (Yrs.) | Proportion of Occupancy Time to Compliance Period | Maximum Amount of City Second Loan Forgiven | Minimum Amount to be Repaid to City |
|------------------------------|--|--|--|
| 1 | 5% | \$1,500 | \$28,500 |
| 2 | 10% | \$3,000 | \$27,000 |
| 3 | 15% | \$4,500 | \$25,500 |
| 4 | 20% | \$6,000 | \$24,000 |
| 5 | 25% | \$7,500 | \$22,500 |
| 6 | 30% | \$9,000 | \$21,000 |
| 7 | 35% | \$10,500 | \$19,500 |
| 8 | 40% | \$12,000 | \$18,000 |
| 9 | 45% | \$13,500 | \$16,500 |
| 10 | 50% | \$15,000 | \$15,000 |
| 11 | 55% | \$16,500 | \$13,500 |
| 12 | 60% | \$18,000 | \$12,000 |
| 13 | 65% | \$19,500 | \$10,500 |
| 14 | 70% | \$21,000 | \$9,000 |
| 15 | 75% | \$22,500 | \$7,500 |
| 16 | 80% | \$24,000 | \$6,000 |
| 17 | 85% | \$25,500 | \$4,500 |
| 18 | 90% | \$27,000 | \$3,000 |
| 19 | 95% | \$28,500 | \$1,500 |
| 20 | 100% | \$30,000 | \$0 |

The actual amount to be repaid to the City will be the larger of the amount determined by the equity sharing formula or the amount shown in the table above.

c. First time homebuyer resale controls for development of homeownership units with long term use restrictions

The City will provide a forgivable loan to the developer to be used for site acquisition, construction costs and related soft costs.

The City will ensure compliance with the HOME requirements for resale controls as follows:

Fair rate of return to owners: The developer will be required to restrict the price at which the initial and subsequent owners could resell their homes to an Affordable Sales Price (ASP), as defined below. When the initial owner and each subsequent owner sells an assisted unit, they will be able to receive their original investment from the net sales proceeds, plus all of the appreciation up to the maximum ASP, thereby assuring the owners a fair rate of return. The ASP will fluctuate based on both the maximum income limit for the unit and the interest rate at the time of sale.

Long-term affordability: The City will use a recorded regulatory agreement to ensure that houses are sold only to qualified lower income households, at an Affordable Sales Price as defined below.

i. Affordable Housing Cost:

A unit is affordable if a household devotes no more than 30 percent of its income to principal, interest, taxes, property insurance, utilities, homeowners' association dues and an allowance for maintenance costs.

ii. Affordable Sales Price

An Affordable Sales Price is a sales price at which a household with an income equal to a specified percentage of area median income, adjusted for household size, pays no more than an Affordable Housing Cost. For homes restricted to households with incomes at or below 80 percent of median, the specified percentage for this calculation will be 70 percent of median income (this ensures that the homes are affordable to a range of lower income households). Some units may be restricted to lower income levels, with the formula for the ASP adjusted accordingly.

Affordable sales prices are based on the target income level (for example, 70 percent of median income), not the income of the actual homebuyer. The household size adjustment that is used in determining the income limit for purposes of setting the affordable price is based on the number of bedrooms in the unit, not the size of the homebuyer. This allows sales prices to be set in advance of identifying a specific buyer.

Homebuyers must qualify as lower income households based on their actual income and household size.

For purposes of determining the ASP, the following assumptions will be used:

- Downpayment of 5 percent of the sales price;
- Mortgage term of 30 years; and
- Interest rate equal to the Federal National Mortgage Association rate for conforming loans.

iii. Enforceability

Because the unit is subject to resale restrictions that ensure the sales price will be affordable, it is expected that no additional City mortgage assistance will be needed or provided to keep the units affordable over the long term.

The City will record a Declaration of Resale Restrictions and Grant of First Right of Purchase against the land which would only be subordinated to the first deed for the buyer. At the City's discretion, the Declaration may be subordinated to the first deed of trust. The City will monitor the resale of all assisted units to ascertain that the affordability requirement is maintained. The loan agreement with the developer will contain appropriate pass-through enforcement provisions (the Declaration) for the City to ensure compliance on the part of both the developer and the homeowners.

2. Affirmative Marketing Procedures

The City requires, as part of the legally binding agreements it enters into with recipients of HOME funds, that all recipients pursue affirmative marketing efforts. These requirements include the following:

- a.** All advertisements, brochures, signs, etc. must include the Fair Housing Logo and/or a statement that the owner is an Equal Housing Opportunity Provider.
- b.** Owners must agree not to discriminate against potential tenants and/or purchasers on the basis of race, color, religion, family or marital status, age, national origin, sex, sexual preference, disability, AIDS or AIDS-related conditions, etc.
- c.** Owners are required to make a good faith effort to seek eligible persons of all racial, ethnic and gender groups in Oakland. In particular, owners are required to take affirmative efforts to market available units to persons and groups least likely to apply for such housing by engaging in outreach efforts to community organizations, social service agencies, and fair housing groups, as well as advertising in newspapers likely to reach such populations.

As part of its monitoring of assisted projects and programs, the City will examine the records of owners/sponsors to ensure compliance with these Affirmative Marketing requirements and will require corrective action if necessary.

The City's Affirmative marketing requirements and procedures are described in the following pages.

**City of Oakland
Community and Economic Development Agency**

Affirmative Fair Marketing Procedures

Owners of housing assisted by the City of Oakland or the Oakland Redevelopment Agency must not discriminate against potential tenants and/or purchasers on the basis of race, color, religion, family or marital status, age, national origin, sex, sexual preference, disability, AIDS or AIDS-related conditions, etc.

In addition, owners must undertake affirmative marketing efforts to reach persons that are unlikely to apply for housing due its nature, location or other factors.

The following document outlines the affirmative fair marketing procedures that must be adhered to by developers and owners of housing units assisted by the City.

3. Methods and Practices for Informing the Public

In order to inform the public, owners, and prospective tenants about federal fair housing laws and the City's affirmative marketing policies, the City will include the Equal Housing Opportunity logotype and/or slogan, and a logotype and/or slogan indicating accessibility to the disabled, in all press releases, solicitations, and program information materials.

In addition, the City provides funding to a number of fair housing agencies to provide information and counseling regarding fair housing laws and policies.

4. Requirements and Practices for Owners

All developers who receive funds from the City are required to enter into loan and regulatory agreements with the City prior to receiving any funds. These agreements are designed to bind the recipients to all of the program requirements, including the affirmative fair marketing procedures.

Developers receiving federal funds are required to create units that are accessible to people with disabilities. At least five percent of the new units must be accessible to people with mobility impairments and at least two percent must be accessible to people with hearing or vision impairments.

In addition to Federal laws requiring units for people with physical disabilities, Fair Housing laws require owners to make reasonable accommodations for people with all types of disabilities. In doing so, recipients are required to make and pay for structural modifications to dwelling units and common areas when needed as a reasonable accommodation for tenants or applicants with disabilities. In such cases where providing a requested accommodation would result in an undue financial and administrative burden, developers are required to take any other action that would not result in an undue burden.

As a condition of the agreements, not less than 120 days prior to project completion, owners must submit proposed marketing and management plans to the City for review and approval. Prior to commencing marketing activities, owners will be required to meet with City staff to review the proposed marketing strategy to ensure that affirmative marketing efforts will be employed.

Management plans must include policies for ensuring reasonable accommodation for persons with disabilities. Management plans must also contain policies and provisions for recordkeeping and monitoring. The City will provide written guidance on selection of tenants and reasonable accommodation during occupancy, if requested.

Marketing plans must include information on strategies for reaching persons and groups not likely to apply including, but not limited to, households with a disabled member. Marketing plans must also include procedures for ensuring that accessible units are targeted to people with disabilities who require accessible features, as described below.

Marketing plans must include the use of the fair housing logotype and/or slogan, and use of a logotype and/or slogan indicating accessibility to the disabled, and fair housing posters must be displayed at the project rental or sales office. Owners are required to advertise in newspapers of general circulation, and to provide notice to community groups when units become available.

Marketing plans must include use of a welcoming statement to encourage people with disabilities to apply for units, as well as a description of available units, accessible features, eligibility criteria, and the application process. The City will provide developers with sample notices.

Marketing plans must indicate that qualified applicants with disabilities who request accommodation shall receive priority for the accessible units. Open houses and marketing offices must be accessible to allow disabled persons to visit the site and retrieve information about accessible units.

5. Procedures for Outreach to Persons Not Likely to Apply

Owners are required to engage in special outreach to persons and groups in the housing market area who, in the absence of such outreach, are not likely to apply for the housing. In determining what special outreach is needed, owners should take into account past patterns of discrimination, the racial and ethnic makeup of the neighborhood, language barriers, location, or other factors that might make it less likely that some persons and groups (a) would be aware of the availability of the housing or (b) would be likely to apply for the housing.

In particular, owners are required to advertise in media which are reasonably likely to reach such targeted groups, and to provide notice to community organizations, fair housing agencies, and other similar organizations. A list of local disability organizations and community development boards will be provided by CEDA. CEDA will also provide developers with sample advertisements.

Multilingual advertising is encouraged where such efforts would result in reaching persons and groups not likely to apply.

6. Specific Procedures for Ensuring that Accessible Units are Occupied by People with Disabilities who Require Accessible Features

Outreach by owners to the disability community shall include the distribution of notices describing:

- the availability of all units;
- specific information regarding the availability and features of accessible units;
- eligibility criteria; and
- application procedures.

