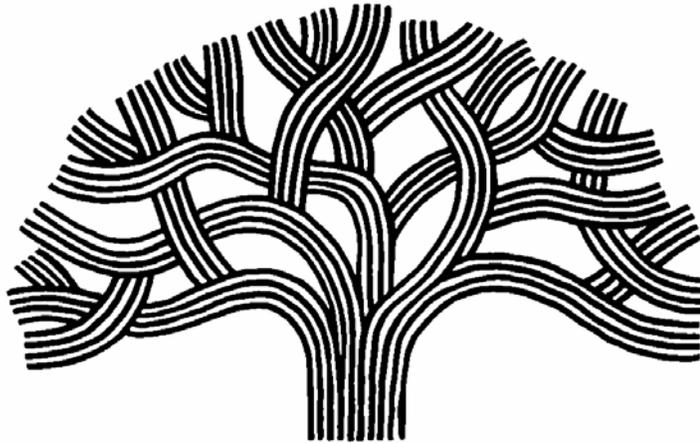


**CONSOLIDATED ANNUAL
PERFORMANCE
AND
EVALUATION REPORT
(CAPER)**

July 1, 2003 - June 30, 2004



November 9, 2004

City of Oakland

Community and Economic Development Agency

TABLE OF CONTENTS

INTRODUCTION

PART I: NARRATIVES ON ANNUAL PERFORMANCE

Narrative A: Non-Housing Community Development
Economic Development
Public Services
Infrastructure

Narrative B: Fair Housing

Narrative C: Affordable Housing

Narrative D: Continuum of Care for Assistance to the Homeless

Narrative E: Other Actions

Narrative F: Leveraging, Commitments, Match and Support for Other Applications

Narrative G: Citizen Participation and Public Comments

Narrative H: Self Evaluation

PART II: PROGRAM SPECIFIC NARRATIVES

Community Development Block Grant (CDBG)

HOME Investment Partnership

Emergency Shelter Grant (ESG)

Housing Opportunities For Persons With Aids (HOPWA)

PART III: IDIS REPORTS – Available On Request

- A. Summary of Community Development Accomplishments Report
- B. Summary of Consolidated Plan Projects Report
- C. Summary of Activities – Grantee Performance Report

INTRODUCTION

One of the requirements for receiving federal funding for housing and community development activities is that State and local jurisdictions must prepare and submit to the U.S. Department of Housing and Urban Development (HUD) a Consolidated Plan for Housing and Community Development. Approval of the Consolidated Plan is a prerequisite to receiving funding under four formula grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA). Grant recipients are also required to submit an annual performance report that identifies funds received and assesses progress in meeting the goals outlined in the plan.

The City of Oakland completed and submitted its second five-year Consolidated Plan on June 30, 2000. The Consolidated Plan included a needs assessment, housing and market analysis, a strategic plan and an Action Plan for the first year. Annual Action Plans have been published for each subsequent program year.

This Consolidated Annual Performance and Evaluation Report (CAPER), provides information on accomplishments in the City of Oakland, for the program year July 1, 2003 through June 30, 2004, in meeting the goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, housing and supportive services for the homeless and for persons with special needs, and non-housing community development.

The report is divided into narrative and program specific sections: narratives on program performance, and four separate reports on specific program performance under each of four formula grant programs through which the City receives funds from HUD.

The Narrative sections provide a summary of the City's progress during the reporting period July 1, 2003 through June 30, 2004 to address the City's stated housing and community development goals and objectives. The information corresponds to the housing and community development priorities established in the Consolidated Plan published June 27, 2000.

More specific information regarding investments and expenditures during the year, as well as specific accomplishments for individual activities, is submitted by the City to HUD through HUD's Integrated Disbursement and Information System (IDIS). Some IDIS reports for the HOME, ESG and HOPWA programs are contained in this CAPER document. IDIS reports for the CDBG program are available upon request.

PART I:

NARRATIVE REGARDING ANNUAL PERFORMANCE

Narrative A: Non-Housing Community Development

Resources used for economic development, public services and infrastructure activities included Community Development Block Grant (CDBG), Community Services Block Grant (CSBG), U.S. Department of Agriculture/Head Start, Economic Development Initiatives (EDI), HUD 108 Loan Guarantees, Job Training Partnership Act, State Gas Tax, State Library Grant, Local Tax Revenues and Oakland Redevelopment Agency.

1. Funds Made Available During Program Year

Federal Resources for Non-Housing Community Development Activities

PROGRAM
a. <u>Community Development Block Grant</u> The City received \$10,106,000 in Community Development Block Grant funding, plus program income of \$3,822,498. The total funding received from both sources is \$13,928,498.
b. <u>Community Services Block Grant</u> <i>The City received \$685,069 in CSBG funds to support anti-poverty programs and services.</i>
c. <u>Head Start</u> <i>The City's Office of Health and Human Services received \$14,319,755 to provide child care and tutorial programs.</i>
d. <u>Department of Agriculture/Healthy Start</u> <i>The USDA provided \$362,072 to fund lunch programs for children in the Head Start program.</i>

State Resources for Non-Housing Community Development Activities

PROGRAM
a. Workforce Investment Act (WIA) This Federal grant provides employment and training services to meet the needs of unemployed job seekers, underemployed workers and employers. For the 2003-2004 fiscal year, the City received approximately \$6,068,853.

Local Resources for Non-Housing Community Development Activities

PROGRAM

a. General Fund

The City's general fund provides job placement services to Oakland residents. Job training agencies including those funded under JTPA and CDBG refer their clients to the "Hire Oakland" program for job placement. The Port of Oakland operates a similar program for its Port tenants.

The employment component of the City's Contracting and Employment Services placed Oakland residents on City construction contracts.

The Port of Oakland's Employment Resources Development Department (ERDP) placed unemployed and underemployed Oakland residents with Port tenants including positions with the International Longshoremen's & Warehousemen's Union.

b. Redevelopment and Private Investment

The City's primary redevelopment area, the Central District, represents a substantial public investment. Funds will be available to implement redevelopment. The investment will leverage additional associated private investments. Several construction projects have been completed or are underway.

2. Economic Development

Economic development activities are expected to result in jobs for residents of low-and moderate-income areas in Oakland.

Activities

(A) Business Development Program

The Business Development Program is a part of the City of Oakland's Community and Economic Development Agency, Economic Development Division. Business Development staff is responsible for implementing programs that retain and attract businesses and increase employment throughout the City of Oakland's Community Development Districts. Business Development staff accomplishes these goals by serving as the point of entry for prospective and existing businesses seeking capital, workforce, energy efficiency programs, training and technical assistance, business incentives and real estate products (site location assistance, environmental services, etc.) and permit streamlining. Business Development coordinates business retention, expansion and attraction efforts and oversees the development and implementation of Oakland's retail attraction strategy. A contract with the Oakland Commerce Corporation (OCC), a non-profit technical assistance provider, supplements staff resources, specifically with industrial business outreach and job retention. This contract is not funded using CDBG funds

(B) Neighborhood Commercial Revitalization

The Neighborhood Commercial Revitalization (NCR) Program is a part of the City of Oakland's Community and Economic Development Agency, Economic Development Division. NCR staff is responsible for implementing programs to improve the physical and economic condition of targeted commercial corridors throughout the City of Oakland's Community Development Districts. NCR staff utilizes the framework of the National Trust for Historic Preservation's Main Street Program to develop revitalization strategies for neighborhood commercial districts. The multi-pronged Main Street approach focuses on Organization, Design, Promotion, Economic Restructuring and Cleanliness/Safety. The following activities are implemented by NCR staff based on the Main Street approach:

- Organization- staff works to organize property owners and merchants to address problems that adversely affect the viability of the commercial district and to coordinate the delivery of city services.
- Design- staff implements the Commercial Property Façade Improvement Program that offers architectural design assistance and matching grants to rehabilitate and improve the façade of commercial buildings. Urban design concept plans for pedestrian and streetscape improvements are developed to create business and pedestrian friendly environments along high trafficked corridors.
- Promotion- staff assists merchant associations to plan and implement events to promote shopping in NCR areas. NCR co-sponsors festivals, develops business directories and

supports the City of Oakland's Shop Oakland campaign which promotes shopping in Oakland.

- Economic Restructuring- staff developed and maintains a database of economic conditions in NCR target areas. The database includes land uses, zoning, property ownership, list of businesses, retail sales and property taxes, vacant properties list, ½ and 1 mile demographic information, etc. This information is used to identify locations for perspective new businesses and development projects, business attractions, market analysis and to identify trends.
- Cleanliness and Safety- the relationship between the appearance of an area and public safety is emphasized by staff to merchant and community groups. Working with merchants associations and community organizations NCR staff coordinates cleanup events on commercial corridors. Staff also coordinates with Code Compliance to reduce the number of blighted properties with the Façade Improvement Program. Education and outreach are the principle activities of this initiative.

(C) Commercial Lending

The Commercial Lending is a multi-service center that provides personalized technical and financial assistance to small business owners to attract, retain and expand Oakland's economic base. This is accomplished by providing business skills training, technical support and financing to develop and implement successful business strategies to capture and multiply the benefits of Oakland's expanding local economy. The mission is accomplished through operating an Entrepreneurial Skills Development, Technical Assistance, Business Financing, coordinating Service Delivery with other CEDA business service units, leveraging the City's limited resources by promoting the investment of public and private sector financial institutions, and coordinating service delivery with business service organizations in the private sector. Commercial Lending administers several CDBG and HUD Section 108-funded loan programs and works in cooperation with the U.S. Small Business Administration, private lenders and technical assistance service providers to deliver its services.

Economic Development Activities and Accomplishments

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Business Development Citywide	Business Development activities; provides management technical, referral, energy efficiency and financial assistance to retain and increase employment and develops and implements Oakland's retail attraction strategy.	Assist 100 businesses to remain in Oakland; retain or attract 1,000 jobs; attract 13 new businesses to Oakland.	Assisted 201 businesses to remain in Oakland, retained 7,547 jobs in Oakland, attracted 18 new businesses and created 887 jobs, many of which benefited low and moderate income residents and neighborhoods.
National Development Council Citywide	The National Development Council (NDC) is a national consulting firm that provides technical assistance to eligible neighborhood and small business clients of the Community and Economic Agency. NDC is an integral advisory resource to CEDA's OSCS when considering complex financing structures for HUD-108 finances projects. NDC will be an important advisor to OSCS and NCR when developing financing structures for projects developed under N-Prep.	Assist OSCS staff with approximately 4 projects when considering complex financing structures	NDC has assisted staff as an integral advisory resource with review and development of complex financing structures for approximately 8 or more projects.

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Neighborhood Commercial Revitalization</p> <p>Specific NCR Target Areas</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. The is accomplished through the collection and analysis of baseline economic data; organizing and assisting merchant associations; implementing the <i>Commercial Property Façade Improvement Program</i>; 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>Complete 40 façade improvement projects; Provide assistance to 15 neighborhood merchant associations; Assist in the establishment of 1 new BID; Assist in the renewal and reauthorization of the 4 existing BIDs; Monitor the implementation of 6 streetscape improvement projects and Maintain baseline economic data for 15 NCR areas.</p>	<p>Completed 25 façade improvement projects; Provided assistance to 15 merchant associations, Provided information to approximately 125 small businesses a quarter; Assisted in the establishment of 1 new BID in Temescal and reauthorization of 4 existing BIDs in Rockridge, Montclair, Lakeshore/Lake Park BID and Fruitvale ; Monitor implementation of 6 streetscape improvement projects in East Oakland, 2 of which were completed; Developed 2 “facadescape” plans for NCR areas in North Oakland and Central East Oakland and Maintained baseline data for 7 NCR areas. All program goals were not met due to FY 03/04 budget reductions that resulted in the loss of 4 staff positions.</p>

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Oakland Business Development Corporation 519 17th Street</p>	<p>Oakland Business Development Corporation (OBDC) is the primary referral service used by the City's Commercial Lending office for clients requesting loans of less than \$249,500. The CDBG funds requested by the OBDC provides for staff support and operational expenses in conjunction with client loan packaging and servicing assistance, offering one-on-one management and technical assistance in connection with a variety of revolving loan funds. Provide underwriting assessment and credit analysis for loan program and Small Business owners seeking technical assistance.</p>	<p>Provide underwriting assessment, credit analysis and approve at a minimum of 3 Economic Development Administration loans, 3 ORA Broadway Corridor loans, 12 Neighborhood Economic Development Fund loans, 7 Micro loans and 3 Enhanced Enterprise Community HUD Section 108 loans.</p>	<p>The City and OBDC amended their agreement allowing for OBDC to underwrite loans up to \$249,500 and will execute an Agency Agreement reflecting this modification by 1/05. OBDC was successful in marketing City loan programs and underwrote one EEC loan, three EDA loans, as well as NEDF and Micro loans.</p>

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Oakland Small Business Growth Center	Development and operation of a small business, attraction, retention, capacity building and technical assistance program. The Small Business Growth Center serves as the City's vendor of Small Business Incubator Services. Provide economical lease opportunities to small businesses growing their capacity and needing reduced space in an office setting as the business transitions from a home/office configuration. Additionally, the Small Business Growth Center provides a wide range of technical assistance to Incubator tenants and small businesses in general.	Develop financial sustainability strategy, maximize lease space with tenants, develop business model and core technical assistance offerings.	The Oakland Small Business Growth Center has successfully re-negotiated their lease arrangement and adjusted staffing levels, thereby reducing overhead cost otherwise diverted from providing services to clients. Successfully met their goal of providing ten (10) Brown Bag Sessions.
Commercial Lending Services targeting is Citywide	The Commercial Lending office contracts for small business and entrepreneurs services with Oakland based firms that support the small business community. Contracts include services for technical assistance, incubator space, loan underwriting, employment placement and small business capacity building training and seminars. The Commercial Lending Office flagship technical assistance projects include the City of Oakland's annual Small Business Symposium and Youth Symposium.	Ensure contracts remain in compliance and to aggressively pursue collection of all City and Agency delinquent and defaulted loans.	The Commercial Lending office continues to offer the Oakland Small Business community core services through contract services with area non-profits. The Commercial Lending office has been successful in collecting on four defaulted loans totalling \$1.2M. Additionally, the Commercial Lending Unit expanded its scope of services with the OBDC authorizing that organization to underwrite loans up to \$249,500.

**ENHANCED ENTERPRISE COMMUNITY REVOLVING LOAN FUND
(PROVISIONS FOR BUSINESS ASSISTANCE)**

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	CATEGORY OF RESDIENTS	PROGRAM AND RESOURCES	ONE YEAR GOALS	ACCOMPLISHMENTS
SIMCO Construction	EEC Funded	Benefit low-moderate income residents	HUD 108 EEC: \$50,000	To assist applicant to expand business operations.	Purchase Inventory/supplies & equipment

3. Public Services and Infrastructure(Neighborhood Improvements)

(A) Public Services

In keeping with the goals established by the Oakland City Council and the Five-year Consolidated Plan Strategy, the City of Oakland allocated FY03-04 funding for public service activities to be carried out through 30 subrecipient agreements with 25 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 7 City-administered programs were 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, 2000 to June 30, 2005. The number of programs by category are as follows:

Domestic Violence Intervention	2
Employment Education and Job Training	3
Homeless Food Services	4
Senior Services	7
Social Services	4
Substance Abuse Intervention and Prevention	1
Youth Services	15

(B) Infrastructure (Neighborhood Improvements)

Consistent with the Five-year Strategy to meet the needs of low- and moderate-income Oakland residents, funds from the FY03-04 grant were allocated for one (1) private, nonprofit agency to assist with the acquisition and renovation of a residential shelter that serves homeless persons and persons with HIV/AIDS.

CDBG Infrastructure (Neighborhood Improvements) and Public Services (summary)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Domestic Violence Intervention <i>Family Violence Law Center/Domestic Violence Prevention Project</i>	Legal assistance Crisis counseling Support services	225 Individuals	583 Individuals
Employment Education and Job Training <ul style="list-style-type: none"> ▪ <i>ARC Associates/Allendale Family Resource Center</i> ▪ <i>International Institute of the East Bay/Caregivers Job Training and Placement Program</i> ▪ <i>Jobs for Homeless Consortium/Homeless Employment Through Learning and Preparation Program</i> 	Employment training and counseling Job referral and placement Computer training	189 Individuals	104 Individuals
Hunger Relief <ul style="list-style-type: none"> ▪ <i>Alameda County Community Food Bank/Shared Maintenance & Delivery Scholarships</i> ▪ <i>CEDA Supplemental Hunger Program</i> ▪ <i>Elmhurst Food Pantry/Emergency Food Brown Bag Program</i> ▪ <i>Pro-Ject Love/Food Distribution Program</i> 	Food purchase & distribution	191,075 Individuals	181,635 Individuals

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Neighborhood Facilities <ul style="list-style-type: none"> ▪ <i>East Oakland Community Project/Relocation of Emergency Housing Facility</i> 	Homeless shelter acquisition and rehabilitation	1 Facility	1 Facility
Seniors <ul style="list-style-type: none"> ▪ <i>Alzheimer's Services of the East Bay/Dementia Specific Adult Day Health Care</i> ▪ <i>Bay Area Community Services/Meals on Wheels for Seniors</i> ▪ <i>Grandparents & Relatives as Second Parents/Getting A GRIP</i> ▪ <i>Legal Assistance for Seniors/Legal Services for Seniors</i> ▪ <i>Life Enrichment Agency-Aging, Health & Human Services/Safe Walk To School</i> ▪ <i>Life Enrichment Agency-Aging, Health & Human Services/Senior Companion Information Referral Program</i> ▪ <i>Life Long Medical Care-Over 60 Health Center/East Oakland Clinic</i> ▪ <i>St. Mary's Center/Senior Homeless Case Management Program</i> 	Case management Information & referral Needs assessment Counseling & support services In-home support Companion services Legal services Day care Outreach & education Medical care Social services Hot meals Respite for caregivers	2,393 Individuals	1,893 Individuals
Substance Abuse <ul style="list-style-type: none"> ▪ <i>Healthy Babies Project/Healthy Families Program</i> 	Residential and day treatment Support services Referrals	60 Individuals	60 Individuals
Social Services <ul style="list-style-type: none"> ▪ <i>East Bay Central American Refugee Committee/Youth and Family Enrichment Program</i> ▪ <i>Ethiopian Community & Cultural Center/Case Management Program</i> ▪ <i>Lao Family Community Development/Multilingual Homeownership Center</i> ▪ <i>Life Enrichment Agency- Library Services/Golden Gate Library Computer Lab</i> 	Computer training Family support and assistance Youth development Homeownership information, counseling and assistance Information and referral Case management	5,425 Individuals	4,933 Individuals

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Youth <ul style="list-style-type: none"> ▪ <i>A Safe Place/Children and Teens Program</i> ▪ <i>Alameda County Health Care Foundation/Model Neighborhood Program</i> ▪ <i>Boys and Girls Clubs/SMART Moves Program</i> ▪ <i>Camp Fire Boys & Girls/Kids With Dreams Project</i> ▪ <i>East Bay Conservation Corps/Eastmont Corridor Blight Abatement Project</i> ▪ <i>East Bay Conservation Corps/Burbank Elementary School Community Garden Project</i> ▪ <i>East Bay Little Stars School/After-School Tutorial and Leadership Program</i> ▪ <i>Fred Finch Youth Center-Alameda County Homeless Youth Collaborative/Youth Housing Empowerment Project</i> ▪ <i>La Clinica de la Raza-Fruitvale Health Project/Hawthorne Elementary School-Based Clinic</i> ▪ <i>Marcus A. Foster Educational Institute/Prescott Circus Theatre Satellite Program</i> ▪ <i>Oakland Asian Students Educational Services</i> ▪ <i>Oakland Citizens Committee for Urban Renewal/Eastmont Computing Center East Oakland Community Connector Project</i> ▪ <i>Project Re-Connect</i> ▪ <i>Project SEED/Supplemental Mathematics Instruction Program</i> ▪ <i>Sports4Kids/School-Based Sports & Fitness Program</i> ▪ <i>The First Place Fund for Youth/Emancipation Training Center</i> 	Work experience and career preparation Case management Tutoring and instruction Academic assistance Cultural and life enrichment Computer instruction Health care and education Tree planting and care Sports and fitness programming Housing search assistance Counseling and support services Leadership development Mentor support Life skills training Community service Cultural diversity education Money management services Safety monitoring	69 Families 14,328 Individuals	49 Families 13,385 Individuals

* City Administration projects

Narrative B: Fair Housing

Summary of the Analysis of Impediments to Fair Housing

The City of Oakland's Community and Economic Development Agency completed an Analysis of Impediments to Fair Housing (AI) in 1997. (A revised AI is under development). The following narrative is a summary of the 1997 analysis.

Oakland is a City with considerable ethnic and racial diversity. It is also a City with a large number of minority and low-income households that face particular problems securing decent housing, as do families with children and persons with disabilities. Patterns of racial clustering and segregation are readily identifiable, suggesting that discrimination continues to be a serious problem and an impediment to fair housing choice.

Information provided by fair housing organizations provides additional evidence of discrimination, as revealed in both individual complaints and systemic fair housing audits.

During the Federal Fiscal Year from October 2003 to September 2004, there were 13 Housing Discrimination cases filed with the HUD Fair Housing and Equal Opportunity and the State Department of Fair Employment and Housing. The cases included four complaints of discrimination based on race, two based on sex, seven based on disability, one based on familial status and two based on retaliation. During the same period, fourteen cases were closed including four complaints of discrimination based on race, four based on sex, six based on disability, one based on familial status and two based on retaliation.

The most significant barrier to fair housing, however, is the lack of affordable housing. Because minorities are more likely than non-minorities to be low-income, the housing problems of low-income people are most acutely experienced by minority households. The lack of funding and suitable sites for the development of new affordable housing thus serves to limit fair housing choice.

Adding to the difficulty of providing affordable housing is a rising sentiment of opposition to the development of new assisted rental housing. This opposition, while based on fears of safety, traffic congestion, and reduced property values, is often based on misperceptions of the type of housing that is proposed and by stereotyped impressions of the characteristics of the households that will occupy the housing.

Discrimination in lending is also a problem, as revealed by the analysis of rates of mortgage loan approvals and denials reported in annual data collected under the Home Mortgage Disclosure Act.

To some extent, City zoning and land use practices may also act as a barrier to housing choice for some persons with disabilities.

Actions Taken to Overcome Impediments to Fair Housing

The narratives and table on the following pages summarize actions taken in the 2003-2004 program year to overcome impediments to fair housing. The table identifies impediments described in the AI and specific actions taken to remove those impediments.

In 2001 a case was filed with HUD Fair Housing and Equal Opportunity in which the City of Oakland was named a respondent. The case was closed in August of 2003.

Actions to Affirmatively Further Fair Housing

1. The City and Redevelopment Agency require that all projects that receive public assistance, whether funded with federal or non-federal funds, comply with the City's Affirmative Fair Marketing guidelines. A copy of these guidelines is included in each year's Consolidated Plan Action Plan.
2. Efforts to increase private lending activity in minority areas through community reinvestment efforts.