All application forms shall include information indicating that people with disabilities requiring accessible features shall receive priority for accessible units. The application must include a section to be filled out by any applicant requesting an accommodation with details on the applicant's special needs for accessible features or other accommodations. Under no circumstance should an applicant be required to disclose a disability unless requesting an accommodation. (Housing units targeting seniors or people with disabilities may request documentation of age or disability to verify eligibility, but only if the same questions and documentation are asked of all applicants.) This will allow developers to provide, upfront, any necessary accessible features and/or accommodations for those people requesting accommodations. For more information on tenant selection, request the document entitled "Selection of Individual Tenants."

Owners shall take reasonable nondiscriminatory steps to maximize the utilization of accessible units by eligible individuals whose disability requires the accessibility features of the particular unit. To this end, any vacant, accessible unit should first be offered to a current, disabled tenant of the same project or comparable project under the owner's control. The disabled occupant must require the features in the vacant unit and must be occupying a unit not having such features. If no such occupant exists, the developer shall then offer the unit to a qualified applicant on the waiting list who has a disability requiring the accessibility features of the unit.

Owners may offer an accessible rental unit to an applicant without a disability after efforts have been exhausted to occupy the unit by an individual with a disability. However, the owner may require such an applicant to agree to move to an available comparable non-accessible unit when the accessible unit is needed by a disabled household. Such an agreement may be incorporated into the lease.

Note: An owner may not prohibit an eligible family with a member who has a disability from accepting a non-accessible unit which may become available before an accessible unit. Owners are required to modify such a non-accessible unit as needed or move a disabled household into a unit that can be altered, unless the modifications would result in an undue financial and administrative burden or alteration in the nature of a program. All applicants should be provided information about how to request a reasonable accommodation at the time they apply for admission and at every recertification.

7. Recordkeeping and Monitoring

Owners must maintain records for at least five years regarding marketing and tenant selection practices. Upon request, owners are required to submit to the City copies of all advertisements indicating the date the advertisements were placed and the media outlets which were used. Owners must also provide copies of notices sent to community groups and a listing of those groups to which notices were sent.

Owners must maintain records regarding the characteristics of persons applying for vacant units, and the characteristics (including race and familial status) of persons actually selected to occupy the units. Owners must maintain information regarding the location, description and number of vacant and occupied accessible units. In addition, owners must track and keep records of accessible and non-accessible units that are occupied by tenants requesting reasonable accommodations for a disability. Owners also should document any reasonable accommodations made to, or requested by, tenants during the reporting year.

As part of the City's monitoring of assisted housing developments, the City will review the owners' records to verify that either:

- (a) Each household living in an accessible unit has at least one household member who needs the accessible features of the unit; or
- (b) If an accessible unit is not occupied by a household who has at least one household member who needs the accessible features of the unit, the owner will verify that no such households (either current or prospective tenants) are on a waiting list for the accessible unit. The owner will also provide documentation that the current occupants agree to move to a comparable non-accessible unit when the accessible unit is needed by a disabled household.

The duration of monitoring of Affirmative Fair Housing Marketing (AFHM) requirements varies with each housing program. For homeownership programs, AFHM requirements apply through the completion of initial sales transactions on units covered by the approved AFHM plan. For assisted rental housing, AFHM requirements apply throughout the term of the loan and regulatory agreements, including those periods when the project does not maintain occupancy. Assisted housing developments must comply with current City Affirmative Fair Housing Marketing requirements, not the policies in effect when the Regulatory Agreement was executed. Owners are responsible for researching and implementing the City's current requirements.

8. Assessment of Success and Corrective Actions

The City will review records maintained by owners to ensure that affirmative fair marketing requirements are being met. Where the characteristics of applicants are significantly different from the make-up of the City's population (i.e., in cases where specific groups are over-represented or under-represented), the City will examine in more detail the owner's actions to determine if a violation of the requirements has occurred.

The City employs a variety of corrective actions. Initially, owners who have not fully complied with the requirements are directed to engage in targeted marketing efforts to reach groups not initially reached. In cases where owners refuse to comply with the affirmative fair marketing procedures, the City may take additional actions to secure performance under the loan agreement, including declaring the loan in default and recapturing the funds.

Attachments

Attachment A: Additional Resources Available from the City of Oakland

Attachment B: Sample Advertisement/Listing

Attachment A

Additional Resources Available from the City of Oakland

- List of local disability organizations and community development boards
- Model Notice of Housing Availability
- Model Notice of Right of Reasonable Accommodation
- Model Tenant/Client Request for a Reasonable Accommodation
- Model Response to a Request for Reasonable Accommodation
- Model Verification of Need for a Reasonable Accommodation Request
- Sample Reasonable Accommodation Policy
- Selection of Individual Tenants
- Operation and Management of Housing
- Equal Housing Opportunity Logotype and Slogan
- Accessibility to the Disabled Logotype and Slogan

Attachment B

Sample Advertisement

(Project name), an affordable housing development in Oakland has *(studio, 1, 2, 3, and/or 4)* bedroom apartments available at reduced rents for qualified low income households. Disabled applicants are encouraged to apply. Income and other restrictions apply. *(Section 8 welcome)*
Equal Opportunity Housing Provider

9. Minority and Business Outreach Efforts

The Minority and Women-Owned Business Enterprise Programs that the City used in the past to maximize opportunities for such firms to participate in City-funded activities were prohibited by California Proposition 209, passed in November 1996. As a result, these programs are no longer employed. Nonetheless, State law does allow for compliance with requirements of Federal grants. As a result, the loan and grant agreements that the City uses in connection with the HOME Program contain provisions that require recipients to undertake efforts to include minority and women-owned firms.

C. Specific ADDI Submission Requirements

For FY 2009-2010, the City anticipates receiving \$27,271 in funding for the new American Dream Downpayment Initiative (ADDI). In many respects, these funds are covered by the same regulations as the HOME Program, with some exceptions.

The City anticipates using all the funds to provide downpayment assistance to eligible first-time homebuyers. The City currently operates a locally-funded first-time homebuyer assistance program that provides up to \$75,000 for acquisition and closing costs to households with incomes up to 80 percent of median income. The City expects to use ADDI funds to supplement this program by providing the greater of \$10,000 or 6% of the acquisition cost. The City will make efforts to target funds to households earning less than 60 percent of median income in order to make homeownership opportunities available to a wider range of economic levels, but may also assist households with incomes up to 80 percent of median income.

The City will provide program information to the Oakland Housing Authority to be used to conduct outreach and encourage residents and tenants of public housing, and households assisted through the Section 8 program, to make use of the program. The City will consider the use of ADDI funds in conjunction with any Section 8 homebuyer assistance provided by the Oakland Housing Authority.

To ensure that participating households are suitable to undertake and maintain homeownership, participants will be required to participate in homebuyer education classes offered by the City, private lenders and nonprofit agencies. Evidence of completion of these classes will be required as a condition of the homebuyer assistance program. The City will also encourage homebuyers (particularly those who are receiving CDBG funds or other City financial assistance) to take advantage of housing counseling programs offered by nonprofit organizations.

D. Specific ESG Submission Requirements

ESG funds will be allocated in support of the City of Oakland Permanent Access To Housing (PATH) Strategy, a companion to the Alameda County Everyone Home Plan. The Alameda Countywide EveryOne Home Plan is a roadmap for ending homelessness in the county over the next fifteen years. Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to EveryOne Home plan. EveryOne Home is a comprehensive plan for providing housing and supportive services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS. Both EveryOne Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing.

A key transitional step in the PATH Strategy is the reconfiguration of homeless services contracts under the Emergency Shelter Grant (ESG), Emergency Housing Program (EHP) and Winter Relief Program (WRP) to support the goals and objectives of EveryOne Home. The following process and fund allocation priorities will be followed in order to meet revised objectives under the City's Emergency Shelter Grant and other fund sources that support the provision of housing and services to the City's homeless and near-homeless populations.

1. Process and Criteria for Awarding Funds

Overview: This ranking scale will be used to rank projects *WITHIN* specific funding categories (emergency shelter, homeless prevention, etc.) rather than *ACROSS* categories. Although 100 points total are listed, it will not be likely for any one project to achieve a total score of 100, as bonus points are given for specific items within these funding categories. Therefore, emergency shelters will only be compared with other emergency shelters, prevention programs with prevention programs, and so on as opposed to using the scores across all of the program types.

A. Program is consistent with Funding Principles and Priorities

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

- 1) Program provides supportive housing, housing related services, or homelessness prevention activities. (Bonus Category: 0-5 points)
- 2) The agency has demonstrated ability to take on new or reconfigured programs, if necessary, to collaborate in a direct housing service model. (0-5 points)
- 3) Program Description clearly outlines which *Funding Priorities* are addressed, and demonstrates program planning consistent with housing outcomes. (0-5 points)
- 4) The project targets homeless individuals or homeless families in an inclusive manner. (0-5 points)
- 5) Program objectives meet or exceed *Oakland Outcome Objective Baseline Standards*. (0-5 points)

- 6) Program services are consistent with stated *Principles of Service Philosophy* and are demonstrated to meet the stated objectives. (0-5 points)

B. Agency has experience and capacity to provide services

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

- 1) The agency has a track record of successful service provision to homeless individuals and families, including performance on any past contracts with the City of Oakland. (0-5 points)
- 2) Agency is currently participating in HMIS or has certified its intention to do so within the first six months of the contract period. (0-5 points)
- 3) The agency has established collaborations with qualified community partners to achieve the maximum level of effective services for its clients. (0-5 points)
- 4) The supportive services staffing plan presented provide adequate coverage for the services proposed, given the target population. (0-5 points)
- 5) The facility operating staff coverage is consistent with best practices and is adequate, given the target population. (0-5 points)

C. Budget is reasonable and cost effective

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

- 1) Costs proposed are eligible and clearly justified. (0-5 points)
- 2) Proposed cost per person/cost effectiveness. Based on the anticipated number of persons to be served by the agency for the 2009/2010 programs, and the proposed target population, the agency has demonstrated an efficient use of funds. (0-5 points)
- 3) The agency has shown the ability to maximize other funding resources to supplement funding received from the City of Oakland. (0-5 points)

D. Agency has adequate fiscal controls

Up to **10** points will be awarded to agencies that, based on their internal control procedures and history of administering grants, demonstrate the ability to efficiently administer awarded funds, as outlined in Fiscal Standards.

E. Sole Source/Special Circumstances

Points may be awarded to agencies that are the demonstrated sole source of a specific service or services to Oakland's homeless community, and to agencies demonstrating special circumstances requiring additional consideration. Criteria for this section include:

- 1) Degree of benefit and history of effectiveness of sole source service/unique program. (0-5 points)

- 2) Demonstration of need and/or special circumstances that dictate additional consideration for the agency. (0-5 points)

F. Agency is a City-certified Local Business Enterprise/Small Local Business Enterprise or 501(c)(3)

Proposal applicants that are certified with the City of Oakland as a Local Business Enterprise or Small Local Business Enterprise will receive up to **5** additional points towards their proposal score. Points received will be determined by the City of Oakland's Office of Contract and Compliance and Employment Services. (0-5 points)

Program is a not-for-profit organization and has provided evidence of its tax exempt 510(c)(3) status. (0-5 points)

2. Matching Funds

The City will provide matching funds for the Fiscal Year 2009-2010 Emergency Shelter Grant HUD award, an award amount of not less than \$370,725 from the following City General Purpose Fund sources:

| Purpose | Match Amount |
|----------------------------------|---------------------|
| Emergency Housing Program | \$115,000 |
| Homeless Mobile Outreach Program | \$307,691 |
| Total Match | \$422,691 |

E. Specific HOPWA Submission Requirements

The City of Oakland is the recipient of HOPWA funds for the Oakland Eligible Metropolitan Area (EMA) consisting of Alameda and Contra Costa Counties. The City allocates funds to Contra Costa and Alameda Counties for distribution within their respective counties through a Request For Proposals (RFP) process. By agreement, HOPWA funds are distributed between Alameda and Contra Costa counties based on the relative proportion of AIDS cases in the two counties. Two percent of the HOPWA grant is allocated to the City for costs associated with administering the grant. One percent of the grant will go to Alameda County for their associated grant administration costs.

1. Urgent Housing and Supportive Service Needs Not Currently Being Addressed

Estimating the number of homeless people who are HIV positive is difficult. Many people that are infected are unaware of, or do not reveal their status until they have developed full blown AIDS. Estimates of HIV positive/AIDS cases are therefore based on numbers of known AIDS cases. These estimates provide one basis for assessing the number of people with urgent housing and supportive service needs.

The Oakland EMA utilizes the U.S. Health Resources and Services Administration (HRSA) unmet needs framework to estimate the total number of individuals with unmet HIV care needs living in the Oakland EMA. The following estimates were prepared in collaboration with the California Department of Health Services. Of those estimated to be living with HIV/AIDS in the Oakland EMA, 16% demonstrated an unmet need of HIV/AIDS primary medical care, 25% indicated they needed more case management, 34% stated they needed more dental services; Emergency Financial Assistance was cited by 32%; Food voucher 29%; Food and household items 25%; Transportation 23%, Housing Assistance 25%; and Therapy and Counseling 20%.⁴ [2] Another indispensable component in the continuum of effective HIV care is personalized and assertive HIV prevention education and support for persons living with HIV and AIDS.

⁴ Oakland Eligible Metropolitan Area 2006/2009 Comprehensive Services Plan.

Alameda County

In the late 1990's, the National Commission on AIDS estimated the rate of HIV infection among homeless people to be between 15 and 25 percent.⁵ The National Coalition for the Homeless 1999 studies indicate that the prevalence of HIV among homeless people is between 3-20%, with some subgroups having a much higher burden of the disease. The 1997 Alameda County HIV/AIDS Epidemiology and Surveillance Office reported that more than 13,500 individuals had been infected with HIV in Alameda County since the early 1980s.

Today, studies still indicate the prevalence of HIV among homeless people is between 3-20%. People who are homeless have higher rates of chronic diseases than those who are housed. Further those who are living with HIV/AIDS are at a higher risk of becoming homeless.⁶

The threat of homelessness remains an ominous and continual fact of life in the Oakland EMA for most low-income persons living with HIV and AIDS. According to a recent report by the National Low Income Housing Coalition, both Alameda and Contra Costa County rank among the seven least affordable counties in the entire United States in terms of costs of rental housing. Because of the high costs of housing and low vacancy rates in the two counties, on any given night it is estimated that 15,000 individuals are homeless on the streets of the Oakland EMA, a rate of 626.9 per 100,000 population. Over the course of a given year, an estimated 42,000 men, women, and children will find themselves without an adequate place to find shelter. The Contra Costa County HIV/AIDS Housing Survey, conducted in late 1995 among persons living with HIV throughout the county, found that 31% of respondents had experienced homelessness since learning of their HIV status; 35% of respondents had experienced at least one episode of homelessness within the past five years; and 4% of respondents were currently homeless, living on the streets or in cars, abandoned buildings, or shelters. In addition, the California Comprehensive Housing Assistance Plan estimates that 25% to 30% of the state's homeless suffer from severe mental illness, while the Contra Costa County Drug and Alcohol Needs Assessment estimates that between 23% and 40% of the homeless population abuses drugs or alcohol. Another 5% to 10% of California's homeless population is estimated to be runaway youth, according to the Comprehensive Housing Assistance Plan.⁷

The Alameda County Public Health Department's AIDS Epidemiology Report (August 2006), indicates that there is a total of 6,860 diagnosed cases of AIDS from 1991 to 2005. As of July 2007, it is reported that 2,968⁸ people living with AIDS (PLWA) in Alameda County. Among Alameda County PLWA, the majorities are African Americans (43.6%), Whites (42.2%), males (86.4%), adults age 30-39 (40%), and men who have sex with men (61.4%),

⁵ Alameda County-Wide Homeless Continuum of Care Plan – 1997.

⁶ HIV/AIDS and Homelessness – National Coalition for the Homeless – June 2006.

⁷ Oakland, California Eligible Metropolitan Area 2006 – 2009 Comprehensive HIV Services Plan

⁸ July 2007 Alameda County Report was not published at the time of this report. Information was secured by Office of AIDS.

and were residents of Oakland (57.9%) at the time of diagnosis. These totals do not include reported HIV cases.⁹

The largest number of AIDS cases diagnosed in a single year from 1980 - 2005 in Alameda County occurred in 1992 (621 cases). Since then, there has been a steady decline in the number of cases diagnosed each year with 143 PLWA diagnosed in 2005. While the case rates in Alameda County (per 100,000 residents) have consistently declined since 1992, it has historically been higher than both the State of California and national rates. In 2005, the AIDS case rates in Alameda County were 9.3 per 100,000 residents, dipping below the national AIDS rate of 18 per 100,000, but remaining higher than the California rate of 7.6 per 100,000 residents.¹⁰

The AIDS fatality rate has continued to decline each year as well. Of the cumulative Alameda County residents diagnosed with AIDS from 1991-2005, with a fatality rate of 58.8%. In the last eight years of this epidemic the fatality rate declined from a fatality rate of 26% to 6%. Increased availability of anti-retroviral therapies, improved clinical management and earlier diagnosis has resulted in longer life expectancy for individuals infected with HIV/AIDS.

Contra Costa County

From February 1, 1982 to April 1, 2007, the Contra Costa County Department of Public Health reports an estimated cumulative total of 4,900 Contra Costa County residents estimated to have been infected with the HIV virus. Of the 4,900, 2,677 (55%) residents have been diagnosed with and reported to have AIDS. Of the 2,677 AIDS cases reported, 62% of these people have died with AIDS.¹¹

Currently, within Contra Costa County, the majority of AIDS cases are men who have sex with men (58%), white (54.5%), and between the ages of 30-39 (40.3%).

The largest number of AIDS cases diagnosed in a single year from 1982 - 2006 in Contra Costa County occurred in 1992 (246 cases). Since then, there has been a steady decline in the number of cases diagnosed each year. There is also a great decline in the number of deaths among people diagnosed with AIDS in Contra Costa County. As stated above, increased availability of anti-retroviral therapies, improved clinical management and earlier diagnosis has resulted in longer life expectancy for individuals infected with HIV/AIDS.

Proposed HOPWA activities will increase housing development within the Oakland EMA, with units set-aside for persons with HIV/AIDS and their families. Each of the counties will release Notifications Of Funding Available (NOFA) for HOPWA services awarding those agencies successful in providing needed HIV/AIDS services identified as priority within Oakland EMA 2006/2009 Comprehensive HIV/AIDS Service Plan.

⁹ AIDS Epidemiology Report – Alameda County, California 1980-2005 – August 2006.

¹⁰ AIDS Epidemiology Report – Alameda County, California 1980-2005 – August 2006.