The City continues to be an active participant in efforts to ensure that lenders comply with their obligations under the Community Reinvestment Act. The City has a linked-banking ordinance that limits the City's banking business to lending institutions that are meeting community credit needs.

3. Efforts to improve housing conditions and housing opportunities within areas of minority concentration through the use of targeted investment of federal resources.

The City's lending programs for rehabilitation of owner-occupied housing are targeted to the seven Community Development Districts, which have the highest concentrations of minority households.

To provide greater housing opportunities for minorities, the City gives higher ranking to applications to develop new housing in areas with low concentrations of poverty, which are also areas with lower concentrations of minorities.

Fair Housing Activities

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Community Opposition to the Siting of Affordable Housing</p> <p>Community Outreach and Education</p> <p><i>East Bay Housing Organizations Non-Profit Housing Association of Northern California</i></p>	<p>Affordable housing tours, presentations, public education</p>	<p>Promote greater awareness of need for and benefits of affordable housing.</p>	<p>The City participated in a number of activities designed to increase public awareness of the need for affordable housing and public acceptance of new housing developments. The City provided assistance to East Bay Housing Organizations for its annual Affordable Housing Week, which included tours, presentations and similar activities.</p>
<p>Discrimination in Rental Housing General Tenant Issues with Disparate Impact on Minorities</p> <p>Counseling, education and advocacy</p> <p><i>East Bay Community Law Center</i></p>	<p>Provide free legal assistance with housing related problems</p>	<p>Provide legal representation for 72 individuals and counseling for 644.</p>	<p>Counseled 396 at tenant workshops. Counseled 584 individuals through the Low Income Eviction Project. Provided 137 individuals with legal representation.</p>
<p>Discrimination Against Families with Children</p> <p>Education, counseling, investigation and advocacy</p> <p><i>Housing Rights, Inc.</i></p>	<p>Investigate cases of housing discrimination against families with children</p>	<p>Counsel 1,800 households, mediate 60 conflicts, investigate 180 complaints, and conduct 48 outreach events.</p>	<p>Provided counseling to 486 households and legal assistance to 120 households. Provided 417 housing referrals. Referred 13 cases to HUD or DFEH. Distributed 4,828 information packets. Held 51 fair housing workshops.</p>

IMPEDIMENT ACTION RESPONSIBLE ORGANIZATION	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Discrimination Against Protected Classes</p> <p>Education, counseling, investigation and advocacy</p> <p><i>Sentinel Fair Housing</i></p>	<p>Investigate, mediate and refer in cases of housing discrimination</p>	<p>Test 10 discrimination cases, conduct 12 workshops, distribute 1,200 information and referrals, investigate 48 fair housing cases, and counsel 160 clients</p> <p>(A portion of the funding for this organization is supporting eviction prevention activities)</p>	<p>Provided fair housing information and referrals to 3,827 people. Investigated 69 fair housing cases. Held 25 community engagements and 13 law training workshops. Conducted 10 Oakland housing discrimination tests. Distributed 8,493 sets of educational materials.</p>
<p>Increase Access to Housing for Persons with Disabilities</p> <p>Education, marketing</p> <p><i>Center for Independent Living</i></p>	<p>Provide housing services and housing-rights counseling to persons with physical and mental disabilities</p>	<p>Provide housing search counseling for 230 individuals and discrimination counseling for 36 individuals</p> <p>Facilitate access to housing for low-income persons with disabilities</p>	<p>Provided housing search and counseling to 692 individuals and discrimination counseling to 44 individuals. Provided 29 van/cab rides.</p>

Narrative C: Affordable Housing

This narrative describes actions taken to preserve, improve and expand the supply of affordable housing for low- and moderate-income households. It also includes information on actions undertaken to meet the needs of non-homeless persons needing supportive housing.

Information on actions to address homelessness may be found in Narrative D: Continuum of Care, and in the program-specific narrative for the Emergency Shelter Grant (ESG) program.

Additional information on assistance to homeless and non-homeless persons with AIDS may be found in the program-specific narrative for the Housing Opportunities for Persons With AIDS (HOPWA) program.

1. Funds Made Available

The following is a listing of new Federal grant funds that were made available to the City in FY 2003-2004, and how those funds were allocated among uses. Although these funds were allocated during the fiscal year, the commitments and expenditures that were made by the City included funds received and obligated in prior years.

A summary of *allocations* of housing funds made during the fiscal year for housing development and first-time homebuyer activities, using both Federal and non-Federal funds regardless of the year the funds were first made available, is included in Section F: Leveraging and Match. Section F also includes a listing of other funds (local government, private, and Federal funds made available to entities other than the City for housing activities) that were made available.

Detail on actual *commitments* and *expenditures* of Federal formula grant funds is contained in the IDIS system.

Listings of specific commitments made with HOME, Emergency Shelter Grant (ESG) funds and Housing Opportunities for Persons With AIDS (HOPWA) funds are included in the Program-Specific Narratives for each of those programs.

Community Development Block Grant (CDBG)

The City allocated \$5,247,783 in CDBG funds for housing activities, including housing rehabilitation programs, homeless programs and a number of housing services.

Rental Rehabilitation Program

A total of \$1,382,388 was received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. These funds were allocated primarily to provide additional funding for the Home Maintenance and Improvement Program (HMIP) to provide loans for rehabilitation of owner-occupied homes.

HOME

The City received a total HOME grant of \$4,883,314. Funds were allocated to the following uses:

Housing Development	4,150,817
Program Administration/Monitoring	488,331
Grants to Community Housing Development Organizations for Organizational Operating Expenses	244,166
TOTAL	\$4,883,314

The City also received program income in the amount of \$3,028,132 in the form of recapture of loans and a share of appreciation from homes originally assisted with HOME funds.

These funds have been allocated to the HOME Maintenance and Improvement Program to provide loans to lower income homeowners to rehabilitate their homes. Because Federal regulations require that program income be expended prior to drawdown of grant funds, on a cash flow basis the program income will be applied to the first eligible HOME expenditures that are incurred by the City. It is expected that most of the program income will be expended in the first half of FY 2004-05.

Emergency Shelter Grant (ESG)

The City received \$344,000 in Emergency Shelter Grant Funds, of which \$17,200 was used for program administration, and \$326,800 was used to provide grants to providers of emergency shelter and services.

Supportive Housing Program

The City received \$2,329,732 in Supportive Housing Program grants for its Homeless Relief Programs.

In addition, a total of \$4,108,145 was awarded through the HUD SuperNOFA process to other homeless assistance programs located in Oakland.

Housing Opportunities for Persons With AIDS (HOPWA)

The City received \$2,019,000 in funds under the Housing Opportunities for Persons with AIDS (HOPWA) program. The City is the lead agency for the metropolitan area, and distributed funds to Alameda and Contra Costa counties based on the relative proportion of AIDS cases, as follows:

Alameda County	\$1,497,238
(Includes share of Grantee Administration - \$20,190)	
Contra Costa County	\$ 481,382
Grantee Administration	\$40,380
TOTAL	\$2,019,000

2. Characteristics of Persons Assisted with Housing

Information on the racial and income characteristics of persons assisted with housing financed with Federal grant funds is contained in the Integrated Disbursement and Information System (IDIS), a centralized database system maintained by HUD.

Summary information contained in the table included at the end of this Section C includes persons assisted with HOME, CDBG, ESG, HOPWA and other federal funds, for projects and activities completed during the program year.

3. Geographic Distribution of Assistance

Maps showing the geographic distribution of first-time homebuyer, housing rehabilitation, and housing development activities funded with HOME and CDBG funds are included at the end of this section. Maps are also provided for activities assisted with ESG and HOPWA funds. The accomplishment tables in this section provide more specific information on the location of housing activities, regardless of whether Federal or non-Federal funds were used.

4. Efforts to Meet "Worst-Case Needs"

The City has undertaken efforts to assist persons with "worst-case needs." These include:

- Persons with disabilities;
- Households living in substandard housing;
- Low-income households paying more than 50% of income for rent; and
- Households that have been involuntarily displaced by public action.

For persons with disabilities, a principal focus of the City's housing efforts has been the expansion of the supply of affordable housing for persons with AIDS. The City has used HOME and Redevelopment Agency funds, in conjunction with funding from the Section 811 program,

for new construction of such housing. Funding for new construction and rental assistance is also provide under the HOPWA program.

The City provides rehabilitation assistance for homeowners who are living in housing that is dilapidated or substandard. The City's code enforcement program is intended to encourage owners to bring their properties up to code. Continued violations of housing code requirements result in liens against the property, providing financial incentives for owners to complete the necessary work. In extreme cases, the City may order a property be closed and the tenants relocated. Under the City's Code Enforcement Relocation Ordinance, the City provides relocation assistance to these tenants and then places a lien against the substandard property for the cost of the relocation.

The City also seeks to expand assistance for low income persons with high cost burdens. City-assisted housing developments require that 10 percent of all units have rents equal to 30 percent of the monthly income of households at or below 35% of median income, in order to provide affordability to a broader range of low income persons, particularly those currently experiencing high cost burdens. The City also uses project-based and tenant-based rental assistance to assist extremely low income households. The City has worked closely with the Oakland Housing Authority (OHA) to expand the use of project-based Section 8. However, federal regulations prohibit the use of project-based Section 8 in census tracts with a poverty rate greater than 20 percent. This effectively excludes the majority of Oakland's rental housing stock. The City and OHA are continuing to seek ways to obtain waivers of this rule.

Affordable housing developments assisted by the City or the Redevelopment Agency require that preference be given to persons who have been displaced by public action.

5. Detailed Status of Housing Activities

The tables on the following pages provide detailed information on all housing activities undertaken by the City, regardless of whether they were financed with federal funds. Information on actions to prevent and reduce homelessness is contained separately in Section D.

Preservation and Expansion of the Supply of Affordable Housing

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
10211 Byron <i>Elmhurst</i>	Site acquisition of a lot for 50 future rental housing units and a church	Begin predevelopment	Site maintenance. No major progress.
10900 Edes Ave. <i>Elmhurst</i>	Site acquisition of a lot for 26 future homeownership units	Begin predevelopment	Predevelopment activities started. Development funding committed from the Redevelopment Agency.
1574 – 1590 7th St. <i>Western Oakland</i>	Site acquisition of a lot for future rental housing.	Complete acquisition	Acquisition complete.
2001 Linden St. <i>Western Oakland</i>	Site acquisition of a lot for 8-12 future rental housing units	Begin predevelopment	Construction loan committed.
3701 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for future rental housing.	Complete acquisition	Acquisition completed.
3829 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for 50 future senior rental housing units with ground floor community space.	Begin predevelopment	Site maintenance. No major progress
4862-4868 Calaveras <i>Outside of Community Development Districts</i>	Site acquisition of 2 lots for 60 future rental housing units	Begin predevelopment	Predevelopment activity started. Received Development Loan commitment from the Redevelopment Agency.
5825 Foothill <i>Central East Oakland</i>	Site acquisition of a vacant bowling alley and 3 lots for 30 future townhouses	Complete financing	Site maintenance. No major progress.

Preservation and Expansion of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
592 23rd St <i>Downtown</i>	Site acquisition of a lot for future rental housing.	Complete financing.	See Northgate Apartments
Chestnut Court HOPE VI – Ownership Chestnut St. at 24 th St. 32 nd at Martin Luther King Jr. Way 1114 14 th St. <i>Western Oakland</i>	New construction of 15 for-sale homes	Complete construction of all 15 homes by June 2003. Complete sales by July 2003	Construction completed, and all of the homes have been sold to first-time homebuyers.
Chestnut Linden Court HOPE VI – Rental Chestnut St. at 24 th St. 1089 26 th Street <i>Western Oakland</i>	New construction of 68 units of rental housing and redevelopment of 83 public housing units 21 1-bdrm units 40 2-bdrm units 63 3-bdrm units 7 4-bdrm units 6 5-bdrm units	Complete construction.	Construction completed; development is occupied.
Coliseum Gardens HOPE VI - Ownership <i>Central East Oakland</i>	Development of 32 for-sale homes	Complete planning entitlement process, complete architectural drawings	Negotiations with developer are ongoing. Project still in early predevelopment stage.
Coliseum Gardens HOPE VI – Rental, Phase I 6745 Brentford St. and offsite <i>Central East Oakland</i>	Demolition of 178 units of public housing, rebuilding of 34 units of public housing and new construction 81 tax-credit rental units	Obtain HUD approval of Revitalization Plan Apply for tax credits. Demolish units and begin site preparation.	178 units and one set of industrial buildings were demolished. Two industrial sites were acquired, and a land exchange was completed with the City of Oakland.
Faith Housing Corner of 7 th St. and Campbell St. <i>Western Oakland</i>	Land assembly for 50 affordable housing units	Complete land assembly through the Site Acquisition Program	Acquired the last parcel through the Agency’s Site Acquisition Loan Program. Applied for City’s NOFA, but was not awarded for funding.

Preservation and Expansion of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Fruitvale Transit Village 3300-3400 E-12 th St. <i>Fruitvale/San Antonio</i>	Large transit-oriented mixed-use development 10 of 47 housing units to be affordable 4 1-bdrm units 6 2-bdrm units 85,000 sq. ft. commercial 68,000 sq. ft. community center	Complete construction.	Construction completed in January 2004. Affordable units are fully occupied.
Habitat Fruitvale Avenue 2662 Fruitvale Ave. <i>Fruitvale/San Antonio</i>	New construction of 4 homeownership Units	4 units to be completed by September 30, 2003	Units completed and were occupied by December 2003.
Horizon Townhouses 9800, 9809-15 MacArthur Blvd. <i>Elmhurst</i>	14 new, affordable 3- bdrm homeownership townhouse units for families	Start construction	Construction has not started, due to a need to make major revisions to the construction plan and drawings.
Leola Terrace, Phase II 90 th Ave. at MacArthur Blvd. <i>Elmhurst</i>	Part A-New construction of 4 single-family detached homeownership units has been terminated. Part B-Rehabilitation of 8 of the existing units will proceed.	Begin rehabilitation of Part B by 2004 Complete rehabilitation of Part B by December 2004	No major activity. Project requires additional funding and a contractor.
Madison Lofts 160 14th St. <i>Eastlake/San Antonio/Chinatown</i>	Site acquisition of a lot for 100 future live/work loft rental units and ground floor retail space	Begin predevelopment	Predevelopment activities started. Project failed to receive development funding commitment from the City.
Mandela Gateway Ownership Housing 8 th St. between Mandela Parkway and Center Sts. <i>Western Oakland</i>	New construction of 14 for-sale townhomes	Negotiate loan documents, begin and substantially complete construction.	Remediation of hazardous soils completed and initial site work undertaken, in preparation for start of construction in August 2004. Completion is expected by July 2005.

Preservation and Expansion of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Mandela Gateway –Rental 1364 and 1420 7th St. <i>Western Oakland</i></p>	<p>168 total units: 122 units of new low-income family housing 46 units to replace 46 dilapidated public housing units at Westwood Gardens. Some units will be built on nearby sites in the neighborhood 36 1-bedroom units 80 2-bedroom units 42 3-bedroom units 10 4-bedroom units Project also includes commercial space</p>	<p>Complete construction by December 2005.</p>	<p>Completion and initial occupancy of the first 55 family rental housing units will begin mid-September 2004. The balance, 113 units, is scheduled for initial occupancy by the end of November 2004. Full occupancy targeted for March 31, 2005.</p>
<p>North Oakland Vacant Lot Program 3881 Martin Luther King Jr. Way 865 43rd Street <i>Western Oakland and North Oakland</i></p>	<p>New construction of 2 or 3 3-bdrm homeownership units</p>	<p>Although the developer received an allocation of City funding to develop three affordable homes, rapidly rising development costs have made the intended sales prices unattainable. At present, it is unclear whether the project will obtain sufficient subsidy to proceed as planned. A May 15, 2003 deadline has been set, by which time needed subsidy must be arranged; otherwise, the CDBG funds allocated will be withdrawn.</p>	<p>No longer a CDBG-assisted project; however, the nonprofit developer is continuing with plans to develop four for-sale homes, which will be priced as affordably as possible.</p>
<p>Northgate Apartments 590-594 23rd St. <i>Western Oakland</i></p>	<p>New construction of 42 rental housing units 4 4-bdrm units 23 3-bdrm units 15 2-bdrm units</p>	<p>Complete construction</p>	<p>Construction completed. All 42 units have been rented.</p>

Preservation and Expansion of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Oak Park Apartments 2616 E16 th St. <i>Fruitvale/San Antonio</i>	Rehabilitation of an existing 56-unit apartment complex to reconfigure the building into 35 rental units	Complete Phase I of rehabilitation.	Phase I complete.
Oakland Citywide Community Land Trust Program <i>Citywide</i>	Funding for organizational operating support and subsidy for purchase of approximately 50 permanently affordable CLT homeownership units	Transition from interim board to board elected by OCCLT membership, business plan and organizational structure in place, plans for development of units	After further study by the interim board and City staff, this program was deemed infeasible without significant and on-going additional operating support. In February 2003, the Agency's funding commitment was terminated, and remaining funds of \$4,950,000 were re-allocated to several new affordable development projects.
Oakland Housing Authority Homeownership Program 1430 8 th St. 816 Center St. <i>Western Oakland</i>	New construction of 3 4-bdrm homeownership units (this is part of the Westwood Village HOPE VI project)	Negotiate and finalize DDA	NO LONGER A PROJECT – OHA formally withdrew its interest. A proposal for purchase at Fair Market Value for market-rate development is expected; proceeds will be returned to CDBG for reallocation. Real Estate Division will probably handle as a surplus property sale.
Palm Court 10 th St. at Union St. <i>Western Oakland</i>	12 for-sale single-family detached housing units	Negotiate loan documents, begin construction	Escrow closed. Construction commenced November 2003 on 4 units. Construction began on 6 additional units in June 2004.
Palm Villa (formerly MacArthur Park) MacArthur Blvd. between 90 th and 94 th Ave. <i>Elmhurst</i>	New construction of 78 single-family detached homes 4 4-bdrm units 74 3-bdrm units	Complete construction and close on all phases by July 2003.	Project is still in construction phase. Received an additional funding commitment from the Redevelopment Agency. The last 14 units will be completed by October 2004,

Preservation and Expansion of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Santana Apartments 2220 10 th Ave. <i>Eastlake/San Antonio/Chinatown</i>	Capital improvement of 30 existing rental units 6 studios 12 1-bdrm units 6 2-bdrm units 6 3-bdrm units with supportive services	Complete capital improvements.	Capital improvements complete.
Sausal Creek Townhomes 2464 26 th Avenue <i>Fruitvale/San Antonio</i>	New construction of 17 homeownership units.	New project	Received development funding commitment from the Redevelopment Agency. Planning approvals obtained.
Scattered Site Single-Family Infill Development 9507 Edes Avenue <i>Elmhurst</i>	New construction of 10 for-sale detached homes	Issue Request for Proposals by June 30, 2004.	Plans were changed; no RFP was issued. Council authorization is in place for a sale at Fair Market Value for market-rate development; DDA is being negotiated with Waterfront Construction, a for-profit developer
Scattered Site Single-Family Infill Development 820 Peralta St. <i>Western Oakland</i>	New construction, 2 homeownership units; 1 – 2bdrm 1 – 3bdrm	Negotiate Disposition and Development Agreement.	Now part of Vacant Lot Infill Program described below
Seven Directions (Native American Health Center) 2946 International Blvd <i>Fruitvale/San Antonio</i>	New construction of 38 rental housing units and Native American Health Center	Complete financing.	Received AHP and MHP funding commitments. Received additional funding commitment from the City's HOME funds.
Toler Heights New Housing Development (Black Phoenix Housing) 2475 and 2515 98 th Ave. 98 th Ave. at Stearns Ave. <i>Elmhurst</i>	New construction of 6 homeownership units	Construction to be completed by May 2004.	Construction drawings completed.

Preservation and Expansion of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Vacant Housing Acquisition & Rehabilitation Program (V-HARP)</p> <p><i>Citywide</i></p>	<p>Assist developers in the acquisition and rehabilitation of 1- to 20-unit vacant and blighted residential properties located throughout the City.</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 rentals or for 45 years if they become homeownership units</p>	<p>Assist in funding the acquisition and rehabilitation of 10 to 15 units in vacant blighted properties and acquisition and new construction of 4 homeownership units in vacant lot. Provide up to \$100,000 per affordable unit.</p>	<p>Reviewed 2 applications. Funding for a one-unit project was approved. Loan documents for the project are in process.</p>
<p>Vacant Lot Infill Program</p> <p>Various locations</p> <p><i>10 homes on Golf Links Rd 15 homes on other sites to be determined</i></p>	<p>New construction of 25 homeownership units</p>	<p>Executed Disposition and Development Agreement.</p> <p>Begin construction of first three units by June 2004.</p>	<p>Total units reduced to 23; now known as "Paul Wang 23" or "PW23." One home completed in June. One home is near completion. Predevelopment is nearly complete on next two.</p>

Assistance to First-Time Homebuyers

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
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 \$10,000 (minimum of \$5,500)	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes	Applications Received: 06 Applications Processed and Approved: 06
First-Time Homebuyers Mortgage Assistance Program (MAP) <i>Citywide</i>	Assist first-time homebuyers with deferred loans of up to \$50,000	Offer financial assistance to 50 first-time homebuyers.	Applications Received: 43 Applications Processed and Approved: 38 Applications Withdrawn: 05
Homeownership Education Program <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homeownership classes, which can aid them in qualifying for loan discounts from commercial mortgage lenders	Continue to offer 24 homebuyer-education classes per year to 900-1,000 potential first-time homebuyers	Homebuyer Education Classes Held: 21 Total number of participants: 1,070

Housing Rehabilitation and Neighborhood Improvement

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Emergency Home Repair Program <i>7 Community Development Districts</i>	Emergency repair and rehabilitation financing (minimum loan of \$2,500 and maximum of \$7,500)	60 loan applications will be originated and 50 units will be rehabilitated	Applications Received: 36 Applications Processed and Approved: 25 Units Rehabilitated (completed): 15
Home Maintenance and Improvement Program <i>7 Community Development Districts</i>	Moderate rehabilitation of 1- to 4-unit owner occupied properties.	45 loan applications will be originated and 35 units will be rehabilitated (note that these units may not be the same as for loans originated in this time period)	Applications Received: 83 Applications Processed & Approved: 55 Applications Withdrawn or Ineligible: 29 Units Rehabilitated (completed): 46
Lead Safe Housing Program <i>7 Community Development Districts</i>	Painting of exterior of homes, and lead hazard remediation grants for homeowners	20 single-family detached units will be repainted and/or have lead hazards removed or contained (New HUD regulations regarding abatement of lead-based paint hazards have significantly increased the cost of painting homes. The goals for this program have been reduced accordingly.)	Applications Received: 73 Applications Processed and Approved: 35 Units Rehabilitated (completed): 14
Minor Home Repair Program <i>Citywide</i>	Grants to seniors or disabled for minor home repairs. Administered by Alameda County.	Repair 150 housing units	Units Repaired: 181

Rental Assistance for Extremely Low Income Families

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Family Unification Section 8 Rental Assistance</p> <p><i>Citywide</i></p>	Rental assistance to families and individuals	The Oakland Housing Authority has instituted a program with CFPS to “graduate” families who have successfully reunified. This will allow more families to be served by freeing up Family Unification vouchers from the Authority’s allocation. 10 new families will be served this year because of this policy	Six families graduated; therefore, six new families were selected under Family Unification Program rules.
<p>Project-Based Rental Assistance</p> <p><i>Citywide</i></p>	Rental assistance to families and individuals	Project-based vouchers are funded from the Authority’s existing tenant-based allocation. The Authority is working with the City and local nonprofits to receive a waiver from HUD to allow the Authority to utilize project-based assistance in Oakland	Secured a HUD waiver for a 30- Unit Project-Based contract for Mandela Gateway. Tenancing is scheduled to begin September 2004.
<p>Section 8 Mainstream Program</p> <p><i>Citywide</i></p>	Rental assistance for disabled individuals and families	To lease all 75 vouchers and to apply for any new allocations that become available	175 families continue to be served. Did not apply because funding formula rendered Oakland’s competitiveness’ and funding was exceedingly limited. Turnover vouchers are re-issued to the next eligible Mainstream applicant.
<p>Section 8 Rental Assistance Program</p> <p><i>Citywide</i></p>	Rental assistance to families and individuals	No new funding is anticipated.	No new funding available. Received allocation for 117 New Section 8 Vouchers because of an opt-out at Oak Village Apts., 780 13 th Street.
<p>Shelter Plus Care Rental Assistance</p> <p><i>Citywide</i></p>	Rental assistance to families and individuals	The Oakland Housing Authority will work with Alameda County to apply for new vouchers if available for Shelter Plus Care	No new funding was available in FY 2003-04 for Shelter Plus Care Programs.