¹¹ 2007 Contra Costa County HIV/AIDS Epidemiology Report

2. Public and Private Resources Expected to be Made Available in Connection with HOPWA Activities

Housing development for people with HIV/AIDS will continue to leverage local government funds such as HOME, CDBG, Community Services Block Grant (CSBG) and/or Redevelopment Agency funds, and private sector financing. Supportive services funding will be supplemented through the Ryan White CARE Act Title II funds, private donations, local General Purpose Funds, local public funds, the AIDS Drug Assistance Program, the State of California and Home-Based Care Program, and, the Residential AIDS Shelter Program.

3. Method of Selecting Project Sponsors

Alameda County

The EveryOne Home Plan (Alameda Countywide Homeless and Special Needs Housing Plan) and Oakland EMA 2006/2009 Comprehensive HIV/AIDS Service Plan identify priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program. Requests for Proposals or Requests for Letters of Interest will be developed for the selected priorities, and distributed widely to interested developers and service providers. Proposals will be reviewed according to criteria established in the RFP/RLOI by City and County staff, and, where appropriate, by review panels convened from the community. Alameda County will oversee this process and will make recommendations to the City of Oakland for final approval. Evaluation of the HOPWA priorities set will be ongoing and shared responsibility of the Alameda County Office of AIDS and the Oakland EMA Collaborative Community Planning Council. A systemized action step grid was collaboratively developed at the beginning of the 2007-08 funding year and features clear incremental deadlines and identify entities responsible for achievement of specific action steps.

Contra Costa County

The Oakland EMA 2006/2009 Comprehensive HIV/AIDS Service Plan identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program. HOPWA funds for supportive services will be awarded through a competitive application process executed by the AIDS Program of the Contra Costa County Health Services Department. HOPWA funds used for development of affordable rental housing for people with HIV/AIDS will be awarded through a competitive application process involving Contra Costa's Entitlement Jurisdictions: the cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek, and the Urban County - and the Title I Ryan White Planning Council. Applications will be reviewed by the participating jurisdictions according to criteria established in the HOPWA application, with recommendations submitted to the Contra Costa County Board of Supervisors for approval.

V. Projects/Activities Proposed for Federal Grant Funding

This section of the Action Plan contains detailed information on activities to be carried out using Federal grant funds awarded to the City for FY 2009-2010 for the CDBG, HOME, ADDI, HOPWA and ESG programs.

The tables in this section provide information only on activities funded from the four Federal formula grants. The tables and narratives included in Section III provide a more complete discussion of the entire range of activities that will be initiated, continuing, or completed in the coming year in order to meet the goals and priorities described in the Consolidated Plan Five Year Strategy. Particularly for housing activities, the tables in Section III describe all planned activities, regardless of whether they are funded from Federal or non-Federal sources

This section contains summaries and detailed descriptions of all projects, programs and activities to be funded from FY 2009-2010 Federal grants. Included here are the following:

- Funding Sources (From Community 2020 software used for Plan preparation)
- FY 2009-2010 Projects Listed by Activity Type (HUD Matrix Code)
- HUD Table 3: Detailed Project Information Sheets

A. Funding Sources

| | |
|--|---------------------|
| Entitlement Grant (includes reallocated funds) | |
| CDBG | \$8,398,713 |
| ESG | \$370,723 |
| HOME | \$4,774,825 |
| HOPWA | \$2,038,921 |
| Total | \$15,583,182 |
| Prior Years' Program Income NOT previously programmed or reported | |
| CDBG | \$0 |
| ESG | \$0 |
| HOME | \$0 |
| HOPWA | \$0 |
| Total | \$0 |
| Reprogrammed Prior Years' Funds | |
| CDBG | \$0 |
| ESG | \$0 |
| HOME | \$0 |
| HOPWA | \$0 |
| Total | \$0 |
| Total Estimated Program Income | |
| CDBG | \$670,480 |
| Total | \$670,480 |
| Section 108 Loan Guarantee Fund | \$0 |
| <hr/> | |
| TOTAL FUNDING SOURCES | \$16,253,662 |
| Other Funds | \$0 |
| Submitted Proposed Projects Totals | \$16,253,662 |

B. Proposed Projects, FY 2009-2010, by Activity Type (HUD Matrix Code)

The table on the following pages lists all activities proposed for funding from the four HUD formula grants (CDBG, HOME, ESG and HOPWA). For each activity, the table provides the sponsor, activity name, funding information, and a “HUD Matrix Code” that indicates the type of activity. The item number provides a link to the detailed project information sheets that appear in Section C below.

Key to Matrix Codes

| | |
|-----|--|
| 03 | Public Facilities and Improvements (General) |
| 03A | Senior Centers |
| 03E | Neighborhood Facilities |
| 03F | Parks, Recreational Facilities |
| 03T | Operating Costs of Homeless/AIDS Patients Programs |
| 05 | Public Services (General) |
| 05A | Senior Services |
| 05D | Youth Services |
| 05F | Substance Abuse Services |
| 05L | Child Care Services |
| 05M | Health Services |
| 06 | Interim Assistance |
| 12 | Construction of Housing |
| 13 | Direct Homeownership Assistance |
| 14A | Rehab: Single-Unit Residential |
| 14E | Rehabilitation Public/Private Commercial/Industrial |
| 14I | Lead-Based/Lead-Hazard Testing/Abatement |
| 17C | Commercial/Industrial Building Acquisition, Construction, Rehabilitation |
| 18B | Economic Development Technical Assistance |
| 19F | Repayments of Section 8 Loans |
| 21A | General Program Administration |
| 21D | Fair Housing Activities |
| 21H | HOME Admin/Planning Costs of Participating Jurisdiction |

**Table 7
Proposed Projects, FY 2009-2010, by Activity Type (HUD Matrix Code)**

| ITEM | SPONSOR | PROGRAM | CDBG | HOME | ESG | HOPWA | TOTAL | MATRIX CODE |
|-------------|---|---|-------------|-------------|------------|--------------|----------------|--------------------|
| 44 | City Slicker Farms | Green Food, Green Jobs, Green Community Project | \$70,000 | | | | 70,000 | 03- |
| 45 | Rebuilding Together Oakland | Transformation of Blighted Area | \$7,012 | | | | 7,012 | 03- |
| 46 | Seventh Step Foundation, Inc. | Freedom House Rehabilitation | \$8,129 | | | | 8,129 | 03- |
| 47 | Rebuilding Together Oakland: | East Oakland Senior Center Repairs & Improvements | \$88,400 | | | | 88,400 | 03A |
| 48 | First Place for Youth: | First Steps Community Resource Center | \$155,000 | | | | 155,000 | 03E |
| 32 | Spanish Speaking Citizen's Foundation: | Facility Post-Planning Entitlement Project | \$50,000 | | | | 50,000 | 03E |
| 49 | Unity Council: | ARISE High School Improvements | \$45,000 | | | | 45,000 | 03E |
| 50 | City of Oakland | West Oakland Teen Center Capital Improvements | \$25,300 | | | | 25,300 | 03F |
| 51 | City of Oakland/Public Works Agency-Dept of Infrastructure & Operations/Electrical Services Division: | Street Lighting at 938 E. 28th St. | \$10,106 | | | | 10,106 | 03F |

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

| ITEM | SPONSOR | PROGRAM | CDBG | HOME | ESG | HOPWA | TOTAL | MATRIX CODE |
|-------------|--|---|-------------|-------------|------------|--------------|------------------|--------------------|
| 52 | City of Oakland- Office of Parks & Recreation: | San Antonio Park & Recreation Center Lighting | \$29,794 | | | | 29,794 | 03F |
| 52 | Friends of Oakland Parks & Recreation: | Growing Community at Maxwell Park | \$5,688 | | | | 5,688 | 03F |
| 07 | Alameda County Housing and Community Development | AIDS Housing, Alameda County | | | | 1,487,386 | 1,487,386 | 03T |
| 16 | Contra Costa County | AIDS Housing, Contra Costa County | | | | 490,367 | 490,367 | 03T |
| 08 | Department of Human Services | Emergency Shelter Program | | | 352,187 | | 352,187 | 03T |
| 63 | Department of Human Services | PATH Operating Expenses | \$180,000 | | | | \$180,000 | 03T |
| 18 | City of Oakland/Dept. of Human Services- Community Housing Services: | Hunger Program | \$16,700 | | | | 16,700 | 05- |
| 27 | City of Oakland- Neighborhood Division Services: | The City/County Neighborhood Initiative | \$60,000 | | | | 60,000 | 05- |
| 20 | Oakland Citizens' Committee for Urban Renewal: | Eastmont Technology Learning Center | \$90,000 | | | | 90,000 | 05- |
| 35 | Unity Council | Foreclosure Counseling | 100,000 | | | | 100,000 | 05 |
| 15 | Bay Area Community Services: | Meals on Wheels | \$82,500 | | | | 82,500 | 05A |