Housing for Seniors and Other Persons with Special Needs

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Access Improvement Program</p> <p><i>7 Community Development Districts</i></p>	<p>Grants for accessibility modifications to 1-to-4-unit properties where owners or tenants have disabilities.</p>	<p>Originate grant applications for 12 units. Complete rehabilitation work on 10 units.</p>	<p>Applications Received: 14</p> <p>Applications Processed and Approved: 18</p> <p>Units Repaired: 16</p>
<p>Altenheim Senior Housing (Phase 1)</p> <p>1720 MacArthur Boulevard</p> <p><i>Glenview/Diamond</i></p>	<p>Conversion of vacant former assisted senior living home into 67 units of affordable independent living housing for seniors.</p> <p>A planned second phase will rehab another building on site and construct several new buildings with another 100+ units, for a total of 174 units for both phases.</p>	<p>This Project was not included on the Action Plan as it was not initiated until after the plan was adopted.</p>	<p>HOME funds and Agency funds awarded and predevelopment underway.</p>
<p>Casa Velasco</p> <p>(Casa de las Flores)</p> <p>3430 Foothill Blvd.</p> <p><i>Fruitvale District</i></p>	<p>Rehabilitation of 20-unit apartment building</p>	<p>Complete construction by January 2004.</p> <p>Re-occupy by March 2004</p>	<p>Rehabilitation construction completed December 2003. Fully reoccupied March 2004.</p>
<p>ECHO Home Equity Conversion Program</p> <p><i>Citywide</i></p>	<p>Counseling and advocacy for City of Oakland senior homeowners regarding all home-equity plans</p>	<p>Provide information and referrals, conduct group presentations to seniors citywide and counseling to 35 seniors interested in home equity conversions</p>	<p>Provided information and referral to 148 families/individuals, conducted 50 counseling sessions, and conducted 4 group presentations.</p>

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Eastmont Court 6850 Foothill Blvd. <i>Central East Oakland</i>	New construction of 19 units of rental housing for households including at least one physically disabled adult member.	Secure remainder of funding; if full funding is obtained, begin construction by July 2003	Full funding obtained June 2003, construction started January 2004. By June 15, 2004, construction was 46% complete.
Housing Opportunities for Persons With AIDS (HOPWA) <i>Alameda County & Contra Costa County</i>	Housing and continued services for individuals and families of individuals living with HIV/AIDS Acquisitions of housing units New construction of permanent housing for persons with HIV/AIDS Additional units to be announced	Assist approximately 1,026 persons and/or families with HIV/AIDS shelter, transitional housing and permanent housing Maintain capacity of existing housing and support services, including the acquisition of existing licensed service-enriched emergency housing facilities for persons with AIDS Continue development of additional set-aside of 35 HIV/AIDS living units in non-HIV/AIDS situations Begin construction June 2003 Reserve funds for technical assistance and address emerging issues Continue Project Independence (shallow rent subsidy program)	Reported to date, 783 persons with HIV/AIDS and their families were assisted with HIV/AIDS dedicated shelter, transitional housing, permanent housing, housing information services. Approximately 365 people with HIV/AIDS (and their families) received supportive services only. Acquisitions have been completed and rehabilitation and construction have started for 244 living units, with approximately 100 of these units to be dedicated to persons with HIV/AIDS and their families. Capacity maintenance of existing housing and supportive services is a successful and ongoing effort.
Lake Merritt Apartments 1417 First Ave. <i>Eastlake/San Antonio/Chinatown</i>	Preservation of 55 low-income rental units for seniors 55 year affordability extension, and building renovation.	Complete renovations by June 30, 2004.	Renovations completed January 2003, close-out and cost certification in process.
Lincoln Court 2400 MacArthur Boulevard <i>Fruitvale</i>	New construction of 82 units (81 affordable to very-low and low-income seniors).	New Project	Received allocation of HOME funds from City. Met with community to solicit comments and input on project's design. Applied for required financing commitments.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
MLK Senior 3823 3829 3837 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for 33 future senior rental housing units with ground floor community space.	Begin predevelopment	Received allocation of \$2,018,850 in ORA funds in April 2004. Predevelopment activities are underway; Application for HUD 202 was prepared and submitted.
Oak Street Terrace Senior Housing 1109 Oak Street <i>Downtown</i>	New construction of a senior housing development. 39 studio units.	Secure remaining funding by March 2004. Begin construction by June 2004.	Construction has started. We anticipate that construction will be completed in December 2004. Project will be fully leased by Spring 2005.
Percy Abram Jr. Senior Apartments (Sister Thea Bowman Manor II) 1070 Alcatraz Ave. <i>North Oakland</i>	New construction of 44 units 44 1-bdrm senior units Adjacent to existing Sister Thea Bowman Manor; includes community space, social services, staff services coordinator and entry plaza between the buildings	Close City/Agency loan; complete plans-specs and other predevelopment; complete all reviews approvals needed to obtain HUD 202 Firm Commitment. Begin construction by June 30, 2004.	Disagreements between City and HUD delayed closing of City and Agency loans. Closing expected in August. Delay of City funds slowed predevelopment. Construction to begin in the fall.
Saint Andrew's Manor 3250 San Pablo Avenue <i>West Oakland</i>	Rehabilitation of 60 units of senior affordable housing	This Project was not included on the Action Plan as it was not initiated until after the plan was adopted	HOME funding awarded June 2004
Saint Patrick's Terrace 1212 Center Street <i>West Oakland</i>	Rehabilitation of 66 units of senior affordable housing	This Project was not included on the Action Plan as it was not initiated until after the plan was adopted	HOME funding awarded June 2004
Sojourner Truth Manor 5815, 5915 and 6015 Martin Luther King Jr. Way <i>North Oakland</i>	Minor rehabilitation of elevators, entryways and fire safety equipment for 87 units of senior housing in three buildings on three adjacent blocks	This Project was not included on the Action Plan as it was not initiated until after the plan was adopted	HOME funding awarded June 2004

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Southlake Tower Apartments 1501 Alice St. <i>Western Oakland</i>	Project preserves and rehabilitates 130 units of very affordable Section 8 senior housing at risk for conversion to market-rate.	Begin and substantially complete minor rehabilitation of property.	Originally-planned scope of work has been completed, though some items were deleted. Savings allowed scope to be expanded to include kitchen and bath updating in several more units.
Sylvester Rutledge Manor (North Oakland Senior Homes) 3255 San Pablo Ave. <i>Western Oakland</i>	New construction of 65 rental housing units for seniors 64 1-bdrm units 1 2-bdrm unit	Complete construction by July 2003	Construction completed in July 2003.

Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<i>Renters</i>	
0 – 30% of MFI	2
31 – 50% of MFI	7
51 – 80% of MFI	89
TOTAL	98
<i>Owners</i>	
0 – 30% of MFI	25
31 – 50% of MFI	17
51 – 80% of MFI	4
TOTAL	46
<i>Homeless*</i>	
Single Individuals	129
Families	463
TOTAL	592
<i>Non-Homeless Special Needs</i>	
TOTAL	0
TOTAL Housing	736
Total 215 Housing	736

See following pages for definitions of “Section 215” Housing.

Racial/Ethnic Breakdown	Hispanic	Non-Hispanic	Total Racial/Ethnic
Single Race	57	604	661
White	28	108	136
Black/African American	24	460	484
Asian	0	28	28
American Indian/Alaskan Native	5	5	10
Native Hawaiian/Other Pacific Islander	0	3	3
Multi-Race	38	37	75
American Indian/Alaskan Native & White	0	2	2
Asian & White	0	0	0
Black/African American & White	23	16	39
American Indian/Alaskan Native & Black/African American	0	0	0
Other Multi-Racial	15	19	34

Assisted households must meet all 3 of the following conditions:

1. Construction/rehabilitation work was completed and the unit was occupied; or
A first-time homebuyer moved into a housing unit; or
Rental assistance was provided for an existing housing unit.
2. The assistance must have resulted in a unit meeting Housing Quality Standards.
Minor repairs (exterior paint, etc.) are not included. Emergency shelter is not included.
3. Only activities that were assisted with Federal Funds (HOME, CDBG, HOPWA, etc.) are included.
Housing assisted with non-Federal funds, such as Oakland Redevelopment Agency funding, are not included pursuant to HUD instructions.

Income, Rent and Sales Price Limits for Housing Meeting Section 215 Guidelines as Affordable Housing

Owner-occupied housing must be occupied by households with incomes less than eighty percent of median income, with values less than shown on the following schedule.

Renter-occupied housing must be occupied by households with incomes less than sixty percent of median income, with rents less than shown on the following schedule.

Income Limits

(For Units First Occupied from July 1, 2003 – January 30, 2004)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$16,800	\$19,200	\$21,650	\$24,050	\$25,950	\$27,850	\$29,800	\$31,700
31-50%	\$28,050	\$32,050	\$36,050	\$40,050	\$43,250	\$46,450	\$49,650	\$52,850
51-80%	\$44,850	\$51,250	\$57,650	\$64,100	\$69,200	\$74,350	\$79,450	\$84,600

(For Units First Occupied from January 31, 2004 - June 30, 2004)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$17,400	\$19,850	\$22,350	\$24,850	\$26,850	\$28,800	\$30,700	\$32,800
31-50%	\$29,000	\$33,100	\$37,250	\$41,400	\$44,700	\$48,000	\$51,350	\$54,650
51-80%	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450

Maximum Rents (\$), including tenant-paid utilities (at time of initial occupancy):

<u>Unit Size</u>	<u>7/1/03</u>	<u>3/1/2004</u>
SRO	668	691
O BR	891	921
1 BR	956	988
2 BR	1,149	1,189
3 BR	1,320	1,365
4 BR	1,453	1,503
5 BR	1,584	1,640

Maximum Sale Price/Appraised Value

Units occupied or rehabilitated from July 1, 2003 – December 31, 2003:

\$280,249

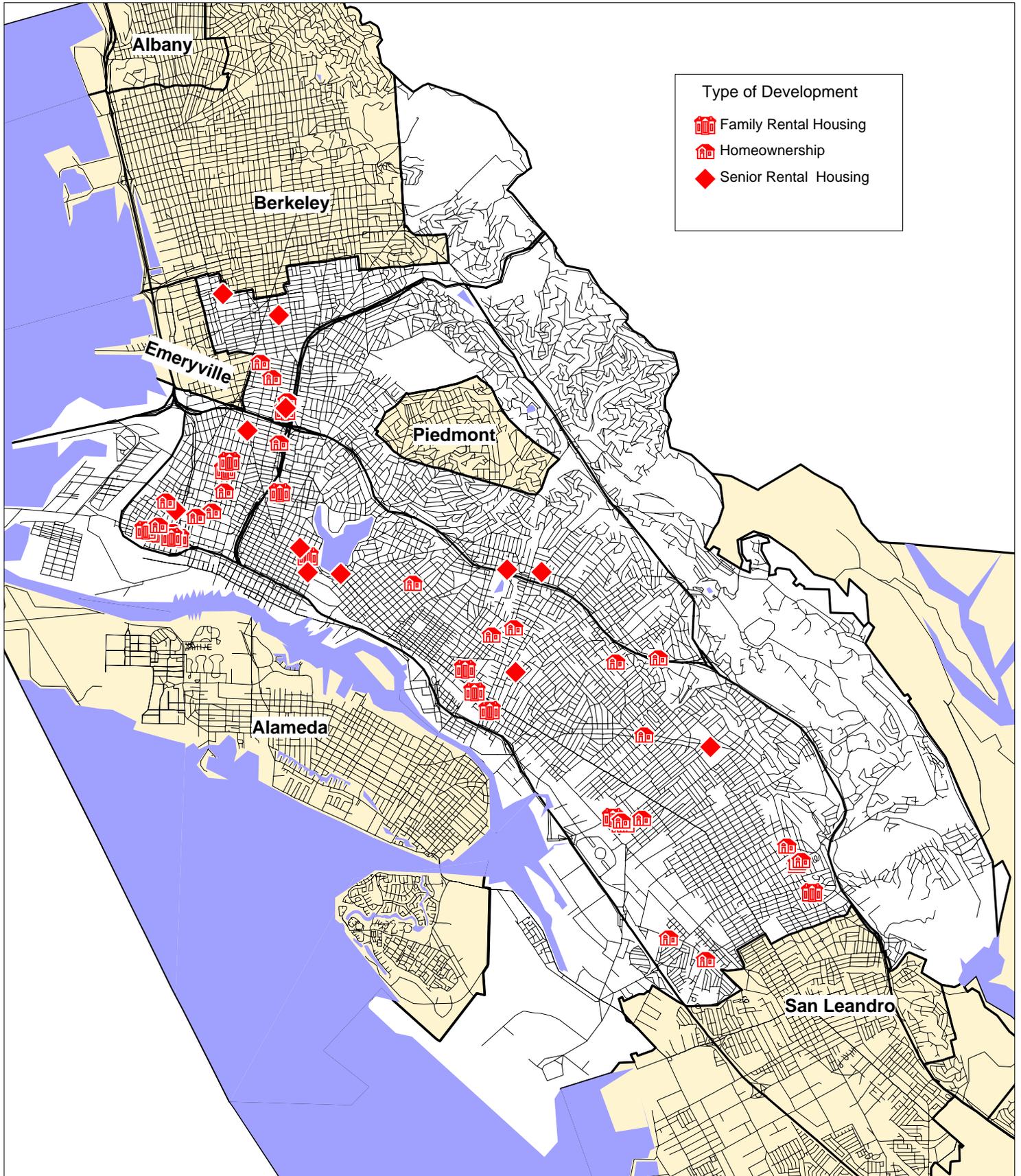
Units occupied or rehabilitated from January 1, 2004 – June 30, 2004:

\$290,319

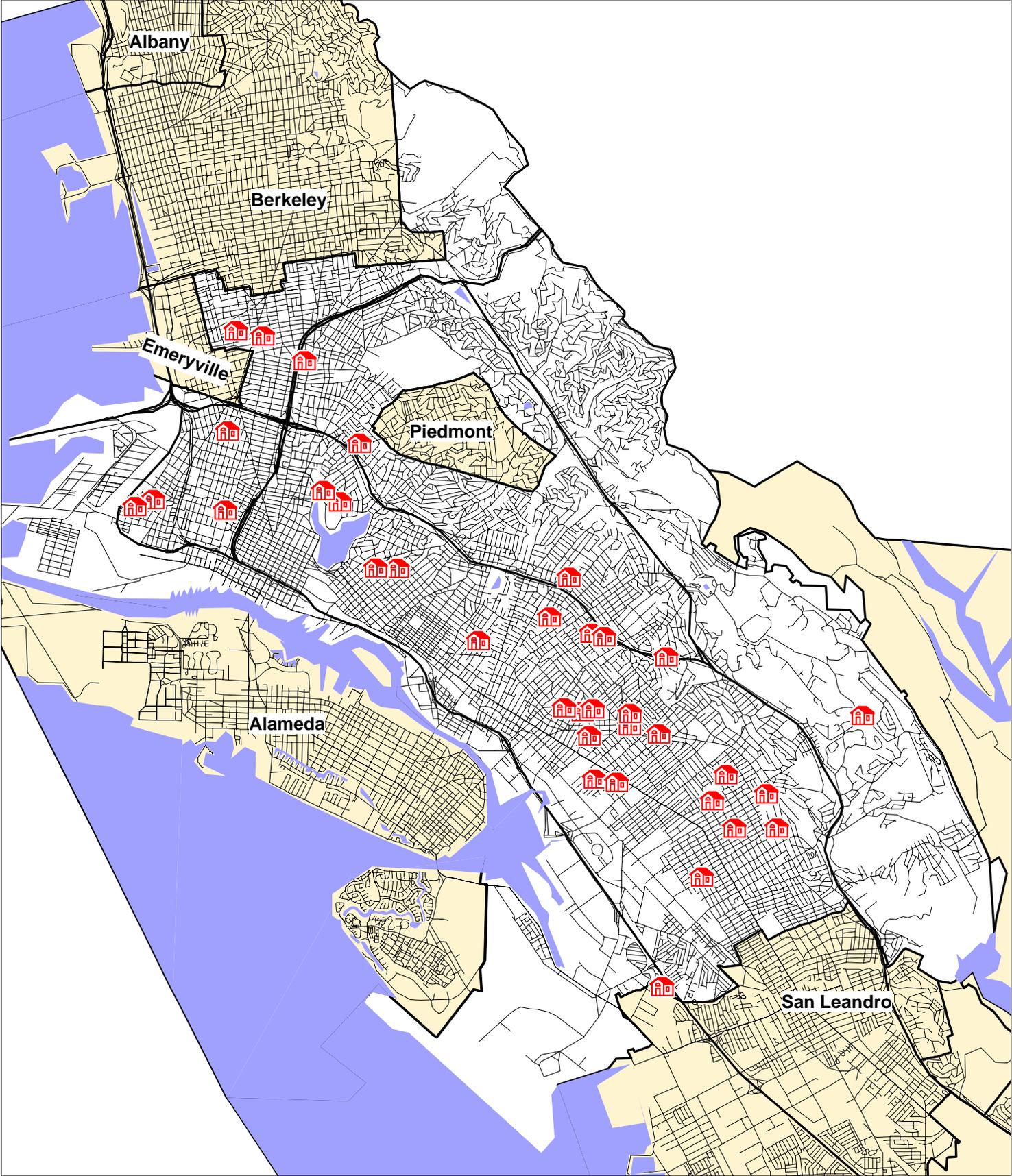
MAPS:

**Housing Development Projects
First-Time Homebuyer Loans
CDBG-Funded Rehabilitation Activities
Emergency Shelter Grant and HOPWA Activities**

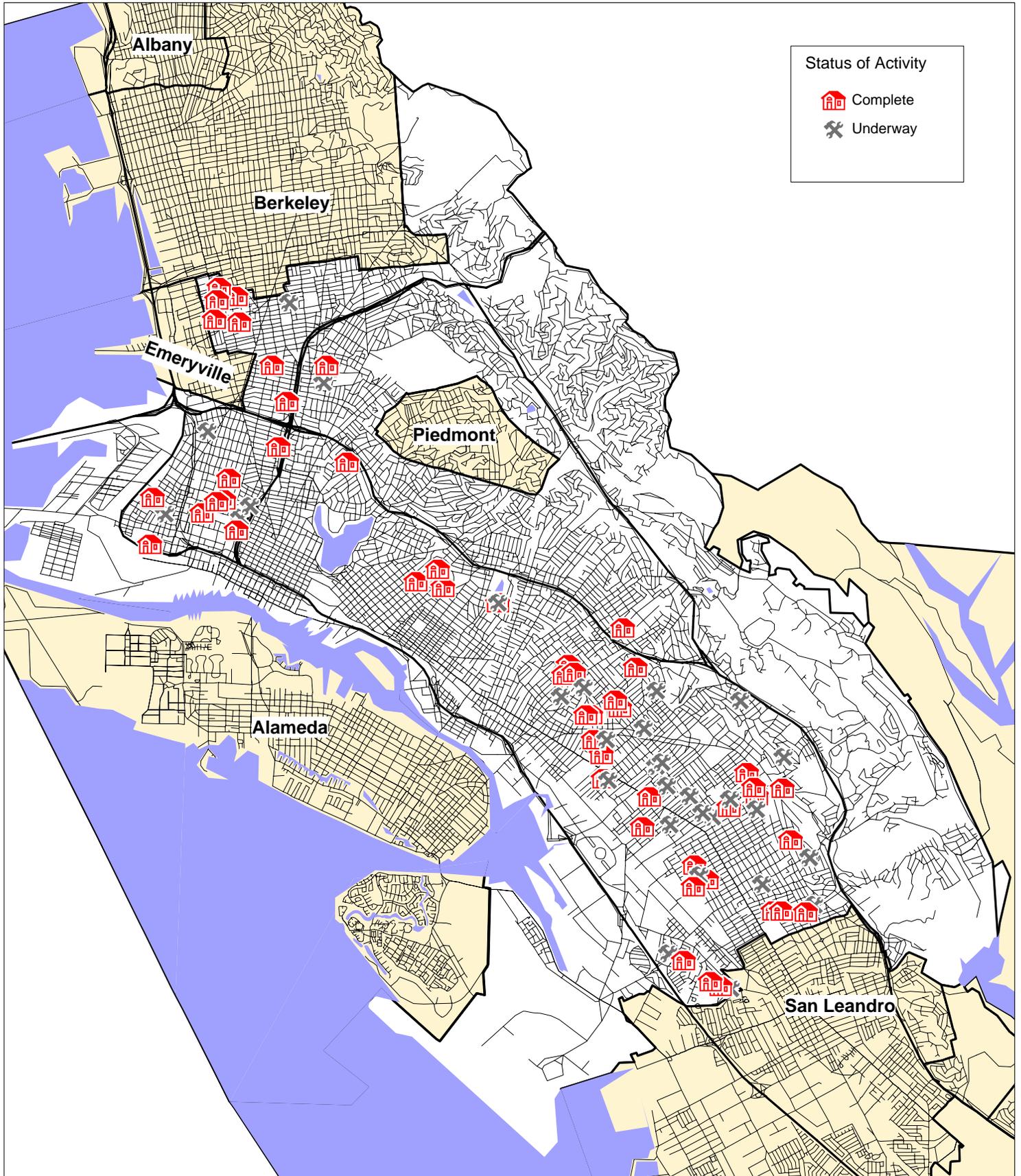
Housing Development Projects (New Construction and Rehab) FY 2003-04



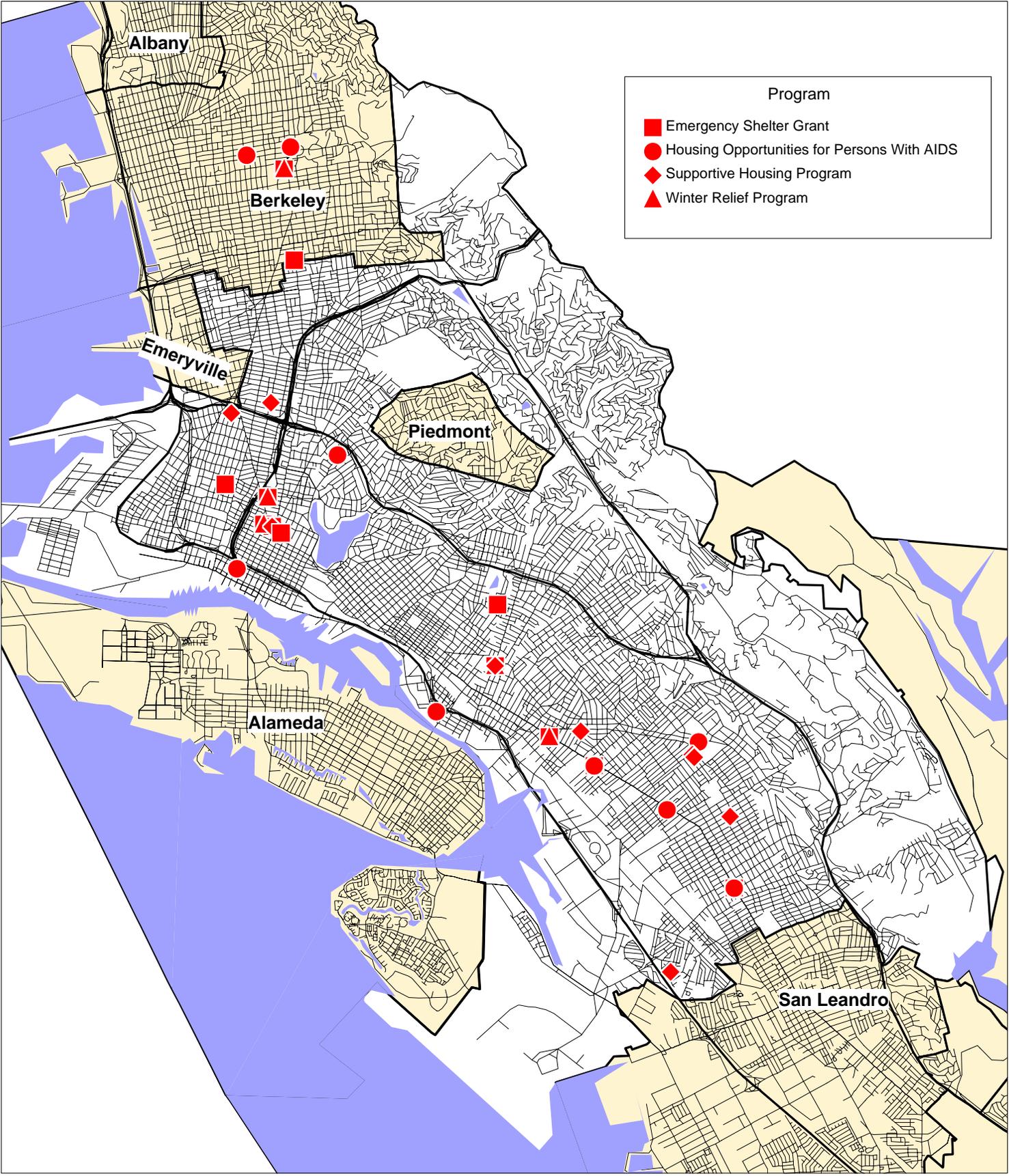
First Time Homebuyer Assistance FY 2003-04



Housing Rehab Loans FY 2003-04



Shelter and Housing for the Homeless FY 2003-04



Narrative D: Continuum of Care

Consistent with the objective to prevent homelessness, address emergency and transitional housing needs of individuals and families, and increase the percentage of individuals and families transitioning to permanent housing, the City of Oakland participates in the Alameda County Continuum of Care Partnership, which seeks to address homelessness on a regional basis. In response to HUD's 2002 "SuperNOFA" funding process, the Continuum of Care Partnership submitted a coordinated application for activities throughout the county, including activities within the City of Oakland.

From this consolidated application, the United States Department of Housing & Urban Development (HUD) awarded \$19.59 million to support new and existing programs serving homeless people in Alameda County. These grants will sustain fifty-four existing programs county-wide, sustain permanent and transitional housing and provide additional support services to homeless families and individuals throughout Alameda County. In addition, one new program will construct and operate ten new units of permanent supportive housing for homeless families at the former Alameda Naval Station.

Out of the \$19.59 million awarded under the SuperNOFA, approximately \$6.06 million benefits 12 Oakland-based agencies¹ or agencies serving people in Oakland.

Through these awards the following services are made possible: rental subsidies, case management, youth housing and services, permanent supportive housing for medically fragile adults with HIV/AIDS, transitional housing for families and women, transitional housing and support services for homeless runaway and/or at-risk youth, comprehensive training and employment services, drug/alcohol abuse assistance, and welfare-to-work training.

The 2002 SuperNOFA award included three grants directly to the City for over \$2.32 million in multi-year renewal funding to support the City's 2003-04 Homeless Families Support Network (HFSN), Matilda Cleveland Transitional Housing (MCTHP), and the City's Scattered Sites Transitional Housing Program/Families in Transition (THP/FIT).

HFSN is a continuum of services intended to assist homeless persons off the street and into shelter and/or other temporary housing, transitional housing and ultimately, permanent housing. For the 2003/04 program year, 616 families were housed through this program.

The MCTHP, administered by the Travelers Aid Society, operates a 14-unit transitional housing facility for families with children, providing childcare, employment training, psycho-social

¹ Oakland Homeless Families Program/Families In Transition, City of Oakland's Families In Transition, City of Oakland's Homeless Families Support Network/Supportive Housing Program (the City and 3 service agencies), City of Oakland's Matilda Cleveland Transitional Housing Program, Homeless One-Stop Welfare-to-Work Employment System, Ark of Refuge/Walker House, Jobs For The Homeless One-Stop Welfare-To-Work, and Alameda County Homeless Youth Collaborative I and II, Rosa Parks Transition House and Health, Housing and Integrated Services Network.

assessment and health care services. For the 2003/04 program year, 17 families were housed through this program.

The City's THP/FIT also administered by the Travelers Aid Society provides transitional housing and support services for low-income families. This scattered-site housing program houses up to 14 families of up to 50 individuals for up to 24 months. For the 2003/04 program year, 7 families were housed through this program.

Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
ECHO Home Equity Conversion <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach	Provided information and referral to 148 families/individuals, conducted 50 counseling sessions, and conducted 4 group presentations.
ECHO Rental Assistance Program <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Prescreen 1500 clients, place and do follow-up for 150 households, provide support counseling, information, referrals, and other forms of outreach	Conducted 1,460 prescreens, provided counseling to 804 families/individuals, provided information and referrals to 1,045 families/individuals, made 128 guarantees, and made 43 outreach contacts.
Emergency Shelter Grant Program <i>Citywide</i>	1) Shelter and other forms of temporary housing and support services to be provided to the City's homeless population 2) Homelessness prevention (rental assistance, legal assistance and eviction prevention) 3) Assistance to battered women and their children 4) Housing advocacy for seniors 5) Technical assistance	Assist at least 15,000 persons with shelter, services, rental assistance, eviction prevention and/or other support services to the homeless and near-homeless population. This includes services provided with match funding.	Assisted 2,615 persons to provide 57,221 bed nights of shelter and hotel/motel vouchers, 168 cases of financial assistance for eviction prevention and move-in cost, 1,472 units of legal assistance and housing advocacy, and assistance to 1,909 persons in obtaining transitional and/or permanent housing.
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 3 SROs 2 1-bdrm units 3 2-bdrm units 4 3-bdrm units 2 4-bdrm units	Assist 14 families	Assisted 17 families.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<p>Sentinel Fair Housing</p> <p><i>Citywide</i></p>	<p>Landlord-tenant mediation services to prevent evictions</p>	<p>Provide dispute resolution for 360 households</p> <p>(A portion of the funding for this organization is supporting fair housing counseling services)</p>	<p>Addressed 416 landlord tenant cases and provided education and referrals to 3,827 families/individuals</p>
<p>Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN)</p> <p>1) Henry Robinson MSC 559 16th St. 2) Travelers Aid Society 520 16th St. 3) Oakland Homeless Families Project 1900 Fruitvale, Suite 3E</p> <p><i>Downtown and Fruitvale</i></p>	<p>Provide a continuum of services, shelter and transitional housing to homeless families through a network of agencies</p> <p>54 units of transitional housing</p>	<p>Assist 348 families (approximately 950 individuals)</p>	<p>Assisted 616 families (1,298 individuals).</p>
<p>Transitional Housing Program (THP)</p> <p>1) 173 Hunter Ave. 2) 1936 84th Ave. 3) 5239-A 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St.</p>	<p>Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing</p> <p>3 1-bdrm units 4 2- bdrm units 2 3-bdrm units</p>	<p>Assist 29 families (approximately 82 individuals)</p>	<p>Assisted 7 families (18 individuals).</p>
<p>Winter Relief Program</p> <p><i>Citywide</i></p>	<p>Emergency food and temporary shelter during winter months</p>	<p>Assist 2,000 persons</p>	<p>Assisted 492 persons with 7,291 bed nights of shelter and hotel/motel vouchers, food services and other support services.</p>

Narrative E: Other Actions

The 2003-2004 Consolidated Plan Action Plan identified a number of other actions that the City and other entities would undertake to further the goals and objectives of the Consolidated Plan. This section lists those actions and provides information on actual accomplishments. The original goals and objectives are in normal text; all accomplishments appear in *italicized* text.

1. Obstacles to serving under served needs

The most significant under-served needs in the City are households with incomes less than 30 percent of area median income who experience housing cost burdens of over 50 percent of income or live in substandard or overcrowded conditions.

The HOME Program and other capital subsidy programs are not in themselves sufficient to serve these needs, because even if all capital costs are subsidized (by financing housing development with grants or deferred loans), the operating costs of rental housing exceed the ability of these households to pay. As a result, the needs of these households cannot readily be met without “deep subsidy” programs as Section 8 and public housing, which ensure that households pay no more than 30 percent of their income for housing. .

The most significant obstacle to serving those needs is the lack of new Section 8 assistance and recent proposals to reduce the level of funding for Section 8. The City continues to advocate for preservation of existing Section 8 funding and for appropriation of additional funding for new, incremental Section 8 assistance.

2. Actions to foster and maintain affordable housing

The City pursued a wide variety of activities to foster and maintain affordable housing. These are detailed in Narrative C.

No existing assisted housing project “opted-out” from their subsidy contracts during the program year. The City provided financing and/or support to several existing assisted housing projects to ensure that rent and income restrictions are maintained and extended.

3. Actions to address public policy barriers to affordable housing

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

- Work will continue on development of specific rezoning actions consistent with the recently revised Comprehensive Land Use and Transportation Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs.

The Planning and Zoning Department will continue to develop specific rezoning actions consistent with the Land Use and Transportation Element of the General Plan. Rezoning will facilitate the development of housing at appropriate densities to meet the City's housing needs. Until the rezoning effort is complete, the City will continue to implement the "best fit" guidelines (Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations) to deal with any inconsistencies between current zoning and the General Plan land use designations.

- The City will complete the revision and update of the Housing Element of the General Plan. The Housing Element will describe the City's strategy for facilitating the development of its "fair share" of the Regional Housing Needs Allocation, as determined by the Association of Bay Area Governments as required by State law. The Housing Element will include an inventory of sites suitable for residential development and plans for overcoming any local barriers to meeting housing needs.

The City completed its Housing Element and submitted it to the State for approval in December 2003. In February 2004 the State approved the draft without requesting any changes or additions. The final Housing Element was approved with minor modification requested by the City Council and was adopted on June 15, 2004. (In August 2004 the Housing Element was certified by the State of California as being in compliance with the requirements of State law.)

- 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 with the Non-Profit Housing Association of Northern California and the East Bay Housing Organizations, as well as developing its own education and outreach activities.

The City continued to participate in these activities.

- The City will continue to work 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.

The City began work to purchase and implement a comprehensive replacement for its computerized Permit Tracking System. When completed, this will provide for faster and more efficient processing of zoning and building permit applications and allow staff and the public access to more information about specific parcels and applications. This project is expected to be completed in FY 2005-06.

4. Institutional Structure for Providing Affordable Housing

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.

The City has continued to advocate for new sources of funding, in particular by supporting legislation for creation of a National Affordable Housing Trust Fund.

- 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.

The City has continued to support such efforts.

b. Coordinating Resources

- Improve coordination required to match accessible housing units available for the disabled with those in need of such units through better referral mechanisms.

The City funded the Center for Independent Living Oakland Housing Services to provide housing search assistance, counseling and basic fair housing information and referral to individuals with disabilities to increase their ability to find appropriate/accessible housing. Under the contract with the City of Oakland, CIL (1) arranges for essential transportation services for those who have no other access to transportation for housing searches and (2) performs outreach, technical assistance and awareness activities that increase the community's knowledge of CIL's housing and independent living services. CIL continues to attempt to increase collaborations with existing agencies to avoid duplication of services by participating on task forces, making contact with other service providers and holding strategic planning meetings with collaborators.

- 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 has begun work to acquire a comprehensive loan and grant management system to handle all aspects of its programs, including grant allocation, application processing, loan origination, construction lending and monitoring, post-occupancy monitoring, IDIS interface, and query and reporting functions.

- The City will continue to work with the Oakland Housing Authority to develop 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 continues to work with OHA to implement project-basing of Section 8. Because of limitations in the Federal guidelines for this program, this requires that the City support OHA’s efforts to secure waivers of certain requirements on a project-by-project basis rather than program-wide.

- Mayor Brown and the City Manager have expanded efforts to coordinate effectively with all cities in the County to increase the supply of affordable housing. Work during the coming year is to develop specific actions to be taken by these cities to increase the supply of affordable housing throughout the County.

The City continues efforts to ensure that all cities provide their “fair share” of affordable housing to meet regional housing needs. This includes support for legislation that would provide penalties for failure to meet State requirements for development of a Housing Element.

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 has worked closely with LISC to implement its Partners in Community Development program to increase the organizational and development capacity of nonprofit housing organizations. The City has also certified CHDOs for technical assistance whenever requested to do so.

- Use HOME funding to support non-profit capacity building.

The City executed contracts with three CHDOs to provide them with operating support while participating in the LISC Partners in Community Development Program.

- 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.

As part of a process to recertify the eligibility of CHDOs, the City has encouraged nonprofits to increase representation of low and moderate income persons in decision-making processes, to establish more formal mechanisms and policies to do so, and to establish more representation of project residents on CHDO boards of directors.

- Provide training and technical assistance to homeless service providers in shelter and transitional housing.

The City's Hunger & Homeless Programs Section offers training and technical assistance to contracted Oakland homeless service and shelter providers upon request. Several units of technical assistance occurred throughout the year regarding the required reporting, data collection, file maintenance, and the City's contract reimbursement process.

d. Participation of For-Profit Organizations

- Explore programs to encourage corporate participation in the provision of affordable housing, particularly employer participation in first-time homebuyer programs.

Efforts to work with secondary market providers and employers to develop corporate participation have not proven successful. Our partners continue to explore opportunities as presented.

- Develop programs which expand private sector investment in the general provision of affordable housing. The Oakland Homeownership Assistance Alliance (OHAA) is a collaborative effort of public agencies, lenders, non-profit organizations and other key players in the housing development community, whose objective is to revitalize Oakland neighborhoods by increasing homeownership opportunities for low and moderate-income households. The goal for this fiscal year is to increase the number of homeowners in Oakland by 2000, through OHAA programs and services and by increasing the number of participating lenders. This will be accomplished by providing new, creative financing tools, one-stop homebuyer assistance centers, debt management counseling, new and innovative mortgage products, and an aggressive marketing and outreach campaign.

Alliance partners continue to explore additional means to inform the public about homeowner opportunities. We will continue to add products, resources and services that further the goal of increasing homeowners within the City.

As part of National Homeownership Month, the City again partnered with a team of representatives from the lending community, real estate professionals, title companies, housing service providers and non-profit counseling agencies and hosted its 4th Annual Homeownership Fair, "Keys to Homeownership," this year in four (English, Spanish, Cantonese and Vietnamese) languages. The Fair was free to the public and included informational homebuyer workshops, booths, music and food, etc. Classes covered down payment assistance funds, understanding budgeting and credit issues, purchasing a home, working with a real estate professional, choosing the right mortgage and basis home maintenance and repair. Approximately 500 residents attended.

The Bay Area Community and Economic Development Conference for churches and other faith-based organizations continues to hold classes to provide knowledge of options available to faith-based groups through a series of "How-To-Do-It" workshops presented by M.C. Vision Ministries.. Additionally, the WOW Initiative, With Ownership, Wealth: a CBCF Homeownership Initiative (The Congressional Black Caucus Foundation) was announced at the close of the event. WOW is a national program implemented through local WOW coalitions with the goal to help prepare African Americans and other minorities to buy and keep homes of their own, so they can create intergenerational wealth. The WOW program directs potential home buyers to sources of tangible assistance – education, credit counseling, down payment resources, etc. – and stays with them as they move toward their goal of becoming homeowners.

Coalition partners include Fannie Mae, Freddie Mac, lenders in the mortgage industry, trade associations, non-profit community-based groups including counseling agencies, faith-based groups and local developers.

- 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 and FannieMae efforts to promote existing lending programs and create new programs.

The City continues its efforts through the Alliance and other institutions to increase the amount of available capital to provide mortgage lending services to low- and moderate-income individuals and by exploring all available markets to promote existing lending programs and to create new programs that improve and expand homeownership opportunities.

- Continue to implement community reinvestment programs. The City will explore programs to 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, which 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 an annual estimate of the citywide community credit demand. The City also has legislation in place to prohibit predatory lending practices.

The City continues to explore additional programs. The Community Reinvestment Commission has been disbanded as no commissioners were appointed. The City's anti-predatory lending legislation approved November 2001, remains under appeal. The ordinance requires that banks and other private financial institutions seeking City business under the Linked Banking Service Program; seeking to participate in any development project financed by City or Agency loans or grants; or seeking to participate in mortgage programs sponsored by the City must certify that they do not engage in predatory lending practices. The anti-predatory lending legislation will ensure that institutions that engage in predatory lending practices will not receive credit toward the Fair Share Goals for predatory loans.

- 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.

The City provided CDBG funds to several fair housing organizations for this purpose. See Narrative B (Fair Housing), which outlines in detail the City's activities and accomplishments related to overcoming housing discrimination and other barriers to fair housing.

5. Public Housing Improvements

a. Management Improvements for Public Housing

Specific plans for improving the management and operation of public housing are set forth each year in the Oakland Housing Authority's Annual Plan. Some of the improvements stated in the plan and others that are currently being implemented include a review of the process to select, compensate and monitor onsite Responsible Persons that reside at and perform minor routine tasks at OHA turnkey developments. To increase efficiencies and accommodate working residents, the work order process has been revised. To better prepare residents for public housing occupancy, the Resident Orientation Program was reviewed and updated to include additional information. By outsourcing Unlawful Detainer Legal Services, efficiencies have been gained in the eviction process. In preparation for HOPE VI redevelopment activity, all public housing residents from Westwood Gardens and Coliseum Gardens were relocated. The Authority has also expanded the Police-In-Residence program to enhance security measures at additional sites. The solid waste management corrective measures to address health and safety issues relative to excess trash and debris and enhance the curb appeal of OHA

properties is ongoing. The Oakland Housing Authority continues to focus on compliance with the Quality Housing and Work Responsibility (QHWRA).

- The Housing Authority implemented cooperative working relationships with other partner agencies and community groups throughout the city. By working with organizations such as, the Neighborhood Crime Prevention Councils (NCPC), Neighborhood Associations and the Service Delivery System (SDS) teams, OHA has become more proactive in property management efforts through stronger lines of communication in neighborhoods throughout the city. Through these lines of communication OHA has been able to provide improved customer service for our clients, consistent throughout all offices by modifying practices and training staff as needed.
- The Housing Authority continues to analyze areas of operations in need of enhanced efficiencies. Through improved quality control measures, inefficiencies in internal processes and procedures have been identified and improved. The OHA reviewed income verification and rent calculation processes relating to initial eligibility, annual and interim re-examinations. Areas of concern have been identified and are being improved.
- OHA developed a team approach among all major agency departments for the intense management of large public housing developments and problem sites. Problems related to social issues physical conditions criminal activity and other community concerns are addressed through this process.
- The OHA has expanded the Police-In-Residence program to enhance security measures at additional sites. These Management Improvements for Public Housing are ongoing and others are considered as needed.

b. Improvement of the Living Environment

i. Public Housing Capital Fund Activities

Utilizing the Capital Fund, the Oakland Housing Authority will continue its efforts to address the many physical and social problems that exist in and around public housing sites through a strategy that includes comprehensive modernization of some of the Authority's oldest developments, immediate repairs, and renovations to address the most pressing needs at individual housing developments.

Among the most significant of the renovation activities that will occur within the next fiscal year is:

- Comprehensive modernization of the 3rd phase of Lockwood Gardens (the final 142 of the 372 total units).

Work began in November of 2003.

Two smaller sites will undergo dramatic rehabilitation:

- 2005 E. 21st Street (8 units)

The project was completed in May of 2004 and re-occupied.

- 2202 Mitchell St. (7 units)

This project is in the process of going out to bid

Additionally, a new West District Administration Building is being constructed to replace the former Oakland Housing Authority building at Peralta Villa, including office space for administration and community space for meetings and programs offered by the Authority.

This project is 95% complete.

The Housing Authority's Capital Fund Annual Plan for FY 2003 will be finalized when we are notified by HUD of the exact amount of funding to be received. We anticipate a grant of approximately \$8.5 million for the fiscal year.