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

| ITEM | SPONSOR | PROGRAM | CDBG | HOME | ESG | HOPWA | TOTAL | MATRIX CODE |
|-------------|---|--|-------------|-------------|------------|--------------|----------------|--------------------|
| 10 | City of Oakland/Dept. of Human Services-Aging Health & Human Services | Oakland Senior Companion Assessment & Referral Project | \$20,000 | | | | 20,000 | 05A |
| 54 | Southeast Asian Community Center: | Oakland's Coordinated Vietnamese Senior Project | \$53,009 | | | | 53,009 | 05A |
| 38 | California Youth Outreach: Case Management- | Care Support Services | \$49,991 | | | | 49,991 | 05D |
| 55 | City of Oakland/Dept. of Human Services- | Policy & Planning: Faith-West Street Outreach Project | \$50,000 | | | | 50,000 | 05D |
| 56 | City of Oakland-Office of Parks & Recreation: | iGreen Team/Tassafaronga Recreation Center | \$20,000 | | | | 20,000 | 05D |
| 23 | First Place for Youth: | Steps to Success | \$106,000 | | | | 106,000 | 05D |
| 57 | Harbor House Ministries, Inc.: | Youth Leadership Program | \$95,671 | | | | 95,671 | 05D |
| 12 | Precision Drill Ministries: | Positive Role Models Educational Mentoring Program | \$15,000 | | | | 15,000 | 05D |
| 01 | Project Re-Connect | High Risk Youth Counseling | \$71,000 | | | | 71,000 | 05D |
| 62 | Spanish Speaking Citizens' Foundation: | Youth Services Program | \$58,000 | | | | 58,000 | 05D |
| 58 | Youth for Environmental Sanity/Art in Action: | Green Youth Media Arts & Job Training Center | \$50,000 | | | | 50,000 | 05D |

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

| ITEM | SPONSOR | PROGRAM | CDBG | HOME | ESG | HOPWA | TOTAL | MATRIX CODE |
|-------------|---|---|-------------|-------------|------------|--------------|------------------|--------------------|
| 59 | Carneles Unidos Reformado Adictos (C.U.R.A.), Inc.: | Green Jobs Creation Project/Training for Ex-offenders | \$14,000 | | | | 14,000 | 05F |
| 19 | City of Oakland/Dept. of Human Services-Aging, Health & Human Services: | Safe Walk to School | \$22,000 | | | | 22,000 | 05L |
| 17 | Girls Incorporated of Alameda County: | Concordia Park Center After-School and Summer Programming | \$36,000 | | | | 36,000 | 05L |
| 60 | Oakland Parents Together: | 3rd Grade Intensive Support Tutoring Program | \$20,000 | | | | 20,000 | 05L |
| 31 | City of Oakland/Dept. of Human Services-Community Housing Services: t | Project Homeless Connect | \$5,000 | | | | 5,000 | 05M |
| 41 | Community & Economic Development Agency | Blighted Property Board Up and Cleanup | 150,000 | | | | 150,000 | 06- |
| 06 | Community & Economic Development Agency | Housing Development | | 4,297,343 | | | 4,297,343 | 12- |
| 09 | Alameda County Housing and Community Development | Minor Home Repair Program | 242,930 | | | | 242,930 | 14A |

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

| ITEM | SPONSOR | PROGRAM | CDBG | HOME | ESG | HOPWA | TOTAL | MATRIX CODE |
|-------------|--|--|-------------|-------------|------------|--------------|------------------|--------------------|
| 04 | Community & Economic Development Agency | Access Improvement Program | 207,680 | | | | 207,680 | 14A |
| 22 | Community & Economic Development Agency | Emergency Home Repair Program | 382,620 | | | | 382,620 | 14A |
| 26 | Community & Economic Development Agency | Home Maintenance & Improvement Program | 1,932,982 | | | | 1,932,982 | 14A |
| 33 | Rebuilding Together Oakland: | Home Repairs & Improvements for Elderly Homeowners | \$40,950 | | | | 40,950 | 14A |
| 43 | Rebuilding Together Oakland: | Safe At Home-Safety Home Modifications for Senior Citizens | \$62,450 | | | | 62,450 | 14A |
| 05 | Department of Human Services | Shelter Operating Costs and Homeless Services | 225,000 | | | | 225,000 | 14E |
| 21 | Oakland Citizens' Committee for Urban Renewal: | Heartlands Neighborhood Revitalization/ Façade Improvement | \$167,300 | | | | 167,300 | 14E |
| 03 | Community & Economic Development Agency | Lead Safe Housing Paint Program | 215,290 | | | | 215,290 | 14I |
| 25 | Community & Economic Development Agency | Neighborhood Commercial Revitalization | 402,771 | | | | 402,771 | 17C |

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

| ITEM | SPONSOR | PROGRAM | CDBG | HOME | ESG | HOPWA | TOTAL | MATRIX CODE |
|-------------|---|--|-------------|-------------|------------|--------------|------------------|--------------------|
| 24 | Community & Economic Development Agency | Commercial Lending | 226,190 | | | | 226,190 | 18B |
| 02 | Community & Economic Development Agency | Business Development Program | 186,020 | | | | 186,020 | 18B |
| 29 | National Development Council | Economic Development Technical Assistance | 10,000 | | | | 10,000 | 18B |
| 34 | Oakland Business Development Corporation | Business Loan Program | 231,840 | | | | 231,840 | 18B |
| 30 | Community and Economic Development Agency | Section 108 Loan Repayments | 900,000 | | | | 900,000 | 19F |
| 14 | Community & Economic Development Agency | CDBG Program Monitoring/Administration | 1,396,870 | | | | 1,396,870 | 21A |
| 28 | Department of Human Services | Emergency Shelter Program - Admin | | | 18,536 | | 18,536 | 21A |
| 11 | Department of Human Services | AIDS Housing, HOPWA Program Administration | | | | 61,168 | 61,168 | 21A |
| 42 | Eden Council for Hope and Opportunity | Home Equity Conversion Counseling | 21,000 | | | | 21,000 | 21D |

Proposed Projects, FY 2007-2008, by Activity Type (HUD Matrix Code)
(continued)

| ITEM | SPONSOR | PROGRAM | CDBG | HOME | ESG | HOPWA | TOTAL | MATRIX CODE |
|----------------------|--|--|------------------|------------------|----------------|------------------|-------------------|--------------------|
| 39/40 | Center for Independent Living, East Bay Community Law Center and St. Peter's Housing Committee | Fair Housing Services Collaborative | 358,000 | | | | 358,000 | 21D |
| 13 | Community & Economic Development Agency | HOME Program Monitoring and Administration | | 477,482 | | | 477,482 | 21H |
| TOTAL FUNDING | | | 9,069,193 | 4,774,825 | 370,723 | 2,008,921 | 16,253,662 | |

C. Detailed Project Information Sheets by Sponsor and Project Name

HUD Table 3, which begins on the following page, provides detailed information on each project or program to be funded with Federal grant funds in FY 2009-2010. For each project, there is a description of the activity and its proposed accomplishments (number of persons/households to be served; housing units to be built/rehabilitated, etc).

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources |
|-------------------------|--|--|--|
| 0016 CW | AIDS Housing - Contra Costa County/Contra Costa County HCD Homeless & HIV/AIDS Operating supportive services and housing development cost for the provision of shelter and services to persons infected with HIV/AIDS. | 03T Operating Costs of Homeless/AIDS Patients Programs 570.201(e) 178 People (General) | CDBG \$ 0 ESG \$ 0 HOME \$ 0 HOPWA \$ 490,367 TOTAL \$ 490,367 Total Other Funding \$ 0 |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? Yes Completion Date: 06/30/11

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0011 | AIDS Housing Program | 21A General Program | CDBG | \$ 0 |
| | Administration/Dept of Human Services | Administration | ESG | \$ 0 |
| CC | Homeless & HIV/AIDS | 570.206 | HOME | \$ 0 |
| | | | HOPWA | \$ 61,168 |
| | | 0 N/A | TOTAL | \$ 61,168 |
| | Cost of administering HOPWA program. | | Total Other Funding | \$ 0 |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? Yes Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources |
|-------------------------|---|--|--|
| 0007 CW | Alameda County HCD/AIDS Housing - Alameda County Homeless & HIV/AIDS Operating supportive service and housing development cost for the provision of shelter and services to persons infected with HIV/AIDS. | 03T Operating Costs of Homeless/AIDS Patients Programs 570.201(e) 200 People (General) | CDBG \$ 0 ESG \$ 0 HOME \$ 0 HOPWA \$ 1,487,386 TOTAL \$ 1,487,386 Total Other Funding \$ 0 |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? Yes Completion Date: 06/30/11

 Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|------------|
| 0009 | Alameda County HCD/Minor Home Repair Program | 14A Rehab; Single-Unit Residential | CDBG | \$ 242,930 |
| | Housing | 570.202 | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 90 Housing Units | TOTAL | \$ 242,930 |
| | Provide zero interest loans of \$2,500 to \$7,500 for emergencies such as roof repair/replacement, sewer repairs or repair/replacement of other mechanical systems to immediately correct life, health or safety hazard conditions to owner-occupied properties located in the community development districts. | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|-----------|
| 0015 | Bay Area Community Services/Meals on Wheels | 05A Senior Services | CDBG | \$ 82,500 |
| G148910 | Senior Programs | 570.201(e) | ESG | \$ 0 |
| | | 273 Elderly | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 82,500 |
| | | | Total Other Funding | \$ 0 |
| | This program will provide for the delivery of hot meals five days a week to frail, homebound elderly to help maintain them in their own homes. (North Oakland, Eastlake/San Antonio/Chinatown, Central Oakland and Elmhurst Districts). | | | |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

459 22nd Street, Oakland, CA 94612

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|------------|
| 0004 | CEDA/Access Improvement Program (AIP) | 14A Rehab; Single-Unit Residential | CDBG | \$ 207,680 |
| CW | Housing | 570.202 | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | 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 and occupied by disabled persons. | 8 Housing Units | TOTAL | \$ 207,680 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|------------------------------|------------------------------------|
| 0041 | CEDA/Blighted Property Board UP Housing | 06 Interim Assistance 570.201(f) 50 Households (General) | CDBG ESG HOME HOPWA | \$ 150,000 \$ 0 \$ 0 \$ 0 |
| | Blighted Property Board Up and Cleanup of properties that have been cited for code violations | | TOTAL | \$ 150,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility: 570.208(b)(1) - Slums / Blight Area
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0002 | CEDA/Business Development | 18B ED Technical | CDBG | \$ 186,020 |
| | Economic Development | Assistance | ESG | \$ 0 |
| | | 570.203(b) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | Provides management, technical, referral and financial assistance to retain and increase employment. | 10 Jobs | TOTAL | \$ 186,020 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|-------------------------|--------------------------------|
| Economic Opportunity | Availability/ Accessibility |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|--------------|
| 0014 | CEDA/CDBG Program Monitoring and Administration | 21A General Program Administration | CDBG | \$ 1,396,870 |
| CW | Planning & Administration | 570.206 | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | To plan, administer and monitor the City's federal grant programs. | 0 N/A | TOTAL | \$ 1,396,870 |
| | | | Total Other Funding | \$ 0 |
| | Funds will be used to cover the cost to the City of monitoring projects and programs funded with CDBG funds and for the administration of the program. Includes cost for Budget & Finance Agency, Program Planning & Community District Participation. | | | |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|------------------------------|------------------------------------|
| 0024 | CEDA/Commercial Lending Economic Development | 18B ED Technical Assistance 570.203(b) | CDBG ESG HOME HOPWA | \$ 226,190 \$ 0 \$ 0 \$ 0 |
| | Provides an integrated network of business support and lending assistance through the Commercial Lending including: intake, screening, financial data collection and analysis; loan packaging, review and underwriting; loan disbursement; portfolio management and monitoring; technical assistance; development workshops and training opportunities; outreach efforts to market business development services. | 71 Jobs | TOTAL | \$ 226,190 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|-------------------------|--------------------------------|
| Economic Opportunity | Availability/ Accessibility |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|------------------------------|------------------------------------|
| 0022 | CEDA/Emergency Home Repair Program Housing | 14A Rehab; Single-Unit Residential 570.202 | CDBG ESG HOME HOPWA | \$ 382,620 \$ 0 \$ 0 \$ 0 |
| | Provide zero interest loans of up to \$7,500 for emergencies such as roof repair/replacement, sewer repairs or repair/replacement of other mechanical systems to immediately correct life, health or safety hazard conditions to owner-occupied properties located in community development districts. | 10 Housing Units | TOTAL | \$ 382,620 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0013 | CEDA/HOME Program Monitoring and Administration | 21H HOME | CDBG | \$ 0 |
| CW | Planning & Administration | Admin/Planning Costs of PJ (subject to 10% cap) | ESG | \$ 0 |
| | | | HOME | \$ 477,482 |
| | | | HOPWA | \$ 0 |
| | To plan, administer and monitor the City's federal grant programs. | 0 N/A | TOTAL | \$ 477,482 |
| | Funds will be used to cover the cost to the City of monitoring projects and programs funded with HOME funds and for the administration of the program. | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|--------------|
| 0026 | CEDA/Home Maintenance & Improvement Program | 14A Rehab; Single-Unit Residential | CDBG | \$ 1,932,982 |
| | | | ESG | \$ 0 |
| | Housing | 570.202 | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 25 Housing Units | TOTAL | \$ 1,932,982 |
| | This program provides financial assistance to low and moderate income homeowners for upgrading their properties. Moderate income homeowners can obtain amortized loans at 6%, and low income homeowners can obtain deferred loans. This project includes program delivery costs including work write-ups, construction loan disbursements and loan servicing activities. | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|--------------|
| 0006 | CEDA/Housing Development | 12 Construction of | CDBG | \$ 0 |
| | | Housing | ESG | \$ 0 |
| CW | Housing | 570.201(m) | HOME | \$ 4,297,343 |
| | | | HOPWA | \$ 0 |
| | This program provides construction and permanent financing to nonprofit and for-profit developers of housing for low/mod households, both new construction and substantial rehabilitation. Most units are expected to be rental; some ownership units will also be assisted. | 50 Housing Units | TOTAL | \$ 4,297,343 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/14

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0003 | CEDA/Lead Safe Housing Paint Program | 14I Lead-Based/Lead Hazard Test/Abate | CDBG | \$ 215,290 |
| CW | Housing | 570.202 | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | The program provides assistance to very low income elderly or disabled homeowners to paint the exterior of their homes and/or to remediate lead-based paint hazards from the property. | 50 Housing Units | TOTAL | \$ 215,290 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|------------------------------|------------------------------------|
| 0025 | CEDA/Neighborhood Commercial Revitalization (NCR) Program Economic Development | 17C CI Building Acquisition, Construction, Rehabilitation | CDBG ESG HOME HOPWA | \$ 402,771 \$ 0 \$ 0 \$ 0 |
| | | 570.203(a) | TOTAL | \$ 402,771 |
| | The NCR Program funds are available for the Commercial Facade Improvement Program and the Merchant Associations Assistance Program in over fifteen targeted NCR areas. | 1000 Businesses | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|-------------------------|--------------------------------|
| Economic Opportunity | Availability/ Accessibility |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0030 | CEDA/Section 108 Loan Repayment | 19F Repayments of | CDBG | \$ 900,000 |
| | Other | Section 108 Loan | ESG | \$ 0 |
| | | Principal | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 570.705(c) | | |
| | Repayment of Section 108 Loan used for development of Martin Luther King, Jr. Plaza. | 0 N/A | TOTAL | \$ 900,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Other ...
 Location(s): Community Wide

| Objective | Outcome |
|-------------------------|--------------------------------|
| Economic Opportunity | Availability/ Accessibility |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|------------------------------|-----------------------------------|
| 0059 | CURA/Green Jobs Creation Program Public Services | 05F Substance Abuse Services 570.201(e) | CDBG ESG HOME HOPWA | \$ 14,000 \$ 0 \$ 0 \$ 0 |
| | Provision of environmental education job skills training and entrepreneurship training to low income men and women in West Oakland while at the same time incorporating a green energy project to improve its faciliy and provide on the job training | 16 People (General) | TOTAL | \$ 14,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|-----------|
| 0038 | California Youth Outreach/Case Management-Care Support | 05D Youth Services | CDBG | \$ 49,991 |
| | Anti-Crime Programs | 570.201(e) | ESG | \$ 0 |
| | To reduce crime and make safer neighborhoods | 125 Youth | HOME | \$ 0 |
| | Services to high risk and gang involved youth who want to change the direction of their lives for the gbetter with services and support to accomplish new goals | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 49,991 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|---|------------------------------|------------------------------------|
| 0039 | Center for Independent Living/Housing Search-Rights Housing | 21D Fair Housing Activities (subject to 20% Admin cap) 570.206 | CDBG ESG HOME HOPWA | \$ 208,000 \$ 0 \$ 0 \$ 0 |
| | Provision of fair housing services and housing rights counseling for persons with physical and mental disabilities | 800 People (General) | TOTAL | \$ 208,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0050 | City of Oakland/West Oakland Teen Center Imp. | 03F Parks, Recreational Facilities | CDBG | \$ 25,300 |
| | | | ESG | \$ 0 |
| | Infrastructure | 570.201(c) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 1 Youth | TOTAL | \$ 25,300 |
| | Capital Improvement for the West Oakland Teen Center. The teen Center will provide a safe place for teens to gather for recreational activities | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|---|------------------------------|-----------------------------------|
| 0044 | CitySlicker Farms/Green Food, Green Community Project Infrastructure | 03 Public Facilities and Improvements (General) 570.201(c) | CDBG ESG HOME HOPWA | \$ 70,000 \$ 0 \$ 0 \$ 0 |
| | Expansion of services to eliminate blight and provide healthy alternativds to junk food by involving youth and adults in an urban farming program | 1800 People (General) | TOTAL | \$ 70,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---|--|
| 0027 | DHS/City and Cty. Neigh. Initiative Anti-Crime Programs To reduce crime and make safer neighborhoods | 05 Public Services (General) 570.201(e) 2512 People (General) | CDBG ESG HOME HOPWA TOTAL | \$ 60,000 \$ 0 \$ 0 \$ 0 \$ 60,000 |
| | This partnership between the City's Neighborhood Services Division and the Alameda County Public Health Department will provide community outreach, community organizing and advocacy training for neighborhood leaders, capacity building for neighborhood organizations, and linkages to social and health services for residents of Western Oakland | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