The Housing Authority's Capital Plan for FY 2004 will be finalized as soon as we are notified by HUD of the exact amount of funding to be received. OHA anticipates a Capital Grant of approximately \$8.3 million for the fiscal year.

ii. HOPE VI Activities

The Housing Authority has received several grants under the HOPE VI program to renovate and redevelop some of its larger public housing developments.

- Lockwood Gardens and Lower Fruitvale

In 1994, the Authority received a \$25.5 million HOPE VI grant to fund a comprehensive community and social service program and renovation of Lockwood Gardens (renovations are partially funded out of HOPE VI, with the remainder coming from the Capital Fund) and three scattered site developments in East Oakland including 5726 Elizabeth, 3634 Foothill Blvd. and 1905 Seminary. The final construction phase of the HOPE VI program should be completed by fall 2002. (The Capital Fund program will be used to complete the modernization of the units in Phase III at Lockwood Gardens.) The community and supportive services portion of the grant has been completed.

The Comprehensive Modernization of the 3rd phase of Lockwood Gardens began in November of 2003. (the final 142 of the 372 total units).

- Chestnut Court and 1114 – 14th Street

In 1998, the Oakland Housing Authority received a \$12.7 million HOPE VI grant to be used for comprehensive redevelopment of Chestnut Court and 1114-14th Street in West Oakland, in conjunction with larger neighborhood and community revitalization plans. The Chestnut Court HOPE VI project is now referred to as “Chestnut/Linden Court”. This development will create 151 units providing affordable housing opportunities to 149 low and very low-income families (the other two units are set aside for management employees) on two sites located one half block from each other. The project is scheduled for completion in July 2003.

The project is consistent with the 1998 Chestnut Court HOPE VI Revitalization Plan. The project will contribute to the revitalization of the West Oakland neighborhood through the redevelopment of a severely distressed public housing project and the conversion of a former light industrial site into residential use. As the largest development project in the McClymonds neighborhood of West Oakland, Chestnut/Linden Court has the ability to transform the neighborhood.

The development will replace the demolished public housing units with an equal number of new high quality public housing units (83), as well as tax credit units (68), community rooms (2), a new day care facility, 10,000 square feet of community and retail space. Ongoing self-sufficiency programs offered both on and off site will assist residents to improve their career and educational opportunities.

The project is the result of collaboration between the Oakland Housing Authority and BRIDGE Housing Corporation. Financing for the project includes:

- Department of Housing and Urban Development (HUD) HOPE VI grant (administered by the Oakland Housing Authority)
- Oakland Housing Authority Local Funds
- CHFA HELP Loan funds (loaned by the Oakland Housing Authority in the loan-to-lender format)
- City of Oakland Redevelopment Agency taxable bonds
- Equity investment from the sale of 9% federal low income housing tax credits
- Affordable Housing Program Funds from the Federal Home Loan Bank
- Construction financing from Wells Fargo Bank

The Authority and BRIDGE used \$12.7 million in HOPE VI funds to leverage a total of \$28 million in other funds. The Authority’s developer partner for homeownership units is Em Johnson Interest.

In addition to the rental units, 15 new ownership units will be developed along 24th St. at Chestnut Court, on 1114 14th St. and on Martin Luther King Jr. Way at 32nd St.. The Authority has also acquired one existing house and plans to acquire two other existing homes from the City of Oakland. While no HOPE VI funds are utilized for the ownership units, the Authority and Em Johnson Interest raised an additional \$5 million for this component, in effect leveraging \$33 million dollars from the HOPE VI funds.

Construction of the development is complete and 151 units are occupied. There are two rental units for management employees and 149 for low and very low-income families on two sites located one half block from each other.

The project has contributed to the revitalization of the West Oakland neighborhood through the redevelopment of a severely distressed public housing project and the conversion of a former light industrial site into residential use. As the largest development project in the McClymonds neighborhood of West Oakland, Chestnut/Linden Court has transformed the neighborhood and won the following awards: San Francisco Business Times 2003 Real Estate Deal of the Year – Community Impact; and a 2004 Gold Nugget Award for Sustainable/Green Residential Project of the Year.

In addition to the rental units, 15 new ownership units were developed along 24th St. at Chestnut Court, on 1114 14th St. and on Martin Luther King Jr. Way at 32nd St.. The Authority also acquired one existing house and acquired two other existing homes from the City of Oakland. While no HOPE VI funds are utilized for the ownership units, the Authority and Em Johnson Interest raised an additional \$5 million for this component, in effect leveraging \$33 million dollars from the HOPE VI funds. All of the units were sold to first-time homebuyers.

- Westwood Gardens (now known as Mandela Gateway)

In 1999, the Authority received a \$10 million HOPE VI grant to fund a comprehensive redevelopment of the 46-unit Westwood Gardens public housing site. Located adjacent to the last Bay Area Rapid Transit (BART) station in the East Bay before San Francisco, the project (Mandela Gateway) is considered an anchor to the revitalization of the neighborhood surrounding the West Oakland station. BRIDGE Housing Corporation is the Authority's development partner for both the rental and ownership components.

All 46 units will be demolished and replaced in the new development, which will add 122 additional tax credit units on the original site and nearby acquired off-sites. This development will also include about 20,000 square feet of community retail space. Construction of the rental development commenced in February 2003 and will be completed by September 2004. Additionally, 14 for-sale units will be built on the original site for first-time homebuyers.

The community and supportive services component of the grant is designed to help residents overcome barriers to becoming self-sufficient. Included are items such as job training, transportation, day-care, substance-abuse intervention and supervised activities for youth.

The Authority and BRIDGE have leveraged \$40 million for the rental component from the \$10 million HOPE VI grant, and an additional \$2.5 million has been raised for the homeownership component, totaling 42.5 million in leveraged funds.

Construction of the rental development commenced in February 2003 and will be completed and fully available for occupancy by November 2004.

This development also includes about 19,000 square feet of community retail space.

- Coliseum Gardens

In 2000, the Authority received \$34.5 million to revitalize its 178 unit public housing project known as Coliseum Gardens. All 178 existing units will be demolished and replaced on a one-for-one basis. Because of the concentration of public housing units in the Coliseum area, 81 of the 178 public housing units will be replaced in developments scattered “off site” throughout the City of Oakland. The original or “primary site” will be developed as a mix of housing types by the Authority and a developer partnership consisting of EBALDC, the Related Companies and Chambers General Construction, and will include 97 public housing units, 261 additional tax credit units, 32 affordable for-sale units, and 90 senior units. Because of the size of the development, the rental component will be divided into three phases, and the ownership component will be timed to coincide with the second rental phase. The first phase will consist of 115 rental units, including 30 public housing units. The Authority and its development partners expect to leverage an additional \$100 million in other funds to build out the development as planned.

The site has been demolished and is in the process of being rebuilt with mixed-finance/mixed income housing. Due to the size of the development, the rental component will be divided into four phases.

Because of the concentration of public housing units in the Coliseum area, 21 of the 178 public housing units will be replaced in a development on Foothill Boulevard, which includes an additional 44 units of affordable rental housing. The Authority is in the process of acquiring the interest of the original developer, Capital Vision Equities, in this development.

The following table summarizes planned actions for HOPE VI projects.

Development Name	Location	Existing Units	Activities												
1998 HOPE VI – Chestnut Court and 1114 14th Street															
Chestnut Court	1075 24 th St.	77 units	45 public housing units and 27 additional tax credit units will be on the original site, as well as 6 new for sale units.												
1114 14 th Street	1114 14 th St.	6 units	Construction of 3 for-sale homes												
Linden Court	26 th St./Linden St.	0 units	Construction of 38 public housing and 41 tax credit units												
Off-site (new)	MLK @32nd St.	0 units	6 affordable for-sale units												
Off-site (turnkey)	Chestnut Court neighborhood	0 units	3 affordable for-sale units will be purchased and re-sold.												
1998 HOPE VI -- Total Units to be Developed			<table border="0"> <tr> <td>Chestnut Court</td> <td>45 public housing, 26 tax credit, 1 manager and 6 affordable for-sale</td> </tr> <tr> <td>1114 14th Street</td> <td>3 affordable for-sale</td> </tr> <tr> <td>Linden Court</td> <td>38 public housing, 40 tax credit and 1 manager</td> </tr> <tr> <td>Off-Site (new)</td> <td>9 affordable for-sale</td> </tr> <tr> <td>Off-Site (turnkey)</td> <td>3 affordable for-sale</td> </tr> <tr> <td>Total</td> <td>83 public housing, 66 tax credit, 2 manager and 18 affordable for-sale</td> </tr> </table>	Chestnut Court	45 public housing, 26 tax credit, 1 manager and 6 affordable for-sale	1114 14 th Street	3 affordable for-sale	Linden Court	38 public housing, 40 tax credit and 1 manager	Off-Site (new)	9 affordable for-sale	Off-Site (turnkey)	3 affordable for-sale	Total	83 public housing, 66 tax credit, 2 manager and 18 affordable for-sale
Chestnut Court	45 public housing, 26 tax credit, 1 manager and 6 affordable for-sale														
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Off-Site (new)	9 affordable for-sale														
Off-Site (turnkey)	3 affordable for-sale														
Total	83 public housing, 66 tax credit, 2 manager and 18 affordable for-sale														
1999 HOPE VI – Westwood Gardens															
Westwood Gardens (Mandela Gateway – “West Block”)	1420 7 th St.	46 units	All 46 units were demolished. Replaced with 55 rental units and 14 affordable, for-sale housing units. 14 for-sale units will be built on the site along 8 th Street, between Center Street and Mandela Parkway. Block also includes approximately 16,000 square feet of retail space, as well as sub-divided parcel on which 14 for-sale units will be constructed.												
Acquired Off Sites (Mandela Gateway – “East Block”)	7 th & Mandela	0 units	Acquired truck repair site and park and ride lot were demolished and redeveloped, resulting in 122 rental housing units and about 3,000 square feet of retail space.												

Development Name	Location	Existing Units	Activities	
Community and Supportive Services (CSS)			Community & Supportive Services (CSS) component of grant funded essential services to residents, before and after construction of redeveloped housing units. Services include job training and counseling, transportation, day-care, supervised youth programs and activities, substance abuse intervention, among others.	
1999 HOPE VI -- Total Units to be Developed			Mandela Gateway	46 replacement public housing units; 122 tax credit-financed units; and 14 affordable for-sale units for first-time homebuyers
			Total	46 public housing, 122 tax credit, & 14 for-sale units
2000 HOPE VI – Coliseum Gardens				
Coliseum Gardens	6722 Olmstead St.	178 units	Demolish all 178 public housing units. 21 public housing units will be replaced in a 65-unit development on Foothill Blvd. The remaining 157 will be rebuilt on the original site and several adjacent and nearby parcels in a mix of housing types by a private developer.	
2000 HOPE VI -- Total Units to be Developed			Existing site	157 public housing, 260 tax credit and 32 affordable for-sale
			Off-site	21 public housing, 44 tax credits
			Total	178 public housing, 304 tax credits, & 32 affordable for-sale

iii. Public Housing Drug Elimination Program (PHDEP)

The Oakland Housing Authority officially closed its final PHDEP grant in December 2002. While the loss of this funding resulted in reduced staffing for the Oakland Housing Authority's Police Department and Resident and Community Services Department, the Authority will continue to offer drug prevention education activities. The activities include an annual resident survey, on-site education activities, access to community involvement activities, and support of the National Night Out. Supportive services continue to be provided by community service partners at four of the six largest sites. However, the Authority no longer hosts the Boys and Girls Clubs, as these clubs were

forced to closed due to a loss of funding for the Oakland Boys and Girls Club, Inc. The Authority is working with other community-based organizations to compensate for this major loss in positive youth activity.

iv. Grant Programs for Social Services and Economic Development in Public Housing

Name of Grant Program and Description	Partners	Units or Families Served
<p><i>HOPE VI (Chestnut)</i> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.</p>	<p>Asian Neighborhood Design, Prescott Family Support Center, West Oakland Health Center, Museum of Children’s Art, DeFremery Recreation Center, Youth Employment Partnership/Youthbuild, Alameda County Community Food Bank, Alameda County Social Service Agency, ICRI Support Network, City of Oakland Life Enrichment Agency, East Bay Asian Local Development Corporation, Oakland Child Health & Safety Initiative, Oakland Unified School District, YMCA, Weed and Seed</p>	<p>83</p>
<p><i>HOPE VI (Westwood)</i> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.</p>	<p>Youth Employment Partnership/Youthbuild, Alameda County Community Food Bank, Alameda County Social Services Agency, Alameda County Youth Development, Asian Community Mental Health Services, Asian Neighborhood Design, International Child Resource Institute, City of Oakland Life Enrichment Agency, City of Oakland Office of Parks and Recreation, East Bay Asian Local Development Corporation, Museum of Children’s Art, Oakland Child Health & Safety Initiative, Oakland Unified School District, Oakland Private Industry Council, Port of Oakland, YMCA, Weed and Seed Program,</p>	<p>46</p>
<p><i>HOPE VI (Coliseum)</i> Community and supportive services component assists residents with overcoming barriers to become self-sufficient and provides activities for youth.</p>	<p>East Oakland Community Development Corporation, Oakland Citizens Committee for Urban Renewal, Youth Employment Partnership, Corporation for Supportive Housing, Bay Area Community Services, Oakland private Industry Council, East Oakland Youth Development Center, Conciliation Forums of Oakland, University of California Cooperative Extension, Asian Community Mental Health Services, International Child Resource Institute, Eastmont Mall Computer Center, San Francisco Bay Girl Scout Council, Center for Family Counseling</p>	<p>178</p>

6. Public Housing Resident Initiatives

a. Resident Participation in Management

The Oakland Housing Authority is pursuing several courses of action for increasing resident participation in the management of public housing. First, the Authority is seeking to strengthen the existing Resident Councils located at large family and selected small public housing developments, including one senior site. Second, the Authority will continue to solicit resident input into the Authority'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 40 residents appointed to the RAB by the Authority's Board of Commissioners. Third, the Authority will continue to expand programs that will provide public housing residents with job training and employment opportunities through a variety of initiatives and funding sources.

The Authority has strengthened the existing Resident Councils located at one large family and one large senior public housing development. Each Resident council has received technical service from Oakland Citizens Committee for Urban Renewal (OCCUR) that has resulted in successful officer elections, redevelopment and resident approval on by-laws, and the development of one year program plans.

The Authority has supported resident input into the Authority's Annual Plan and Making Transitions Work (MTW) Plan, which includes the Capital Fund Program. Resident input into the plan is largely acquired through the Resident Advisory Board (RAB), which includes 40 residents appointed to the RAB by the Authority's Board of Commissioners. Third, the Authority continues to expand programs that will provide public housing residents with job training and employment opportunities through a variety of initiatives and funding sources.

b. Resident Opportunities for Home Ownership

Through the HOPE VI program, the Authority is developing approximately 64 to 69 affordable homeownership units, which will be available to public housing residents, Section 8 participants and other low-income residents in the City of Oakland. Additionally, the Oakland Housing Authority is currently developing a Homeownership Program in consultation with community groups, Fannie Mae, 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.

The Oakland Housing Authority will also continue to explore opportunities for homeownership for residents of the Authority and will continue to collaborate with the City of Oakland, non-profit agencies and others to encourage residents to become homeowners. Additionally, residents will be referred to the City's First-time Homebuyer Program or similar homeownership counseling. The Authority will encourage residents

to participate in Individual Development Account (IDA) Program, which will match family savings on a 2:1 basis.

The Authority has developed/ acquired 17 affordable homes in West Oakland. Six of the homes were purchased by Oakland public housing clients and Section 8 participants, with the remaining 11 homes being sold to other low income Oakland families. Home purchase for the 17 families was achieved through layered development subsidies, multiple home purchase assistance programs, home buyers assistance education and the use of Individual Development Accounts (IDA's) for eligible public housing residents and Section 8 clients.

7. Lead Based Paint Hazard Reduction

All of the City's residential rehabilitation loan and grant programs continue to emphasize lead-based paint hazard education and abatement within the initial phase of the loan application process. During the eligibility interview, homeowners are given a copy of the booklet "*Protect Your Family from Lead in Your Home*". In addition, as a part of the program disclosure process, homeowners must complete and sign a written acknowledgement of the receipt of this booklet. The application package also includes the required referral for a lead hazard risk assessment and consultation to the Alameda County Lead Poisoning and Prevention Program (ACLPPP).

The Rehabilitation Programs Supervisor recently completed the Lead Abatement Supervisor training and passed the certification examination required by the California State Department of Health, Childhood Lead Poisoning Prevention Branch. All staff Rehabilitation Advisors have received a minimum of 40 hours' training in identification, testing and available remediation methodologies for lead paint hazards. Since 1992, all Contractor- Homeowner agreements incorporate compliance with lead paint regulations and safe work practices as part of the work description.

During FY2003-2004 and FY2004-2005, a new partnership grant, utilizing HUD 10 grant funds awarded to the ACLPPP, is expected to fund up to \$125,000 in lead hazard abatement costs. The focus of this partnership is units housing families with children under the age of six.

To continue our lead-based paint compliance activities, a number of activities were completed during FY03-04. The City of Oakland is a founding member of the Alameda County Joint Powers Authority which has established specific quantitative objectives each fiscal year. In coordination with the Alameda County Lead Poisoning Prevention Program, our activities included the following:

ACTION	FY 2003 - 04 GOAL	FY 2003 - 04 ACTUAL
Distribution of Lead Safe Painting Prep Kits to homeowners	1,320	1003
Distribution of additional lead hazard literature to homeowners where children aged 6 or younger spend a significant amount of time in the home and encourage rehab loan applicants to have children tested for “elevated blood” condition	1,000	517
Provide risk assessment referrals to the County program where hazards appear significant	198	269
Coordination of homeowner awareness events	19	113
Coordination of lead-safe painting instruction and home renovation classes	15	19
Provide information and referral services to information line callers	660	564
Provide information and referral services to Website visitors	792	Not available
Provide training and certification referrals to Alameda County Lead Poisoning and Prevention Program for local contractors and their employees	65	25
Provide Rapid Response consultations to homeowners	10	Not available

8. Coordination

The 2003-2004 Action Plan described a variety of actions to be pursued to facilitate greater coordination among:

- Public agencies providing housing resources
- Assisted housing providers
- Private and governmental health, mental health, and social service agencies.

These actions are listed below, with accomplishments shown in *italics*.

- The City and the Oakland Housing Authority will work to coordinate project-based rental assistance provided by the Housing Authority with housing development projects sponsored by the City. The City has reviewed and commented on the guidelines used by the Housing Authority in allocating such funds, and the Housing Authority has included consistency with the Consolidated Plan among its criteria.

The City and the Oakland Housing Authority continues to work together to coordinate project-based rental assistance provided by the Housing Authority with housing development projects sponsored by the City. The City has reviewed and commented on the guidelines used by the Housing Authority in allocating such funds, and the Housing Authority has included consistency with the Consolidated Plan among its criteria.

- The City will continue to attend and participate in meetings of East Bay Housing Organizations, an umbrella organization comprised of nonprofit housing developers, housing advocacy organizations, fair housing providers, and service organizations. These meetings are also attended by representatives of the Oakland Housing Authority and other local governmental housing and social service agencies.

The City continues to work with East Bay Housing Organizations and other similar groups.

- The City will continue to work closely with the Alameda County-wide Continuum of Care Planning Committee in the further development and implementation of a newly developed method of data collection that will more accurately profile the Oakland Homeless population. The City's participation in the Alameda County-wide Continuum of Care Planning Committee (COCPC) and the Management Information Systems (MIS) sub-committee of the COCPC along with the Emergency Services Network (ESN) of Alameda County, an umbrella organization comprised of organizations providing housing and supportive services to the homeless helped to pilot a data collection/intake form among several service providers within Alameda County. The successful completion of the pilot results in a final Standardized Intake form adopted by the City, requiring each agency contracted with the City under its Hunger and Homeless Programs Unit to participate in the collection of data through

the use of the Standardized Intake Form. Further development of the standardized intake process is in progress with plans to integrate computer network systems into a count-wide MIS, enabling shared client information among participating Alameda County homeless service providers and further assisting Alameda County in developing a more accurate profile of the homeless population through the electronic collection of pertinent client information. This will require the partners to conduct an inventory of all providers' current capacity to meet all minimum standards and system requirements. Training and resources needed to fill the gaps have been identified. After needed resources are identified, needed equipment must be obtained. Then the designing and implementation of a training and technical assistance program must be put in place to ensure minimum level of MIS competency for all participating agencies.

The City continues to work closely with the Alameda County-wide Continuum of Care Planning Committee in effort of more accurately profiling the Oakland homeless population through the various development phases of the Management Information System. The City continues to require all homeless service and shelter contractors to complete and submit to Alameda County Continuum of Care Council, the Standardized Intake form to maintain a better grasp on who is being served and the various needs of the homeless population. The City participates in the Homeless Management Information System (HMIS) Planning Committee, to advance the current data collection tool into one that is computerized to capture client-level information over time on the characteristics and service needs of men, women, and children experiencing homelessness. The HMIS will meet HUD requirements regarding aggregate data collection tools focused on unduplicated counts, enhance agency service delivery, facilitate service delivery between agencies, and enhance the Continuum of Care system. The Emergency Service Network, while retaining the "Global Components" of its mission to be a voice for the homeless and the disadvantaged, has restructured to carry out this mission dramatically different than in prior years. The restructured ESN does not compete with the current initiatives of Alameda County Care Continuum Care and has shifted its concentration to the unmet needs within the community.

- The Oakland Housing Authority and the City will continue to work with nonprofit and for profit housing providers and an array of government and nonprofit service providers as part of the implementation of the Shelter Plus Care and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH) programs.

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- The Oakland Housing Authority will continue to collaborate with the Alameda County Department of Social Services/Children and Family Services to implement the Family Unification Program.

The Oakland Housing Authority continues to collaborate with the Alameda County Department of Social Services/Children and Family Services to implement the Family Unification Program.

- The Oakland Housing Authority will continue to collaborate with the Alameda County Social Services Agency (ACSSA) to assist public housing residents and Section 8 participants who are recipients of TANF enroll in CalWORKS activities. The focus is on TANF recipients who have been identified by ACSSA as unwilling or unable to comply with State and County requirements to attend a CalWORKS orientation, engage in work activities and secure gainful employment.

Oakland Housing Authority continues to collaborate with the Alameda County Social Services Agency (ACSSA) to assist public housing residents and Section 8 participants who are recipients of TANF enroll in CalWORKS activities. The focus is on TANF recipients who have been identified by ACSSA as unwilling or unable to comply with State and County requirements to attend a CalWORKS orientation, engage in work activities and secure gainful employment.

- The City's Community & Economic Development Agency will continue to work closely with the Alameda County Department of Housing (ACHCD) and Community Development, Contra Costa County Community Development Department (CCCCDD), housing providers, and service providers to further the implementation of the multi-year AIDS Housing Plans for both counties. The City, along with these agencies and the Contra Costa County Department of Health Services and Ryan White Consortium, will administer the Housing Opportunities for People With AIDS (HOPWA) program throughout the Oakland Eligible Metropolitan Statistical Area (EMSA).