250 Frank Ogawa Plaza, Suite 6303, Oakland, CA 94612

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0008 | DHS/Emergency Shelter Program | 03T Operating Costs of | CDBG | \$ 0 |
| CW | Homeless & HIV/AIDS | Homeless/AIDS Patients | ESG | \$ 352,187 |
| | | Programs | HOME | \$ 0 |
| | | 570.201(e) | HOPWA | \$ 0 |
| | Operating cost and supportive | 1800 People (General) | TOTAL | \$ 352,187 |
| | services for emergency shelter for | | Total Other Funding | \$ 0 |
| | the homeless. | | | |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? Yes Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0028 | DHS/Emergency Shelter Program Administration | 21A General Program Administration | CDBG | \$ 0 |
| | Homeless & HIV/AIDS | 570.206 | ESG | \$ 18,536 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | Administration of Homeless programs | 0 N/A | TOTAL | \$ 18,536 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|-----------|
| 0055 | DHS/Faith West Street Outreach Program | 05D Youth Services | CDBG | \$ 50,000 |
| | Anti-Crime Programs | 570.201(e) | ESG | \$ 0 |
| | To reduce crime and make safer neighborhoods | 125 Youth | HOME | \$ 0 |
| | Street outreach to high-risk youth and young adults in the hot spots of West Oakland. | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 50,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0010 | DHS/Oakland Senior Companion Program | 05A Senior Services | CDBG | \$ 20,000 |
| H77920 | Senior Programs | 570.201(e) | ESG | \$ 0 |
| | | 200 People (General) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | The Oakland Senior Companion Assessment and Referral (OSCAR) Network. The funds will be used to recruit and train senior volunteers who will provide in-home companion assistance and information/referral services to homebound frail and isolated elderly in the North Oakland, Eastlake/San Antonio/Chinatown and Elmhurst Districts. | | TOTAL | \$ 20,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0063 | DHS/PATH Operating Expenses | 03T Operating Costs of | CDBG | \$ 180,000 |
| | Homeless & HIV/AIDS | Homeless/AIDS Patients | ESG | \$ 0 |
| | | Programs | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | PATH Operating Expenses | 570.201(e) | TOTAL | \$ 180,000 |
| | | 1 People (General) | Total Other Funding | \$ 0 |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|----------|
| 0031 | DHS/Project Homeless Connect | 05 Public Services | CDBG | \$ 5,000 |
| | Public Services | (General) | ESG | \$ 0 |
| | | 570.201(e) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | This program, administered by the City's Community Housing Services Division, will provide a one day resources fair event at which homeless persons will have access to a comprehensive range of services donated by providers. (North Oakland and Eastlake/San Antonio/Chinatown) | 400 People (General) | TOTAL | \$ 5,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0019 | DHS/Safe Walk to School Program | 05L Child Care Services | CDBG | \$ 22,000 |
| G149510 | Youth Programs | 570.201(e) | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | This program will provide for safe and secure passage of children to the Oakland public elementary and middle schools through the use of adult site monitors in the Elmhurst and Central Oakland Districts. | 111 People (General) | TOTAL | \$ 22,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|------------|
| 0005 | DHS/Shelter Operating Costs and Homeless Services | 03T Operating Costs of Homeless/AIDS Patients Programs | CDBG | \$ 225,000 |
| CW | Public Services | 570.201(e) | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 225,000 |
| | The program provides additional beds, services and motel/hotel vouchers in the City's shelter network between November 1 and April 1 each year. The City provides additional funds during the winter months so that more homeless people can get off the street and into warm shelter. | 500 People (General) | Total Other Funding | \$ 0 |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0018 | DHS/Supplemental Hunger Program | 05 Public Services (General) | CDBG | \$ 16,700 |
| H49400 | Public Services | 570.201(e) | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | This program administered by the City's Community Housing Services Division will provide for the purchase and distribution of emergency brown bags of food to low- and moderate-income residents at least 5 times per year through the Alameda County Community Food Bank network. (North Oakland and Elmhurst Districts) | 400 People (General) | TOTAL | \$ 16,700 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|-----------|
| 0042 | ECHO/Home Equity Conversion Program | 21D Fair Housing | CDBG | \$ 21,000 |
| | Senior Programs | Activities (subject to 20% Admin cap) | ESG | \$ 0 |
| | | 570.206 | HOME | \$ 0 |
| | Counsel home-owning seniors on reverse mortgages to enable them to retain their homes | 30 Elderly | HOPWA | \$ 0 |
| | | | TOTAL | \$ 21,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0040 | East Bay Community Law Center/Housing Legal Services | 05C Legal Services | CDBG | \$ 150,000 |
| | | | ESG | \$ 0 |
| | Housing | 570.201(e) | HOME | \$ 0 |
| | | 300 People (General) | HOPWA | \$ 0 |
| | Provision of free legal services and counseling for housinsg related problems. | | TOTAL | \$ 150,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0048 | First Place for Youth/Community Center Dev. | 03E Neighborhood Facilities | CDBG | \$ 155,000 |
| | | | ESG | \$ 0 |
| | Infrastructure | 570.201(c) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 1 Youth | TOTAL | \$ 155,000 |
| | Capital Improvements costs to assist the development of the First Steps Community Center | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses
 1601 Telegraph Ave, Oakland, CA 94612

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0023 | First Place for Youth/Steps to Success | 05D Youth Services | CDBG | \$ 106,000 |
| G191110 | Youth Programs | 570.201(e) | ESG | \$ 0 |
| | | 61 People (General) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 106,000 |
| | | | Total Other Funding | \$ 0 |
| | This program will provide job search and training skills, intensive one-on-one counseling, job development and workshops so they can better compete in the local job market and complete their high school diploma, GED certificate and enroll in college. | | | |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

519 - 17th Street, 6th Floor, Oakland, CA 94612

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|----------|
| 0053 | Friends of Parks and Rec/Maxwell Park Imp. | 03F Parks, Recreational Facilities | CDBG | \$ 5,688 |
| | | | ESG | \$ 0 |
| | Infrastructure | 570.201(c) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 1 People (General) | TOTAL | \$ 5,688 |
| | Revitalization of an underutilized community park by making physical improvements, enhancing the safety and play options in the park and using the park as a focal point for community interaction | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

Maxwell Park

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0017 | Girls, Inc., of Alameda County/Concordia Park Center | 05D Youth Services | CDBG | \$ 36,000 |
| G256310 | Youth Programs | 570.201(e) | ESG | \$ 0 |
| | | 42 People (General) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 36,000 |
| | | | Total Other Funding | \$ 0 |
| | This program will provide a daily after-school and summer program offering homework assistance, sports, health and fitness and leadership and community involvement services to middle school girls aged 11-14 in the Central East Oakland District. | | | |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses
 3000 - 62nd Avenue, Oakland, CA 94605

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|-----------|
| 0057 | Harbor House Ministries/Youth Leadership Program | 05D Youth Services | CDBG | \$ 95,671 |
| | | | ESG | \$ 0 |
| | Public Services | 570.201(e) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 210 Youth | TOTAL | \$ 95,671 |
| | The provision of training, mentoring and employment opportunities to high school youth who will form a foundation for the K-8 afterschool program | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|------------------------------|-----------------------------------|
| 0029 | National Development Council Economic Development | 18B ED Technical Assistance 570.203(b) | CDBG ESG HOME HOPWA | \$ 10,000 \$ 0 \$ 0 \$ 0 |
| | The National Development Council is a national consulting firm that provides technical assistance to eligible neighborhood and small business clients of CEDA. NDC is an integral advisory resource to CEDA's CLP when considering complex financing structures for HUD 108 projects. | 0 N/A | TOTAL | \$ 10,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|-------------------------|--------------------------------|
| Economic Opportunity | Availability/ Accessibility |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0020 | OCCUR/Eastmont Technology Learning Center | 05 Public Services (General) | CDBG | \$ 90,000 |
| G237510 | Youth Programs | 570.201(e) | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 600 People (General) | TOTAL | \$ 90,000 |
| | The East Oakland Technology Learning Zone program will provide computer training, internet access and in-demand skills instruction for youth and senior residents of Central East Oakland and Elmhurst Districts | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

7200 Bancroft Avenue, Ste 207-209, Oakland, CA 94605

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0021 | OCCUR/Heartlands Neighborhood Revitalization/Facade Improv. | 14E Rehab; Publicly or Privately-Owned | CDBG | \$ 167,300 |
| G255310 | Economic Development | Commercial/Industrial | ESG | \$ 0 |
| | | 570.202 | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 167,300 |
| | This program will provide for facade improvements to local businesses as well as technical assistance for revitalization of the commercial neighborhood in the Central East Oakland District. | 10000 People (General) | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1330 Broadway, Suite 1030, Oakland, CA 94612

| Objective | Outcome |
|-------------------------|--------------------------------|
| Economic Opportunity | Availability/ Accessibility |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|---|------------------------------|-----------------------------------|
| 0052 | OPR/San Antonio Park Lighting Infrastructure | 03F Parks, Recreational Facilities 570.201(c) | CDBG ESG HOME HOPWA | \$ 29,794 \$ 0 \$ 0 \$ 0 |
| | The provision of lighting at San Antonio Park and Recreation Center to allow for night activities | 1 People (General) | TOTAL | \$ 29,794 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|-----------|
| 0056 | OPR/iGreen Team | 05D Youth Services | CDBG | \$ 20,000 |
| | Public Services | 570.201(e) | ESG | \$ 0 |
| | | 100 Youth | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | iGreen Team will provide innovative pathways to green job awareness, skill training and innovative recreation | | TOTAL | \$ 20,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses
 250 Frank Ogawa Plaza, Oakland, CA 94612

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|------------|
| 0034 | Oakland Business Loan Program | 18B ED Technical Assistance | CDBG | \$ 231,840 |
| | Economic Development | 570.203(b) | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | Business Development Corporation will serve Commercial Loan Program clients requesting loans of less than \$100,000. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund and Enhanced Enterprise Community loan funds. Will also serve all City commercial loans | 18 People (General) | TOTAL | \$ 231,840 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

| Objective | Outcome |
|----------------------|--------------------------------|
| Economic Opportunity | Availability/ Accessibility |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0060 | Oakland Parents Together | 05L Child Care | CDBG | \$ 20,000 |
| | Public Services | Services | ESG | \$ 0 |
| | | 570.201(e) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | A 3rd Grade intensive support | 20 Youth | TOTAL | \$ 20,000 |
| | tutoring program that focuses | | Total Other Funding | \$ 0 |
| | students who are below the | | | |
| | proficiency level in the core subject | | | |
| | of English/Language Arts | | | |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|---|----------------------------------|-----------------------------------|
| 0051 | PWA/Dept of Infrastructure Infrastructure | 03F Parks, Recreational Facilities 570.201(c) | CDBG ESG HOME HOPWA | \$ 10,106 \$ 0 \$ 0 \$ 0 |
| | The provision of street lighting at 938 E 28th Street to improve visibility for residents in the community | 1 People (General) | TOTAL Total Other Funding | \$ 10,106 \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

 938 E 28th Street, Oakland, CA

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0012 | Precision Drills Ministries/Positive Roll Models | 05D Youth Services | CDBG | \$ 15,000 |
| G255110 | Youth Programs | 570.201(e) | ESG | \$ 0 |
| | | 22 People (General) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 15,000 |
| | | | Total Other Funding | \$ 0 |
| | This program will provide mentoring and leadership skills training for at-risk youth aged 8 to 25 years. (Central Oakland, Eastlake/San Antonio/Chinatown, Fruitvale/San Antonio and Elmhurst Districts) | | | |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

2914 21st Ave., Oakland, CA 94606

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0001 | Project Re-Connect/High Risk Youth Counseling | 05D Youth Services | CDBG | \$ 71,000 |
| H08600 | Youth Programs | 570.201(e) | ESG | \$ 0 |
| | | 49 People (General) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | | TOTAL | \$ 71,000 |
| | | | Total Other Funding | \$ 0 |

This program will provide intervention counseling for low- and moderate-income high-risk youth aged 11 to 17 and their families to reduce recidivism among juvenile offenders. Educational and support services are offered to assist the youth connect back to their families, schools and society. (Western Oakland, Central Oakland, Fruitvale/San Antonio and Elmhurst Districts)

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

3350 MacArthur Blvd., Oakland, CA 94602

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|------------------------------|-----------------------------------|
| 0047 | Rebuilding Together Oakland/East Oakland Senior Center Imp. Infrastructure | 03A Senior Centers 570.201(c) 1 People (General) | CDBG ESG HOME HOPWA | \$ 88,400 \$ 0 \$ 0 \$ 0 |
| | Repairs and improvements to the East Oakland Senior Center | | TOTAL | \$ 88,400 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

East Oakland Senior Center

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|-----------|
| 0043 | Rebuilding Together Oakland/Safe at Home | 14A Rehab; Single-Unit Residential | CDBG | \$ 62,450 |
| | | | ESG | \$ 0 |
| | Housing | 570.202 | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 64 Elderly | TOTAL | \$ 62,450 |
| | The provision of in home modifications and minor repairs to homes of seniors age 55 and older to reduce the risk of falls in the home | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|---|----------------------------------|----------------------------------|
| 0045 | Rebuilding Together Oakland/Transforming a Blighted Area Infrastructure | 03 Public Facilities and Improvements (General) 570.201(c) | CDBG ESG HOME HOPWA | \$ 7,012 \$ 0 \$ 0 \$ 0 |
| | Transforming of blighted area to an appealing and useful location with trees and gardens | 1 People (General) | TOTAL Total Other Funding | \$ 7,012 \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0033 | Rebuilding Together/Home Repairs-Imp. for Elderly Homeow | 14A Rehab; Single-Unit Residential | CDBG | \$ 40,950 |
| | | | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | Housing | 570.202 | HOPWA | \$ 0 |
| | | 6 Housing Units | TOTAL | \$ 40,950 |
| | This program repairs and rehabilitates homes of low income elderly and disabled Oakland residents | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0032 | SSCF/Facility Post Planning Entitlement Project | 03E Neighborhood Facilities | CDBG | \$ 50,000 |
| | | | ESG | \$ 0 |
| | | | HOME | \$ 0 |
| | Public Facilities | 570.201(c) | HOPWA | \$ 0 |
| | | 1 Public Facilities | TOTAL | \$ 50,000 |
| | Procurement of architectural and structural firms to prepare construction documents to acquire building permits for the rehabilitation of the agency's facility. | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1470 Fruitvale Ave, Oakland, CA 94601

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0062 | SSCF/Youth Service Program | 05D Youth Services | CDBG | \$ 58,000 |
| | Public Services | 570.201(e) | ESG | \$ 0 |
| | | 280 Youth | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | A Comprehensive youth services program in After School program, Leadership development, solar energy efficiency green careers and newcomer program | | TOTAL | \$ 58,000 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|---|------------------------------|----------------------------------|
| 0046 | Seventh Step Foundation/Freedom House Renovaiton Infrastructure | 03 Public Facilities and Improvements (General) 570.201(c) | CDBG ESG HOME HOPWA | \$ 8,129 \$ 0 \$ 0 \$ 0 |
| | A comprehensive transition shelter program to assist homeless indigent parolees | 1 People (General) | TOTAL | \$ 8,129 |
| | | | Total Other Funding | \$ 0 |

Help the Homeless? Yes Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

| Objective | Outcome |
|----------------|----------------|
| Decent Housing | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0054 | Southeast Asian Comm Ctr/Vietnamese Senior Project | 05A Senior Services | CDBG | \$ 53,009 |
| | | | ESG | \$ 0 |
| | Special Needs/Non-Homeless | 570.201(e) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 57 Elderly | | |
| | | | TOTAL | \$ 53,009 |
| | Provides supportive services to Vietnamese Seniors to reduce isolation and access to information | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|-----------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|--|--|---------------------|-----------|
| 0049 | Unity Council (The)/Arise High School Imp. | 03E Neighborhood Facilities | CDBG | \$ 45,000 |
| | | | ESG | \$ 0 |
| | Infrastructure | 570.201(c) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 1 Youth | TOTAL | \$ 45,000 |
| | Third phase of the construction of ARISE High School, a charter school in the Fruitvale village serving low income educationally disasdvantaged Latino youth | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1900 Fruitvale Ave, Oakland, Ca

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|------------|
| 0035 | Unity Council (The)/Foreclosure Counseling | 05 Public Services (General) | CDBG | \$ 100,000 |
| | | | ESG | \$ 0 |
| | Public Services | 570.201(e) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 500 People (General) | TOTAL | \$ 100,000 |
| | Housing Counseling to increase knowledge of housing choices of homeowners at-risk of default. | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

| Project ID/ Local ID | Project Title/Priority/ Objective/Description | HUD Matrix Code/Title/ Citation/Accomplishments | Funding Sources | |
|-------------------------|---|--|---------------------|-----------|
| 0058 | Youth for the Environment/Art in Action Green Youth Media | 05D Youth Services | CDBG | \$ 50,000 |
| | | | ESG | \$ 0 |
| | Public Services | 570.201(e) | HOME | \$ 0 |
| | | | HOPWA | \$ 0 |
| | | 100 Youth | TOTAL | \$ 50,000 |
| | Youth Leadership Program offering entrepreneurial, vocational and green job readiness training. | | Total Other Funding | \$ 0 |

Help the Homeless? No Start Date: 07/01/09
 Help those with HIV or AIDS? No Completion Date: 06/30/10

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

| Objective | Outcome |
|--------------------------------|----------------|
| Suitable Living Environment | Sustainability |

VI. Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted
 -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

City Administrator
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2009, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

City Administrator
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

City Administrator
Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy Certification – Is working with Alameda County on the development and implementation of a county-wide Discharge Policy, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

Signature/Authorized Official

Date

Title

SECTION 91.220(i) – Homeless Prevention/Transition to Permanent Housing/Ending Homelessness Activities

The City of Oakland has developed its Permanent Access to Housing Strategy (PATH), an action strategy to ending homelessness in the City over the three – five years. PATH is a companion to EveryOne Home, the Alameda Countywide Homeless and Special Needs Housing Plan. EveryOne Home is a coordinated and collaborative effort by Alameda County and the cities of Oakland and Berkeley to create a comprehensive plan for providing housing and supportive services to homeless people in Alameda County and to those living with serious mental health illness, chemical dependency, HIV/AIDS and other disabling conditions. Completed in April 2006, EveryOne Home represents the culmination of more than a two-year of discussion, analysis and planning among County and city agencies, community-based providers, consumers and advocates.

The City of Oakland has developed the PATH Strategy as Oakland specific actions based on the foundation established in EveryOne Home. PATH describes the challenge of homelessness in Oakland, identifies Oakland-specific outcomes to achieve the desired result of ending homelessness, and articulates strategies to achieve those outcomes that are aligned and coordinated with the strategies in EveryOne Home. The overarching strategy articulated in PATH and EveryOne Home is to shift the approach to the homeless program away from maintaining it and towards solving it. Key elements of this shift will include transitioning from emergency shelter and services towards the acquisition, development, operation of permanent affordable and supportive housing, and the restructuring and refinement of homelessness prevention activities, including a new initiative to prevent people from being discharged from publically funded systems into homelessness and to ensure that people who do become homeless are re-housed as rapidly as possible. This strategy entails coordinated prevention efforts designed to closed the front door to homelessness, prevention being a key focus of the current year’s strategies.

PATH and EveryOne Home will take the place of the City of Oakland’s now obsolete five-year Oakland City-Wide Continuum of Care Plan (1999-2004). PATH and EveryOne Home are intended to guide City policies and how resources are used to end homelessness over the next fifteen years.

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

1 Frank Ogawa Plaza, 150 Frank Ogawa Plaza, 250 Frank Ogawa Plaza, Oakland, CA 94612

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).