The City's Hunger & Homeless Programs Section, formerly housed in the City's Community & Economic Development Agency, now in the City's Department of Human Services continues to work closely with ACHCD and CCCCDD to administer the HOPWA program. The City is a grantee of the 2003 HOPWA grant, working with the two counties to administer the construction, rehabilitation and maintenance of HIV/AIDS housing and services within the Oakland EMSA as driven by the strategically developed AIDS Housing Plans for each county. During the 2003/04 fiscal year, rehabilitation and construction has began for 244 living units, with approximately 100 of these units to be dedicated to persons with HIV/AIDS and their families. Approximately 783 persons (clients with HIV/AIDS and their families) were assisted with HIV/AIDS dedicated shelter, transitional housing, permanent housing, and housing information services. Approximately 365 people with HIV/AIDS (and their families) received supportive services without housing.

- Alameda County HCD, the City of Berkeley, and the City of Oakland will ensure the continued implementation of the Alameda County-Wide Continuum of Care Plan developed and adopted in 1997. The mission of this plan is to coordinate homeless planning efforts throughout Alameda County to better develop a more comprehensive and coordinated homeless service delivery system. A "continuum of care" plan defines services from prevention of homelessness, through a person's first contact with the "system" of emergency assistance and shelter, transitional housing and services, and permanent housing and jobs. A structure is established for inter-jurisdictional and community cooperation, detailing specific goals for achieving improvement in count-wide service delivery.

A county-wide working group including representatives from the City of Oakland, ten other cities, the County, homeless providers, consumers, and advocates will oversee the execution and administration of activities defined in the current Plan. Further, the Committee will take steps to revise the current Plan to better serve the homeless population and direct resources where the greatest needs are. Results from a county-wide effort to count and survey recipients of homeless services and housing in Alameda County will be analyzed to find out from the consumer of such services and housing, which services are being accessed and which needs are getting met or not. The homeless count and survey is the first phase of a three-phase process in developing a revised plan. Following phase one is the community process (phase two), and ultimately, the drafting of a revised Continuum of Care Plan. This plan will be more data driven, with expectations of meeting the greatest needs of our homeless population in Oakland and the surrounding cities of Alameda County.

The City continues its participation in the implementation of the current Alameda County-wide Continuum of Care Plan (COCP) and the planning for the next five-year plan. The City continues to serve in various capacities in the COCP and its subcommittees performing leadership and support roles for the Conveners Group, Standards of Services Committee, Self Sufficiency and Safety Net Committee, the newly formed Homeless Management Information System (HMIS) Committee, and the most recently formed Homeless Court Workgroup and Homeless & Special Needs Housing Plan Committee (Multi-Plan Ad Hoc Committee).

- The Community and Economic Development Agency will continue to maintain directories of assisted housing developments, emergency and transitional housing facilities, housing finance programs, and nonprofit housing development and homeless assistance organizations.

A list of over 89 Oakland-based homeless service and shelter providers, transitional and supportive housing providers, and drug rehabilitation programs is currently maintained by the Hunger & Homeless Programs staff. A list of these resources are also available on the City's website.

- The Eden Information and Referral Service (Eden I & R) maintains a comprehensive listing of housing and services available to homeless people throughout Alameda County. An annual directory is produced for all of Alameda County, referred to as The Blue Book - Directory of Human Services for Alameda County.

Eden I & R completed and made available the 2004 edition of the Directory of Human Services for Alameda County, referred to as the "Big Blue Book". Beginning with the 2004 Edition, the Big Blue Book will be printed on an annual cycle. This means that rather than producing a Supplement to the Big Blue Book in 2005, a complete new directory will be published. Switching to an annual printing cycle will provide updated information in the most user-friendly format possible making it easier to keep abreast of the quickly changing social services network in Alameda County.

- The City's Community and Economic Development Agency will continue to work with Alameda County, the City of Berkeley, and a non-profit agency to obtain funds and staffing to operate a temporary winter shelter at the Oakland Army Base. Said shelter with transportation services to the shelter will be available to the homeless population who are unable to access the existing inventory of shelters within Oakland during the cold and rainy seasons.

The City's Department of Human Services-Hunger & Homeless Programs Section, along with Alameda County and the City of Berkeley provided funds for the operation of the Oakland Army Base Temporary Winter Shelter (OABTWS) from November 10, 2003 through April 15, 2004, providing temporary shelter, meals, and referrals to over 522 clients. 522 clients received a total of 12,349 bednights, 31,400 meals, 3,075 hours of case management, 15,800 transportation vouchers, and shower services.

- As a member of the Alameda County Joint Powers Authority, the City of Oakland will work with governmental agencies and health agencies to address the problem of lead-based paint hazards.

The City continues to be an active participant in the Alameda County Lead Poisoning and Prevention Program, as described above in the discussion on actions to abate hazards from lead paint.

- In September 1999, the City initiated a 5-Year Oakland Homeownership Assistance Alliance (OHAA) with Freddie Mac, Bank of America, the Low Income Housing Fund, Oakland Association of Realtors (OAR), the Local Initiative Support Corporation, Consumer Credit Counseling Services of the East Bay and the Homebuyer Assistance Center. Wells Fargo Home Mortgage, Inc. joined at the beginning of 2001 and ACORN Housing Corporation, the Unity Council, Neighborhood Assistance Corporation of America (NACA) and Lao Multilingual

Homeownership Center have joined. The goal of the Alliance is to increase the number of homeowners by 10,000 over five (5) years

The number of homeowners has increased by more than 2200. Progress has been slow due to the high cost of housing in Oakland. An additional lender is being added to the Alliance. Alliance partners continue to seek additional recourses to make additional opportunities available to potential homeowners.

- The City works with a number of organizations to expand the supply of financing for all types of housing. The City is a member of the Community Reinvestment Coalition that works with lenders, housing advocates and others to create additional sources of capital for affordable housing. A revised lease purchase program will be announced within the next few months.

Several purchases were completed in several cities (few in Oakland) through the East Bay Delta Housing & Finance Agency lease purchase program. The Agency is not making any new lease purchases.

A new Lease-Purchase Home Ownership Program through California Home Source was launched in June 2003. The program purchases homes on behalf of the Lease-Purchaser and leases the property to the Lease-Purchaser for a 39-month lease term. The Lease Purchaser exercises the purchase option by assuming the mortgage at the end of the lease term. .

- EEC Program

The City of Oakland was designated in 1994 as a federally funded Enhanced Enterprise Community through the federal Empowerment Zone/Enterprise Community Program. As part of the EEC program, the City received funds to support economic development and community revitalization in three EEC areas: West Oakland, Fruitvale/San Antonio, and East Oakland. The funds were disbursed in the form of loans and other support given to enterprises and projects in those areas that met EEC goals.

Funding for the EEC Program was provided through a \$3 million grant from the U.S. Department of Health and Human Service's Social Service Block Grant funds (Title XX funds). In addition, \$22 million in Housing and Urban Development (HUD) Economic Development Initiative funds (EDI) and \$22 million in HUD Section 108 loan authority were granted. The City also received preference on many federal grants, as well as technical assistance in a variety of Community Revitalization areas.

One of the other significant EEC program activities revolved around the "sustainable economic development" strategy components. The resources for this strategy included \$22 million in Economic Development Initiative (EDI) grant funds, and \$22 million of HUD Section 108-loan authority. Half of these funds have been

appropriated to economic development projects (flagship projects) meant to spur economic growth and provide jobs in the EEC areas. The remainder of funds is provided to EEC area businesses through a revolving loan fund. These programs, as well as entrepreneurial training programs and business information and referrals continued to be implemented through the Commercial Lending of CEDA. The Commercial Lending staff continues to make semi-annual status reports to the City Council regarding the overall EEC Revolving Loan Fund portfolio and to receive their input on whether proposed loans meet spirit and intent of the EEC program.

Commercial revitalization of major corridors in the East Oakland EEC is vital to the development of the area. Vacant and blighted properties, incompatible land uses, public safety concerns, and lack of community oriented retail and services are common characteristics of both corridors which concern the EEC residents, businesses and visitors in the East Oakland districts. CEDA's NCR staff is working with the business and property owners to resolve these issues. In an effort to improve the existing streetscape, the City is pursuing an urban design concept plan for implementing streetscape improvements in certain targeted areas along the two major corridors. The NCR has targeted several development nodes along the corridors where improvements will have a direct impact on EEC residents.

9. Anti-Poverty Strategies

The City was involved in a wide array of activities to reduce the number of persons living in poverty. Many of these were undertaken in conjunction with Federally-funded housing and community development activities; others were undertaken as separate initiatives.

- Local Hiring Goals on City-funded Projects.

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 February 1997) establishes an employment goal of 50% of the total project workforce hours on a craft-by-craft basis be performed by Oakland residents and 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) that serve a variety of qualified individuals of all races, languages, skill levels and physical abilities and 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, workers may be referred in response to a request by an employer.

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.

LCERP maintains a data bank of 3,436 workers and has placed 1,923 workers on Construction projects since July 1993.

The LCERP data was not available for this report

- 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 hire goal that is based on total hours worked and on a craft-by-craft basis. The hours worked may be performed on City of Oakland projects, or 7.5% of the 15% hours worked may be performed by residents apprentices on a non -City of Oakland or Oakland Redevelopment Agency projects. On May 16, 2000, the incentive and punitive guidelines were added to the policy. The incentive and punitive guidelines include three major areas of importance: Incentive, Punitive/penalties, and Waivers. A detailed information report to City Council is in progress to track the outcome of this policy.

The Apprenticeship Program data was not available for this report

- Living Wage Ordinance

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” to employees of business under a City contract or receive financial assistance from the City. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

As of July 1, 2004 the City Living Wage was \$9.66 with health benefits or \$11.11 with out health benefits.

- 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 person 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.

Employment assistance and other support services were provided at various City shelter and housing projects.

- 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, assists in the acquisition of vacant houses and provides funding for homes 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.

The Partnership completed the construction of one (1) single-family unit during FY 03-04. The unit was the first 'green building' construction project completed by the partnership. Also during the evaluation period, two (2) previously completed (FY-02-03) single-family dwellings were sold at below market value to first time home buyer, low-income families.

- Business Opportunities for Public Housing Residents

The Oakland Housing Authority will continue to expand opportunities to assist public housing residents establish small businesses. The resident owned and operated businesses will have preferential status as allowed by Federal procurement procedures and Section 3 of the Housing Act of 1968, as amended.

The Oakland Housing Authority continues to expand opportunities to assist public housing residents establish small businesses. The resident owned and operated businesses will have preferential status as allowed by Federal procurement procedures and Section 3 of the Housing Act of 1968, as amended. In FY 2003/2004, two Section 3 resident business have been certified.

- Job Training and Employment Programs in Public Housing

Additionally, the Authority will continue to expand programs that provide public housing residents with job training and employment opportunities. The Resident Internship Program will continue which provides several residents with a work site opportunity/experience in a variety of clerical and paraprofessional functions. Additionally, as part of the Capital Fund Program, the Authority sets public housing resident hiring goals for companies that have contracts in excess of \$100,000 with the Authority and will continue to monitor contract compliance with these goals.

The Authority continues to expand programs that provide public housing residents with job training and employment opportunities. The Resident Internship Program continues to provide 3 to 6 residents annually with a work site opportunity/experience in a variety of clerical and paraprofessional functions at the Authority. Additionally, the Authority aggressively implements Section 3 so that all contractors honor their contractual requirements to hire public housing and other low income Oakland residents; staff will continue to monitor contract compliance with these goals.

- Section 8 Family Self-Sufficiency Program

The Authority's Family Self-Sufficiency Program (FSS) assists residents with becoming self-sufficient and saving for the future. Over 150 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 a first-time homebuyers program. The Authority is attempting to increase its FSS program to over 300 participants in the next year and a half.

The program has increase to 326 participants from 286.

- 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.

There were no applications to the Youthbuild Program during the program year.

- Workforce Development Program

Oakland's Workforce Development Unit will continue to align its efforts with the City's Economic and Business Development initiatives, including the compilation of Job Training Program Inventories for each of the City's targeted industry clusters.

Workforce will also continue working closely with the One Stop Capital Shop and Neighborhood Commercial Revitalization to support local business development and expansion. Specific to its FY '03-'04 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 2,500 to 5,000; 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..

Career Development Services:

- Provided self-directed job search services to 8,937 individuals in the Oakland One-Stop Career Center network.
- Maintained a Career Center network with six sites, serving the diverse geographic and cultural range of the Oakland populace, including job search resources in nearly two dozen languages.
- Enrolled 269 youth into career development services, including job readiness and skill development training as well as job placement assistance.
- Enrolled 265 adult clients into intensive training services for a wide variety of career paths.
- Placed 256 WIA Adult and Dislocated Worker clients into new jobs, offering opportunities for sustainable career development and economic self-sufficiency.
- Placed 67 WIA youth clients into new jobs, in many cases for the first time in their lives.
- Trained 967 youth and placed 440 youth into summer jobs through the Mayor's Summer Jobs Program. The 2004 placement levels surpassed the previous year's success by nearly 30%.
- Oversaw the continued expansion of the City of Oakland's Day Labor Hiring Hall program, which hosted nearly 20,000 clients in the 2003-04 period, generating 3,667 job placements as well as life-changing skill development opportunities for this primarily recent immigrant population.
- Hosted the annual Oakland-San Leandro Job Fair at the Network Associates Coliseum, bringing together hundreds of job seekers and local firms with job opportunities.
- Placed 120 adults and 398 youth into jobs through programs funded by the City of Oakland with sources beyond the WIA endeavors listed above.

Department of Human Services Programs

Since 1971, the City of Oakland has been the Community Action Agency (CAA) for Oakland, charged by law with developing and carrying out an anti-poverty strategy for the city. While the operational functions of the Community Action Partnership (CAP) are lodged in a particular City department (Department of Human Services), the City Council itself serves as the Governing Board of the CAP and at least one Councilmember always serves personally on the CAP Administering Board, helping to assure a high-level policy link to the City Council/Governing Board.

The Oakland CAP prepares a biennial plan for submission to the State of California Department of Community Services and Development which outlines, at a minimum, how the Community Services Block Grant funds received by the CAP will be used, along with those related activities carried out by grants which the CAP funds. Since Oakland now receives a relatively modest amount of CSBG funds (approximately \$685,069), the CAP has shifted its emphasis toward leveraging its block grant to support and partner with other anti-poverty related programs.

Anti-Poverty Actions to be Carried Out by City of Oakland Life Enrichment Agency, FY 2003-2004

PROJECT/PROGRAM NAME, ADDRESS, CD DISTRICT (OR CITYWIDE)	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS ASSISTED	ONE YEAR GOALS	ACCOMPLISHMENTS
<p>Community Action Partnership</p> <ol style="list-style-type: none"> 1. Nutrition/Hunger Relief 2. Housing/Homelessness 3. Advocacy 4. Employment Training/Placement 5. Violence Prevention 	<ol style="list-style-type: none"> 1. Provide well balanced meals to low income individuals and seniors 2. Provide emergency shelter and other support services 3. Provide advocacy, support, and education to increase utilization of EITC and promote Family Literacy 4. Increase older workers' employability and skills by providing a range of employment and training services 5. Conduct violence prevention activities within Oakland's high crime areas 	<p>Low income households and individuals</p>	<ol style="list-style-type: none"> 1. Provide 20,000 brown bags and Thanksgiving/Christmas dinner to families and daily breakfast to seniors 2. Provide emergency winter shelter and transitional housing services to 1300 individuals and families 3. Host, sponsor and facilitate community forums on a range of identified issues such as EITC, family literacy, etc. 4. Provide employment training and services to 25 low-income older adults 5. Outreach to 1600 residents within a 6 block radius of 2 communities; host various community forums to support community organizing 	<ol style="list-style-type: none"> 1. 20,000 brown bag meals were provided to families 2. More than 40,000 bed nights are provided to homeless individuals and families annually 3. Over 2,708 tax filers were served with a total of approximately \$2 million in EITC funds captured and 200 families participated in family literacy activities 4. 25 low-income older adults received support services and job placement 5. Surveyed 200 residents to access needs and prioritize neighborhood issues

Anti-Poverty Actions to be Carried Out by City of Oakland Life Enrichment Agency, FY 2002-2003 (cont'd)

PROJECT/PROGRAM NAME, ADDRESS, CD DISTRICT (OR CITYWIDE)	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS ASSISTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Oakland Head Start, 150 Frank Ogawa Plaza, 5 th Floor, Oakland, CA 94612 Citywide	Provide comprehensive early childhood development services to 1,408 low-income Oakland children ages 3-5 and their families.	Low income families below the federal poverty level, or TANF recipients. Ten percent of Head Start children must have Special Needs, and up to 10% of families may be above the income guideline.	As specified by Head Start Performance Standards.	1,408 children served (1,163 for the City and 245 for our Delegate Agency, The Spanish Speaking Unity Council)
Oakland Early Head Start, c/o 150 Frank Ogawa Plaza, 5 th Floor, Oakland, CA 94612 Citywide	Provide comprehensive parenting and early childhood development services to 200 low-income Oakland children ages 0-3 and their families. Operation of this program is delegated to the Spanish Speaking Unity Council.	Low income families below the federal poverty level, or TANF recipients. Up to 10% of families may be above the income guideline.	As specified by Early Head Start Performance Standards.	200 children & families served.
ASSETS Senior Employment Program 150 Frank Ogawa Plaza	Increase skills, self confidence, and employability using classroom training, work experience, and personalized guidance in job seeking efforts	Residents of Oakland, Berkeley, Albany and Emeryville, aged 55 and older meeting Department of Labor low income guidelines	Serve a minimum of 225 low-income adults; enroll 135 into program, place 38 into unsubsidized jobs with average wage at placement of \$7.25 hourly.	274 low-income adults were enrolled and 68 were placed into unsubsidized jobs with average wage at placement of \$11.71 hourly
Multipurpose Senior Services Program 150 Frank Ogawa Plaza	Case management for frail, elderly persons to allow them to remain in their own homes, avoiding early institutionalization.	Age 65 and older, Medi-Cal recipients, reside in Oakland, Emeryville, and 2 zip codes in Berkeley.	Will provide case management services to 410 individuals	402 individuals were provided case management services.
Linkages 150 Frank Ogawa Plaza	Case management for adults with disabilities and frail elderly persons that enables them to live independently in the community and avoid unnecessary institutionalization	Frail elderly persons and adults age 18 and older with disabilities, living in Oakland and willing and able to participate in the case management process	Will provide case management services to 250 individuals.	293 individuals were provided case management services

10. Compliance and Monitoring

Information on Compliance and Monitoring for CDBG, HOME, ESG and HOPWA are included in the Program Specific Narratives for each of those programs

Narrative F: Leveraging, Commitments, Match and Support for Other Applications

1. Leveraging

The City was extremely successful in leveraging other funds in conjunction with Federal grant funds. Other funds made available include:

- The Oakland Redevelopment Agency allocated \$17,933,404 in funds from the Low and Moderate Income Housing Fund. Funds were allocated as follows:

Housing Development	\$8,524,910
First-time Homebuyers	\$2,500,000
Debt Service on Bonds for Housing Activities	\$4,384,359
Debt Service for Henry J Robinson Center	350,000
Staff and Overhead	\$2,174,135
TOTAL	\$17,933,404

- The City's first time homebuyer program leveraged \$7,106,777 from private bank lending and \$451,450 in equity investment (downpayments) from individual homebuyers.
- Other financing awards for housing development include assistance for the following projects:
 - Altenheim Senior Housing received a construction loan of \$8,300,623 from Union Bank of California.
 - Calaveras Townhomes received \$255,000 in Federal Home Loan Bank Affordable Housing Program (AHP) funds.
 - Coliseum Gardens, Phase I received \$460,000 in AHP funds, \$1,565,974 from the California Tax Credit Allocation Committee, and \$7,964,000 from the State of California's Multifamily Housing Program.
 - Palm Court received \$338,551 in private contributions, and \$121,871 from HUD.
 - St. Andrew's Manor & St. Patrick's Terrace received \$50,000 loan from the LISC Predevelopment Loan program.
- The Community Housing Services Unit received the following awards:
 - The Oakland Army Base received \$137,000 in from the Alameda County Social Services Agency and \$56,000 from the City of Berkeley.
 - The Henry Robinson Multi-Service Center received \$225,000 from the Alameda County Social Services Agency.

- The Matilda Cleveland Transitional Housing Program received \$43,214 from the Community Services Block Grant.
- The Emergency Shelter received \$19,000 from the Community Services Block Grant.

2. Commitments and expenditures

Specific information on commitments and expenditures of federal grant funds is contained in HUD's Integrated Disbursement and Information System (IDIS). The information in IDIS reflects the date on which activities were "funded" and funds were drawn down. Actual commitment and expenditure dates are often earlier than the dates recorded by IDIS.

The table on the following page is a list of funding approved by the City Council and the Redevelopment Agency (ORA) during the program year, including both Federal and non-Federal funds.

Some of these funding commitments are contingent on the projects securing additional funding from non-City sources, including bank loans and tax credits, and therefore firm commitments have not yet been signed.

3. Matching funds

Information on HOME matching funds is contained in the program-specific narrative for the HOME program.

Matching funds for the Emergency Shelter Grant (ESG) program are discussed in the program-specific narrative for the ESG program.

Families In Transition/Scattered Sites Transitional Housing Program

For the 2003/04 fiscal year, this grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received a grant renewal in the amount of \$245,146. The total match requirement of \$50,735 (\$38,163 for Support Services and \$20,203 for Operations) for this program was exceeded with the budget fund sources below:

PURPOSE	MATCH AMOUNT
General Purpose Fund	\$133,000
THP/FIT Tenant Rents	\$21,000
TOTAL MATCH	\$154,000

Homeless Families Support Network/Supportive Housing Program

The City is administered the eighth year (2003/04) of the program with this following network of agencies: Travelers' Aid Society, Oakland Homeless Families Project and Operation Dignity (dba Henry Robinson Multi-Service Center). This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City accepted a HUD award of \$1,825,154 for the 2003-04 HFSN. The total

match requirement for this grant was \$351,579 (\$220,329-Support Services and \$131,250 Operations). Match requirements were met and exceeded with the following budgeted fund sources:

PURPOSE	MATCH AMOUNT
General Purpose Fund	\$250,000
Excess Cash Value of Monthly Lease	\$122,558
TOTAL MATCH	\$372,558

FY 2003-2004 Allocations of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA Low/Mod	ORA Bonds
Access Improvement Grants	Owner Rehab	7/1/2003	\$217,000	\$0	\$0	\$0
Christmas In April	Owner Rehab	7/1/2003	\$50,000	\$0	\$0	\$0
East Oakland Community Project Shelter Rent	Homeless	7/1/2003	\$120,000	\$0	\$0	\$0
Emergency Home Repair	Owner Rehab	7/1/2003	\$400,000	\$0	\$0	\$0
Fair Housing, Homeowner/Tenant Counseling, Info	Housing Service	7/1/2003	\$392,750	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	7/1/2003	\$0	\$0	\$2,500,000	\$0
Home Equity Conversion Program	Housing Service	7/1/2003	\$22,000	\$0	\$0	\$0
Homeless Winter Relief Program	Homeless	7/1/2003	\$225,000	\$0	\$0	\$0
Housing Rehabilitation Loan Programs	Owner Rehab	7/1/2003	\$3,042,852	\$0	\$0	\$0
Lead-Safe Housing Paint Program	Owner Rehab	7/1/2003	\$225,000	\$0	\$0	\$0
Minor Home Repair	Owner Rehab	7/1/2003	\$250,000	\$0	\$0	\$0
Rental Assistance Program (1 st and last months rent)	Housing Service	7/1/2003	\$87,000	\$0	\$0	\$0
Vacant Housing/Housing Development Programs	Mixed	7/1/2003	\$216,181	\$0	\$0	\$0
Altenheim Senior Homes	Senior	2/17/2004		\$1,901,740	\$0	\$1,778,560
Calaveras Townhomes	Ownership	2/17/2004		\$0	\$1,548,500	\$2,310,000
Edes Avenue Homes	Ownership	2/17/2004		\$0	\$1,700,000	\$375,000
Lincoln Court	Senior	2/17/2004		\$1,500,000	\$828,560	\$1,171,440
Sausal Creek	Ownership	2/17/2004		\$0	\$1,329,000	\$1,000,000
Seven Directions	Rental	2/17/2004		\$1,216,600	\$0	\$0
MLK MacArthur BART Senior Homes	Senior	4/6/2004		\$0	\$2,018,850	\$52,000
Palm Villas (MacArthur Park)	Ownership	4/6/2004		\$0	\$1,100,000	\$0
Homeowner Rehab Loans	Owner Rehab	5/19/2004		\$1,185,445	\$0	\$0
Saint Andrews Manor	Senior	6/1/2004		\$748,300	\$0	\$0
Saint Patrick's Terrace	Senior	6/1/2004		\$753,600	\$0	\$0
Sojourner Truth Manor	Senior	6/1/2004		\$162,100	\$0	\$0
TOTAL			\$5,247,783	\$7,467,785	\$11,024,910	\$6,687,000

4. Support for other applications

Any entity, public, private or nonprofit, that seeks federal funds for housing activities, must secure a Certificate of Consistency from the City, indicating that the proposed activities are consistent with the Consolidated Plan. This requires that the proposed activity address an identified need, that it is in a geographic area targeted for investment, and that it is generally consistent with the City's overall strategy. If the City does not provide a certification, it must indicate the reasons for not doing so.

The City issued Certificates of Consistency for all activities for which a certificate was requested. The following is a list of those applications:

Federal Program	Project/Activity	Sponsor
HOPWA	California Hotel Fire Sprinkler Repair	Oakland Community Housing, Inc.
HOPWA	East Oakland Community Project Emergency Housing Facility	East Oakland Community Project
Housing Counseling	Home Equity Conversion Program	Eden Council for Hope & Opportunity (ECHO Housing)
Housing Counseling	Rental Assistance Program	Eden Council for Hope & Opportunity (ECHO Housing)

Narrative G: Citizen Participation and Public Comments

The CAPER was prepared by staff in the City's Community and Economic Development Agency (CEDA), which is the lead agency for administration of the HUD formula grants. In preparing the report, the City consulted with other departments within the City, other public agencies, private and nonprofit housing and social service providers, and private and public funding agencies.

The draft report was published on October 21, 2004. A notice of publication and summary of the report was printed in the Oakland Tribune, a newspaper of general circulation serving Oakland. Copies of the draft report were available at no charge at the offices of the Community and Economic Development Agency, 250 Frank Ogawa Plaza, 3rd and 5th Floors, between the hours of 8:30 a.m. and 5:00 p.m. Copies of the public notice were also mailed to a number of housing, social service and community development organizations. The public comment period ran from October 21, 2004 through November 4, 2004. Notices were also published in the Sing Tao Daily newspaper and the El Mundo newspaper on.

A public hearing to review performance and consider current and future housing and community development needs will be held before the City Council in late Fall, 2004. Notices of the hearing will be distributed in the same manner as described above. The public hearing is one of two required public hearings conducted by the City as part of the process of preparing the next Consolidated Plan (the second hearing is conducted during the public comment period on the draft Action Plan, usually in mid-April of each year).

Information Available in IDIS Reports

The City uses HUD's Integrated Disbursement and Information System (IDIS), a computerized database maintained by HUD to track commitments and expenditures of federal funds and accomplishments in meeting the goals of the Consolidated Plan. Most of the performance reports are now incorporated into IDIS.

Project information continued to be entered during the comment period and was made available with the final report. Much of the project information is summarized in table format in the report.

Public Comments

There were no public comments .

Narrative H: Self-Evaluation

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

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

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

Assessment of Housing Activities and Accomplishments.

Progress in meeting annual and five-year goals

The table on the following pages shows the five-year and one-year goals for housing and homeless activities established in the City's Consolidated Plan, and the progress toward these goals that was achieved in FY 2003-2004.

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

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

City's first-time homebuyer program five-year goal is unlikely to be met because the housing market continues to make it difficult for low income households to enter the housing market in Oakland. As prices for single family homes rise faster than incomes, the amount of subsidy required to assist many low income first-time homebuyers exceeds the limits of the program and any increase in those limits would result in even fewer households assisted.

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

As noted in the FY 2002-03 CAPER, The City has abandoned its plan to use Section 108 for rental rehabilitation because the funds would have relied on amortizing loans that would likely have required participating owners to raise rents above affordable levels.. The City continues to work with the Oakland Housing Authority to find ways to combine project-based Section 8 assistance with City rehabilitation loan programs, which allow owners to realize higher rents needed to service additional debt, while ensuring affordability for very low income families. Progress has been slower than anticipated due to HUD regulations which prohibit the use of these funds in census tracts with poverty rates greater than 20 percent (which includes most of the rental housing areas in the City) and limit project-based assistance to only 25 percent of total units in a project. The City will continue to work with the Housing Authority to seek waivers from these regulations, but they must be pursued on a project-by-project basis rather than for the entire program. In addition, the City has developed a Vacant Housing Acquisition and Rehabilitation program (VHARP) to help developers acquire and restore blighted properties.

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

The number of units assisted under the Paint Programs has fallen sharply due to the high costs associated with complying with new HUD rules regarding abatement of lead-based paint hazards. The program has been reworked to meet the standards and is expected to meet or exceed its new goals of 20 homes per year. Many of these loans are offered in tandem with HMIP loans.

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

Barriers to meeting goals and objectives

The City has encountered additional barriers to meeting goals and objectives including staff reductions in the rehabilitation and development units making it difficult to maintain levels of service. In addition, lack of adequate funds continues to be a significant barrier given the magnitude of needs and the high cost of providing housing in this market. The age of the housing stock in Oakland also makes rehabilitation programs for rental and ownership housing prohibitively expensive, particularly with the cost of meeting federal standards for abatement of lead-based paint hazards. The widening gap between the price of single-family homes and the

income of potential first-time homebuyers continues to pose a serious obstacle to the expansion of homeownership opportunities and an increase in the City's homeownership rate.

Status of Grant Commitments and Disbursements

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

Housing and Homelessness Goals and Accomplishments

Priority/Action	Performance Measure	Annual Action Plan		5-Year Plan (2000-2005)	
		1-Year Goal (FY 2003 -04)	1-Year Actual (FY 2003 -04)	5-Year goal (2000-2005)	4-year Actual (2000-2004)
Priority A: Preservation/Expansion of Supply of Affordable Housing					
Rental Housing New Construction and Substantial Rehab	units built	142	142	400	274
	units underway				465
Scattered Site Single Family Housing Development	units built	33	2	100-200	121
	units underway				219
Single Family Housing Acquisition/Rehabilitation	units built	-	-	30-60	-
	units underway				-
Preservation of Existing Affordable Units	units built	235	105	All units	136
	units underway				130
Renovation of Public Housing (HOPE VI)	units built	83	83	n/a	83
	units underway				80
Priority B: Assistance to First-Time Homebuyers					
Mortgage and Downpayment Assistance	units assisted	50	44	600	219
Housing Counseling – prepare first-time homebuyers for ownership	no measure	-	-		-
Mortgage Credit Certificates (contingent on Federal funding)	certificates	na	9	-	84
Priority C: Housing Rehabilitation and Neighborhood Improvement					
Owner-Occupied Housing Rehabilitation	units completed	35	46	600	169
	units underway				25
Rental Housing Rehabilitation	units completed	-	-	350	-
	units underway				-
Paint Programs for Owner-Occupied Housing	units completed	20	14	3,000	257
	units underway				11
Minor and Emergency Home Repairs	units completed	200	196	1,200	927
Priority D: Rental Assistance to Extremely Low Income Families					
Tenant Based Rental Assistance	new vouchers		-	1,000	1,008
Project Based Rental Assistance	units assisted		-	n/a	35

Priority/Action	Performance Measure	Annual Action Plan		5-Year Plan (2000-2005)	
		1-Year Goal (FY 2003 -04)	1-Year Actual (FY 2003 -04)	5-Year goal (2000-2005)	4-year Actual (2000-2004)
Priority E: Prevention and Reduction of Homelessness					
Outreach and Information Referral					
Homeless Mobile Outreach Program	people	2,000	10,000	6,127	609
Health Care for Homeless	people	3,000	15,000	2,198	456
Other Outreach Services	people	3,000	15,000	2,397	2,111
Information and Referral Services	people	3,000	15,000	1,783	443
Emergency Shelters and Services					
Existing Year-Round Emergency Shelter System	people	2,100	10,500	68,083	41,112
Winter Shelter	people	11,921	59,605	34,316	12,349
Emergency Shelter Hotel/Motel Voucher Program	people	400	2,000	8,204	3,947
Transitional Housing					
Existing Transitional Housing Facilities	families	137	440	306	102
Transitional Housing Jobs Campus at Oakland Army Base		11-19	Build jobs campus for 50 people	-	-
Supportive Services Program	housing units	150-170	616	900	1,379
Homeless Prevention					
Rental Assistance	households	86	430	1,227	321
Eviction Prevention	households	70	350	963	600
Legal Assistance	cases	790	3,505	5,703	2,240
Housing Counseling	cases	670	3,300	12,813	8,032
Tenant Education Program	cases	60	275	620	120
Linked HIV/AIDS					
Service-Rich Housing for PLWAA and Families	people	11	55	67	16
Services and Referral	people	300	1,500	2,849	664
Permanent Housing	housing units	9	46	164	26
Priority F: Housing For Seniors and Persons with Disabilities					
Housing Development	units built	-	-	150	275
	units underway				135
Access Improvement modifications	units completed	10	16	60	16
	units underway				2
Priority G: Fair Housing					
Referral, Information, and Counseling to Residents w/Disabilities	households	-	n/a	3,270	763
Referral, Information, and Counseling to Residents	households	-	n/a	13,446	3,827
Referral, Information, and Counseling to Families w/Children	households	-	n/a	1,624	486

PART II:

PROGRAM-SPECIFIC NARRATIVES

Program Specific Narrative

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

A. Assessment of the Relationship of the Use of CDBG Funds to the Priorities, Needs, Goals, and Specific Objectives Identified in the Consolidated Plan

The City received an allocation of \$10,106,000 in CDBG funding. The percentage allocations to various program areas were approved by the City Council in FY 2003-04. Housing Programs received 38% of the CDBG grant allocation, Infrastructure/Neighborhood Improvements and Public Services Programs received 22%, Economic Development Programs received 25%, and 15% was allocated for administration of the grant program. All the CDBG funds have been used to address the City's identified priorities under each of the program areas as stated in the approved Consolidated Plan and are reported in each program section. All activities benefited low- and moderate-income persons.

B. Nature of and Reasons for any Changes in Program Objectives and Indications of How the City would Change it's Programs as a Result of its Experiences

The City did not make any changes in program objectives during the program year and funding allocations did not change from those submitted in the Annual Action Plan during this report period.

During the 2003-04 program year staff continued to implement the restructured citizen participation process for the Community Development Block Grant (CDBG) program and the Consolidated Plan to incorporate a monitoring and evaluation component approved by City Council June 6, 2000.

The City again contracted with a consulting firm to evaluate all the programs and activities. The City used a customer satisfaction survey with each contract. The results are included in the review and analysis of each project by the evaluation consultant.

C. Assessment of Efforts in Carrying Out the Planned Actions Described in the Action Plan

Funded programs and services have been consistent with actions described in the five-year strategy and the annual action plans.

The City pursued all resources that were in the HUD-approved Consolidated Plan. The City did not willfully hinder implementation of the Consolidated Plan by action or inaction.

D. Evaluation of the Extent to Which CDBG Funds Were Used for Activities Benefiting Low and Moderate Income Persons

Funds were used exclusively for activities that met the criteria of the three national objectives. All CDBG funds were used to carry out activities benefiting low and moderate income persons. The funds have provided:

- housing
- economic development activities including technical assistance
- assistance with childcare
- services to prevent citizens from becoming homeless
- food, social, legal, senior and youth services
- domestic violence intervention
- education and job training that provides an opportunity for upward mobility

E. Displacement as a Result of Acquisition, Rehabilitation or Demolition of Occupied Real Property.

No displacement occurred as a result of CDBG-assisted activities during this reporting period.

F. Economic Development Activities and Low/Mod Job Creation; Limited Clientele Activities; Float Loans, Program Income, Loan Repayments and Lump Sum Drawdowns; Rehabilitation Activities; Neighborhood Revitalization Strategies.

Economic development and low/mod job creation

All jobs were made available to low- or moderate-income persons and were taken by low- or moderate-income persons.

Limited clientele activities

All activities undertaken during the program year that served limited clientele fell within the categories of presumed low and moderate income benefit (for example, persons with disabilities).

Float loans, program income and loan repayments

The Home Maintenance and Improvement Program (HMIP) is a revolving loan program that provides deferred and amortized loans to low and moderate income homeowners to correct deficiencies and make accessibility improvements. The Oakland Business Development, a non-profit benefit corporation, provides technical assistance and loan packaging to small businesses that also result in job creation. This activity also involves a revolving loan fund.

Rehabilitation Activities

See Narrative "C": Affordable Housing Accomplishments, for all Residential Housing Rehabilitation Activities performed.

G. Actions to Ensure Compliance with Program and Comprehensive Planning Requirements

General Monitoring Procedures

The City actively monitored all subrecipients and projects to ensure compliance with program, fiscal and planning requirements. Monitoring included review of monthly invoices and client reports, annual on-site monitoring of financial records and client files, the district coordinator conducted site visits on 100% of the projects and on-site program monitoring was done for most projects. Findings from the Fiscal Services monitoring were researched by the Program Accountant. Service providers completed monthly reports for the Project Administrators on the units of service provided, the cost of providing the service, who the service was provided to and any problems encountered during the month. A public hearing is held each year on the CDBG, HOME, HOPWA and ESG Programs performance. This provides an opportunity for the public to comment on funded services and programs.

Construction Requirements

The Contract Compliance Unit, under the City Manager's Office, reviewed construction contracts for compliance with L/SLBE(Local/Small Local Business Enterprise) goals and payment of prevailing wages.

Environmental Requirements

The Community and Economic Development Agency (CEDA) is certified by the U.S. Department of Housing and Urban Development (HUD). CEDA conducts the National Environmental Policy Act (NEPA) environment assessments on all projects receiving federal funds. In addition, CEDA is in compliance with all requirements under the California Environmental Quality Act (CEQA) for environmental assessments.

Projects included in the Consolidated Plan for July 1, 2003 through June 30, 2004 Development were reviewed to determine the projects that required detailed analysis under HUD's Environmental Review Procedures prior to release of HUD funds. The coded review determinations are on the chart on the following pages. Projects coded "58.34" or "58.35" required no further environmental review before expending HUD funds. Projects coded "REVIEW" required a detailed review under HUD's Environmental Review Procedures prior to release of HUD funds.

If a project requires a detailed review under HUD's Environmental Review Procedures prior to release of HUD funds, detailed project information must be provided to CEDA's environmental review staff for preparation of an Environmental Assessment, publication of the required notices, and submission to HUD of a Request for Release of Funds.

**FY 2003-04 Consolidated Plan Projects
Environmental Review Requirements**

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
03C – HOMELESS FACILITIES			
East Oakland Community Project - Relocation of Emergency Housing Facility	43	\$ 30,000	58.34
Total 03C – HOMELESS FACILITIES		\$ 30,000	
03T – OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS			
Community & Economic Development Agency – Winter Relief Program	14	\$ 225,000	58.35
East Oakland Community Project – Shelter Rent	46	\$ 120,000	58.35
HOPWA (Alameda County)	18	\$ 1,507,103	58.35
Emergency Shelter Program	19	\$ 344,000	58.35
Total 03T- OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS		\$ 2,196,103	
05 - PUBLIC SERVICES (General)			
Alameda County Community Food Bank/Shared Maintenance & Delivery Scholarships	6	\$ 46,404	58.34
Community & Economic Development Agency - Supplemental Hunger Program	44	\$ 81,616	58.34
East Bay Central American Refugee Committee/Youth and Family Enrichment Project	10	\$ 48,000	58.34
Eden Council for Hope and Opportunity - Home Equity Conversion Counseling	62	\$ 22,000	58.34
Eden Council for Hope and Opportunity - Project Share	23	\$ 87,000	58.34
Elmhurst Food Pantry/Emergency Food Brown Bag Program	87	\$ 50,500	58.34
Ethiopian Community and Cultural Center, Inc./Case Management Program	79	\$ 20,716	58.34
Lao Family Community Development, Inc./Multilingual Homeownership Center	70	\$ 53,469	58.34
Life Enrichment Agency, Health & Human Services/Golden Gate Computer Laboratory	45	\$ 50,000	58.34
Life Enrichment Agency-Aging, Health & Human Services/A Safe Passage Program	45	\$ 259,755	58.34
Life Enrichment Agency-Aging, Health & Human Services/Senior Companion Information Referral Program	21	\$ 79,924	58.34
Pro-Ject Love/Food Distribution	85	\$ 14,000	58.34
Total 05 - PUBLIC SERVICES (General)		\$ 813,384	

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
05A SENIOR SERVICES			
Alzheimer's Services of the East Bay/Dementia Specific Adult Day Health Care	26	\$ 44,811	58.34
Bay Area Community Services/Meals on Wheels for Seniors	36	\$ 150,880	58.34
Grandparents and Relatives as Second Parents	58	\$ 50,487	58.34
Legal Assistance for Seniors/ Legal Services for Seniors	4	\$ 15,000	58.34
Life Long Medical Care-Over 60 Health Center/East Oakland Clinic	22	\$ 40,000	58.34
St. Mary's Center/Senior Homeless Case Management	35	\$ 54,000	58.34
Total 05A – SENIOR SERVICES		\$ 355,178	
05D – YOUTH SERVICES			
Alameda County Health Care Foundation/Model Neighborhood Program	2	\$ 76,615	58.34
Boys and Girls Clubs of Oakland Smart Moves Program	86	\$ 43,180	58.34
Camp Fire Boys & Girls, Oakland East Bay Council/Kids with Dreams Project	32	\$ 59,600	58.34
East Bay Conservation Corps/Burbank Elementary Community Garden	84	\$ 30,000	58.34
East Bay Conservation Corps/Eastmont Corridor Blight Abatement Project	77	\$ 60,000	58.34
East Bay Little Stars Preschool/Afterschool Tutorial & Leadership Program	78	\$ 36,000	58.34
Fred Finch Youth Center Alameda County Homeless Youth Collaborative/Youth Housing Empowerment Project	80	\$ 45,000	58.34
Oakland Asian Students Educational Services/Village Mosaic Collaborative-Diversity Education Project	82	\$ 20,000	58.34
Oakland Citizens' Committee for Urban Renewal-Eastmont Computing Center/East Oakland Community Connector Project	83	\$ 75,000	58.34
Project Re-Connect	1	\$ 125,000	58.34
Project SEED/Supplemental Math Instruction Program	5	\$ 260,000	58.34
The First Place Fund for Youth/Emancipation Training Center	59	\$ 76,202	58.34
Total 05D - YOUTH SERVICES		\$ 906,597	
05F – SUBSTANCE ABUSE SERVICES			
Healthy Babies Project/Healthy Families Program	37	\$ 60,000	58.34
Total 05F – SUBSTANCE ABUSE SERVICES		\$ 60,000	

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
05G – DOMESTIC VIOLENCE SERVICES			
Family Violence Law Center/Domestic Violence Prevention Project	8	\$ 29,000	58.34
Total 05G – DOMESTIC VIOLENCE SERVICES		\$ 29,000	
05H – EMPLOYMENT TRAINING			
ARC Associates /Allendale Family Resource Center	75	\$ 12,000	58.34
International Institute of the East Bay/Caregivers Job Training and Placement Program	39	\$ 55,000	58.34
Jobs for Homeless Consortium/H.E.L.P. Program	49	\$ 83,946	58.34
Total 05H - EMPLOYMENT TRAINING		\$ 150,946	
05K – FAIR HOUSING ACTIVITIES			
Eden Information and Referral/Housing Outreach and Information Access	88	\$ 50,000	58.34
Total 05I – FAIR HOUSING ACTIVITIES		\$ 50,000	
05K - TENANT/LANDLORD COUNSELING			
East Bay Community Law Center - Housing Advocacy Project	47	\$ 66,000	58.34
Total 05K – TENANT/LANDLORD COUNSELING		\$ 66,000	
05L – SERVICES FOR CHILDREN (UNDER AGE OF 12)			
La Clinica de la Raza-Fruitvale Health Project, Inc./Hawthorne Elementary School-Based Clinic	69	\$ 42,051	58.34
Marcus A. Foster Educational Institute/Prescott Clown Troupe	81	\$ 11,000	58.34
Sports4Kids/School-Based Sports & Fitness Program	73	\$ 5,000	58.34
Total 05L - SERVICES FOR CHILDREN		\$ 58,051	
05N – ABUSED AND NEGLECTED CHILDREN			
A Safe Place/Domestic Violence Assistance Program	28	\$ 23,564	58.34
Total 05N – ABUSED AND NEGLECTED CHILDREN		\$ 23,564	
05T – SECURITY DEPOSITS			
HOPWA – Contra Costa County HOPWA Program	38	\$ 491,707	58.34
Total 05T - SERVICES FOR CHILDREN		\$ 491,707	
12 – CONSTRUCTION OF HOUSING			
HOME – Housing Development	15	\$ 4,150,817	SPECIAL REVIEW
Total 12 - CONSTRUCTION OF HOUSING		\$ 4,150,817	

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
14A – REHAB; SINGLE- UNIT RESIDENTIAL			
Community & Economic Development Agency - Access Improvement Program	11	\$ 217,000	58.35
Community & Economic Development Agency – Emergency Home Repair	90	\$ 400,000	58.35
Community & Economic Development Agency - Rehabilitation Loan Program	66	\$ 3,042,852	58.35
Community & Economic Development Agency - Vacant Housing Program	67	\$ 216,181	SPECIAL REVIEW
Minor Home Repair Program	20	\$ 250,000	58.35
Rebuilding Together with Christmas in April Oakland - Christmas in April Program	89	\$ 50,000	58.35
Total 14A – REHAB; SINGLE-UNIT RESIDENTIAL		\$ 4,176,033	
14I – LEAD-BASED PAINT/LEAS HAZARD TESTING/ABATEMENT			
Community & Economic Development Agency - Lead Safe Housing Paint Program	9	\$ 225,000	58.34
Total 14I – LEAD-BASED PAINT/LEAS HAZARD		\$ 225,000	
18B – ED TECHNICAL ASSISTANCE			
Community & Economic Development Agency - Economic Development/Business Development Program Delivery Costs	61	\$ 285,848	58.34
Community & Economic Development Agency - Economic Development/National Development Council	34	\$ 25,000	58.34
Community & Economic Development Agency – Economic Development/NCR Main Street Program	74	\$ 375,000	58.34
Community & Economic Development Agency – Economic Development NCR Program NCR Program	64	\$ 291,468	58.34
Community & Economic Development Agency – Economic Development – Commercial Lending Services	76	\$ 387,028	58.34
Community & Economic Development Agency - Economic Development/Project Development and Neighborhood Commercial Revitalization Program Delivery Costs	60	\$ 1,030,253	58.35
OBDC Program Delivery Costs	51	\$ 315,000	58.34
Total 18B - ED TECHNICAL ASSISTANCE		\$ 2,709,597	
18C – MICRO-ENTERPRISE ASSISTANCE			
Oakland Small Business Growth Center	16	\$ 115,000	58.35
Total 18C – MICRO-ENTERPRISE ASSISTANCE		\$ 115,000	

21A – GENERAL PROGRAM ADMINISTRATION			
CDBG Program Administration/Monitoring	31	\$ 1,515,900	58.34
HOPWA (City of Oakland – Administration)	24	\$ 20,190	58.34
Total 21A – GENERAL PROGRAM ADMINISTRATION		\$ 1,536,090	
21D – FAIR HOUSING ACTIVITIES			
Center for Independent Living/Housing Search & Counseling for the Disabled	33	\$ 79,750	58.34
Housing Rights, Inc. - Comprehensive Fair Housing Services	63	\$ 47,000	58.34
Sentinel Fair Housing - Fair Housing and Landlord/Tenant Counseling Program	12	\$ 130,000	58.34
Total 21D – FAIR HOUSING ACTIVITIES		\$ 256,750	
21H – HOME ADMIN/PLANNING COSTS (10% CAP)			
HOME Program Administration/Monitoring	30	\$ 488,331	58.34
Total 21H – HOME PROGRAM ADMINISTRATION/MONITORING		\$ 488,331	
21I – HOME CHDO OPERATING EXPENSES (5% CAP)			
CHDO Organizational Operating Expenses	29	\$ 244,166	58.34
Total 21I – HOME CHDO OPERATING EXPENSES		\$ 244,166	

H. Financial Summary Report

The following pages contain the required Financial Summary Report. This information was not generated by IDIS and has been prepared manually.

***Insert Financial Summary Report page 1 here

***Insert Financial Summary Report page 2 here

***Insert Financial Summary Report page 3 here

***Insert Financial Summary Report page 4 here

***Insert Financial Summary Report page 5 here

Program Specific Narrative

HOME INVESTMENT PARTNERSHIPS PROGRAM

A. Allocation of HOME Funds

Funding Allocations (new projects and additional funding to existing projects)

During the program year, HOME funds were allocated as follows. Except for administration and CHDO operating support, these allocations were made from previously unallocated prior year funds as well as current year funds:

Program Administration	\$488,331
CHDO Operating Support	\$244,166
Altenheim Senior Homes Renovation of an older assisted living facility to provide 67 units of rental housing for seniors	\$1,901,740
Lincoln Court New construction of 82 units of rental housing for seniors	\$1,500,000
Seven Directions New construction of 38 units of rental housing for families.	\$1,216,000
St. Andrew's Manor Renovation of an existing 60-unit assisted senior housing development	\$748,300
St. Patrick's Terrace Renovation of an existing 66-unit assisted senior housing development	\$753,600
Sojourner Truth Manor Renovation of an existing 87-unit assisted senior housing development	\$162,100
Rehabilitation of Owner-Occupied Homes Program income received from loan repayments was reserved for this program	\$3,028,132
TOTAL ALLOCATIONS	\$10,042,369

B. Summary of Activities Undertaken with HOME Funds

The City continues to utilize its HOME funds to meet a variety of objectives identified in the Consolidated Plan. The City has fully met its obligations for both commitment and expenditure of funds in a timely manner.

Projects Completed

Fruitvale Transit Village

3300 – 3400 E 12th St.

New construction of a mixed-income, mixed-use transit-oriented development. Contains 47 residential units, of which 10 are HOME-assisted.

Target population: low and moderate income families.

HOME funding: \$750,000

CHDO Project

Construction was completed and the project is occupied.

Northgate Apartments

2301 Northgate Ave

New construction of 42 units of family rental housing

HOME funding: \$2,200,771

CHDO Project

Construction was completed and the project is occupied.

Projects Underway

Altenheim Senior Housing

1720 MacArthur Blvd

Conversion of assisted living facility to 67 units of rental housing.

Target Population: Seniors

HOME funding: \$1,901,740

Predevelopment work is underway

Eastmont Court

6850 Foothill Blvd.

New construction of 19 units of rental housing.

Target population: Low and moderate income households including at least one physically disabled adult member

HOME funding: \$460,400

Construction was started in January 2004 and is approximately 46% complete.

Lincoln Court

2400 MacArthur Blvd
New construction of 82 rental units.
Target population: seniors
HOME funding: \$1,500,000

Received City reservation of funds and is continuing to seek out remaining financing from other resources

Mandela Gateway – Rental

1364 and 1420 7th St
HOPE VI reconstruction of 46 units of public housing and new construction of 121 additional units of affordable rental housing
HOME funding: \$1,000,000

Construction started on this project in February 2003 and is expected to be completed in FY 2004-05.

Percy Abram Jr. Senior Apartments

1070 Alcatraz Ave
New construction of 44 rental units
Target population: seniors
HOME funding: \$1,045,800

Project was delayed by continuing negotiation with Dell. Now expected to begin in the early part of FY 2003 - 04.

Seven Directions

2496 International Blvd
New construction of 38 rental units
Target Population: families
HOME funding: \$1,216,600

Continued to secure additional funding sources.

Southlake Tower Apartments

1501 Alice St
Acquisition/rehabilitation and preservation of existing 130-unit assisted senior housing project.
HOME funding: \$1,000,000

Property acquisition was completed and rehab is underway.

Rehabilitation Assistance for Existing Owner-Occupied Homes

Citywide

Deferred and amortizing loans for low and moderate income homeowners.

C. Relation to Consolidated Plan Goals

The City's Consolidated Plan indicates a high priority for rental housing, particularly for very low income seniors and families, and for larger families. All available HOME grant funds were allocated for rental housing, including housing for seniors and families. HOME-assisted projects contain more than the minimum required number of units affordable to very low income households, and the City grants priority in its funding awards to projects with a higher proportion of units serving larger families (units with 3 or more bedrooms).

Program income derived from repayment of first-time homebuyer loans made in earlier years with HOME funds has been allocated for rehabilitation of owner occupied homes in order to meet the City's need for maintenance and improvement of its aging housing stock.

D. Community Housing Development Organizations (CHDOs)

The City has six active CHDOs -- Oakland Community Housing, Inc. (OCHI), Resources for Community Development (RCD), Community Development Corporation of Oakland (CDCO), East Oakland CDC (EOCDC), Affordable Housing Associates (AHA), and the East Bay Asian Local Development Corporation (EBALDC).

HOME commitments to CHDOs have far exceeded the minimum program requirement of 15% of each year's allocation. As of June 30, 2004, the City had allocated more than 35% of its HOME funds to CHDOs since the inception of the program in 1992.

Several CHDOs, and organizations seeking to become CHDOs, have been referred to third party intermediaries funded by HUD to provide training and technical support.

During the year, the City continued its partnership with the Local Initiatives Support Corporation (LISC) with the continuation of the 3-year Durable CDCs Initiative. This program provides training, technical assistance and operating support to CHDOs to help them better integrate their housing development work with neighborhood revitalization efforts.

The City executed operating support contracts with OCHI, RCD and EBALDC as part of this program.

E. Minority Outreach

The City continues to monitor the performance of HOME-assisted developers in doing outreach to increase the participation of minority and women owned firms in contracts funded under the HOME program.

During the program year, construction was completed on Fruitvale Transit Village and Northgate Family Apartments.

The MBE/WBE Report is included at the end of this section.

F. Matching Funds

The statute and regulations governing the HOME program require that participating jurisdictions contribute matching funds to their HOME-assisted housing program. The match requirement is based on the amount of HOME funds disbursed during the federal fiscal year, which runs from October 1 through September 30.

A HOME Match Report, covering the FY 2003-2004 program year, is included at the end of this section.

The City is required to provide matching funds for all disbursements of HOME funds awarded in FY 1993 or later. HOME regulations normally require that HOME funds be matched by a 25% contribution. Because the City has qualified as a "fiscal distress" area, the requirement is reduced to 12.5% of the HOME disbursements.

The City's cumulative matching fund contributions continue to be far in excess of the amount required, and the excess match is carried forward from year to year.

G. Monitoring of Completed Rental Projects

The following HOME-assisted rental projects were monitored during the FY 2003-04 program year.

- Adeline St Lofts
- Allen Temple Arms IV
- Bancroft Senior Housing
- Coolidge Court
- Bishop Nichols Senior Housing (Downs)
- Evergreen Annex
- E.C. Reems Apartments (Alvingroom Ct./Gatewood)
- Harrison Hotel
- International Boulevard
- Stanley Avenue Apartments (International Boulevard Phase II)

All projects were found to be in compliance with HOME requirements.

G. Displacement and Relocation

The Coliseum Gardens rental project entails demolition and reconstruction of existing public housing units. All tenants were provided with relocation assistance as required, and all units will be replaced on a one-for-one basis in compliance with the requirements of Section 104(d) of the Housing and Community Development Act of 1974.

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 03/31/2005)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
	Starting	Ending	

Part I Participant Identification

1. Participant Number	2. Participant Name		
3. Name of Person completing this report		4. Phone Number (Include Area Code)	
5. Address	6. City	7. State	8. Zip Code

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number					
2. Dollar Amount					
B. Sub-Contracts					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number					
2. Dollar Amount					
D. Sub-Contracts					
1. Number					
2. Dollar Amounts					

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
DRAWDOWN REPORT BY VOUCHER NUMBER
OAKLAND, CA**

**REPORT FOR ACTIVITY : ALL
PROGRAM : HOME
FUND TYPE : ALL
SOURCE TYPE: ALL
RECIP TYPE : ALL
DATE RANGE : 07-01-2003 TO 06-30-2004**

Voucher Number	Item	Activity Number	Date Created	Status	Send Date	Status Date	Grant Number	Type	Amount
920910	1	1717	8/25/2003	COMPLETE	8/28/2003	8/27/2003	M-01-MC-060208	AD	163,623.00
957207	1	1879	12/3/2003	COMPLETE	12/9/2003	12/8/2003	M-01-MC-060208	AD	58,178.00
957207	2	1879	12/3/2003	COMPLETE	12/9/2003	12/8/2003	M-02-MC-060208	AD	8,575.00
957207	3	1717	12/3/2003	COMPLETE	12/9/2003	12/8/2003	M-02-MC-060208	AD	58,178.00
971872	1	1879	1/15/2004	COMPLETE	1/21/2004	1/20/2004	M-02-MC-060208	AD	58,291.00
993102	1	1879	3/15/2004	COMPLETE	4/3/2004	4/2/2004	M-02-MC-060208	AD	37,784.00
922168	1	1809	8/27/2003	COMPLETE	8/28/2003	8/27/2003	M-98-MC-060208	CO	77,600.00
922168	2	1810	8/27/2003	COMPLETE	8/28/2003	8/27/2003	M-98-MC-060208	CO	37,500.00
965297	1	1809	12/23/2003	COMPLETE	1/1/2004	12/31/2003	M-98-MC-060208	CO	8,667.00
965297	2	1810	12/23/2003	COMPLETE	1/1/2004	12/31/2003	M-98-MC-060208	CO	44,216.00
965297	3	1810	12/23/2003	COMPLETE	1/1/2004	12/31/2003	M-99-MC-060208	CO	5,784.00
910772	1	808	7/25/2003	COMPLETE	7/29/2003	7/28/2003	M-99-MC-060208	CR	4,513.72
910772	2	808	7/25/2003	COMPLETE	7/29/2003	7/28/2003	M-02-MC-060208	CR	95,486.28
910773	1	1714	7/25/2003	COMPLETE	7/29/2003	7/28/2003	M-00-MC-060208	CR	70,687.00
910773	2	1714	7/25/2003	COMPLETE	7/29/2003	7/28/2003	M-01-MC-060208	CR	7,648.00
987122	1	1388	2/26/2004	COMPLETE	2/27/2004	2/26/2004	M-02-MC-060208	CR	4,513.72
951596	1	1723	11/17/2003	REVISED	12/17/2003	11/19/2003	M-00-MC-060208	EN	11,720.00
951596	2	1835	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	7,790.00

Voucher Number	Item	Activity Number	Date Created	Status	Send Date	Status Date	Grant Number	Type	Amount
951596	3	1837	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	7,771.00
951596	4	1838	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	36,121.00
951596	5	1839	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	18,070.00
951596	6	1841	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	10,062.00
951596	7	1843	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	15,998.00
951596	8	1863	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	13,590.00
951596	9	1864	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	17,365.50
951596	10	1871	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	12,800.00
951596	11	1872	11/17/2003	COMPLETE	11/20/2003	11/19/2003	M-00-MC-060208	EN	6,500.00
951596	12	1869	11/17/2003	COMPLETE	12/17/2003	11/19/2003	M-00-MC-060208	EN	9,800.00
951596	13	1723	11/17/2003	COMPLETE	12/17/2003	11/19/2003	M-00-MC-060208	EN	1,920.00
962724	1	1842	12/17/2003	COMPLETE	12/19/2003	12/18/2003	M-00-MC-060208	EN	794,574.17
962724	2	1842	12/17/2003	COMPLETE	12/19/2003	12/18/2003	M-01-MC-060208	EN	105,425.83

Total Drawdowns	\$1,810,752
Exempt from Match (CO and AD funds)	-\$558,396
<u>Net Subject to Match</u>	<u>\$1,252,356</u>
Match Percentage	12.5%
Match Liability	\$156,545

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME GRANTS FOR
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- COMMITMENTS FROM AUTHORIZED FUNDS -----

(A)	(B)	(C)	(D)	(I)	(J)	(K)
FISCAL YEAR	TOTAL AUTHORIZATION	AD/CO FUNDS ADMIN/OP RESERVATION	COMMITMENT REQUIREMENT	TOTAL AUTHORIZED COMMITMENTS	% OF REQT CMTD	% OF AUTH CMTD
1992	4,282,000.00	428,200.00	3,853,800.00	3,853,800.00	100.0	100.0
1993	2,830,000.00	424,500.00	2,405,500.00	2,405,500.00	100.0	100.0
1994	3,455,000.00	518,250.00	2,936,750.00	2,936,749.77	99.9	99.9
1995	3,708,000.00	556,200.00	3,151,800.00	3,151,800.00	100.0	100.0
1996	3,889,000.00	583,350.00	3,305,650.00	3,305,650.00	100.0	100.0
1997	3,804,000.00	570,600.00	3,233,400.00	3,233,400.00	100.0	100.0
1998	4,113,000.00	616,950.00	3,496,050.00	3,496,050.00	100.0	100.0
1999	4,427,000.00	664,050.00	3,762,950.00	3,762,950.00	100.0	100.0
2000	4,435,000.00	665,250.00	3,769,750.00	3,769,750.00	100.0	100.0
2001	4,937,000.00	740,550.00	4,196,450.00	3,671,713.33	87.4	89.3
2002	4,918,000.00	737,700.00	4,180,300.00	2,060,600.00	49.2	56.8
2003	4,883,314.00	732,496.00	4,150,818.00	0.00	0.0	14.9
TOTAL	49,681,314.00	7,238,096.00	42,443,218.00	35,647,963.10	83.9	86.3

----- COMMITMENTS FROM AUTHORIZED FUNDS CONTINUED -----

(A)	(E)	(F)	(G)	(H)	(I)
FISCAL YEAR	CR/CC FUNDS AMOUNT RESERVED TO CHDOS + CC	% CHDO RSVD	SU FUNDS RESERVATIONS TO OTHER ENTITIES	EN FUNDS PJ COMMITMENTS TO ACTIVITIES	TOTAL AUTHORIZED COMMITMENTS
1992	3,516,532.00	82.1	0.00	337,268.00	3,853,800.00
1993	583,783.00	20.6	0.00	1,821,717.00	2,405,500.00
1994	726,366.77	21.0	0.00	2,210,383.00	2,936,749.77
1995	910,130.00	24.5	0.00	2,241,670.00	3,151,800.00
1996	583,350.00	15.0	0.00	2,722,300.00	3,305,650.00
1997	570,600.00	15.0	0.00	2,662,800.00	3,233,400.00
1998	2,843,628.00	69.1	0.00	652,422.00	3,496,050.00
1999	1,975,901.00	44.6	0.00	1,787,049.00	3,762,950.00
2000	1,966,401.00	44.3	0.00	1,803,349.00	3,769,750.00
2001	2,208,415.00	44.7	0.00	1,463,298.33	3,671,713.33
2002	2,060,600.00	41.8	0.00	0.00	2,060,600.00
2003	0.00	0.0	0.00	0.00	0.00
TOTAL	17,945,706.77	36.1	0.00	17,702,256.33	35,647,963.10

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
STATUS OF HOME GRANTS FOR
OAKLAND, CA MXXMC060208

DATE: 07-09-04
TIME: 20:40
PAGE: 2

PJ: OAKLAND, CA

----- PROGRAM INCOME (PI) -----							
FISCAL YEAR	PROGRAM INCOME RECEIPTS	AMOUNT COMMITTED TO ACTIVITIES	% CMTD	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED	% DISB
2003	3,028,132.00	75,000.00	2.4	0.00	75,000.00	75,000.00	2.4
TOTAL	3,028,132.00	75,000.00	2.4	0.00	75,000.00	75,000.00	2.4

----- COMMITMENT SUMMARY -----	
TOTAL COMMITMENTS FROM AUTHORIZED FUNDS	35,647,963.10
NET PROGRAM INCOME DISBURSED	+ 0.00
TOTAL COMMITMENTS	----- 35,647,963.10

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME GRANTS FOR
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

DISBURSEMENTS				
(A) FISCAL YEAR	(B) TOTAL AUTHORIZATION	(G) TOTAL DISBURSED	(H) % DISB	(I) GRANT BALANCE
1992	4,282,000.00	4,282,000.00	100.0	0.00
1993	2,830,000.00	2,830,000.00	100.0	0.00
1994	3,455,000.00	3,454,999.77	99.9	0.23
1995	3,708,000.00	3,708,000.00	100.0	0.00
1996	3,889,000.00	3,889,000.00	100.0	0.00
1997	3,804,000.00	3,804,000.00	100.0	0.00
1998	4,113,000.00	4,113,000.00	100.0	0.00
1999	4,427,000.00	4,261,434.00	96.2	165,566.00
2000	4,435,000.00	4,213,250.00	95.0	221,750.00
2001	4,937,000.00	2,807,540.83	56.8	2,129,459.17
2002	4,918,000.00	609,556.00	12.3	4,308,444.00
2003	4,883,314.00	0.00	0.0	4,883,314.00
TOTAL	49,681,314.00	37,972,780.60	76.4	11,708,533.40

DISBURSEMENTS CONTINUED					
(A) FISCAL YEAR	(C) DISBURSED	(D) RETURNED	(E) NET DISBURSED	(F) DISBURSED PENDING APPROVAL	(G) TOTAL DISBURSED
1992	4,282,000.00	0.00	4,282,000.00	0.00	4,282,000.00
1993	2,830,000.00	0.00	2,830,000.00	0.00	2,830,000.00
1994	3,462,499.77	7,500.00	3,454,999.77	0.00	3,454,999.77
1995	3,708,000.00	0.00	3,708,000.00	0.00	3,708,000.00
1996	3,889,000.00	0.00	3,889,000.00	0.00	3,889,000.00
1997	3,804,000.00	0.00	3,804,000.00	0.00	3,804,000.00
1998	4,113,000.00	0.00	4,113,000.00	0.00	4,113,000.00
1999	4,211,434.00	0.00	4,211,434.00	50,000.00	4,261,434.00
2000	4,213,250.00	0.00	4,213,250.00	0.00	4,213,250.00
2001	2,693,669.83	0.00	2,693,669.83	113,871.00	2,807,540.83
2002	262,828.00	0.00	262,828.00	346,728.00	609,556.00
2003	0.00	0.00	0.00	0.00	0.00
TOTAL	37,469,681.60	7,500.00	37,462,181.60	510,599.00	37,972,780.60

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME GRANTS FOR
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- HOME ACTIVITIES COMMITMENTS/DISBURSEMENTS -----

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(C) AMOUNT COMMITTED TO ACTIVITIES	(D) % CMTD	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	100.0	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	100.0	2,405,500.00	100.0
1994	2,936,750.00	2,936,749.77	99.9	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	100.0	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	100.0	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	100.0	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	100.0	3,496,050.00	100.0
1999	3,762,950.00	3,762,950.00	100.0	3,762,950.00	100.0
2000	3,769,750.00	3,769,750.00	100.0	3,769,750.00	100.0
2001	4,196,450.00	3,671,713.33	87.4	2,313,840.83	55.1
2002	4,180,300.00	560,600.00	13.4	446,728.00	10.6
2003	4,150,818.00	0.00	0.0	0.00	0.0
TOTAL	42,443,218.00	34,147,963.10	80.4	32,676,218.60	76.9

----- HOME ACTIVITIES COMMITMENTS/DISBURSEMENTS CONTINUED -----

(A) FISCAL YEAR	(B) AUTHORIZED FOR ACTIVITIES	(E) DISBURSED	(F) RETURNED	(G) NET DISBURSED	(H) NET DISB %	(I) DISBURSED PENDING APPROVAL	(J) TOTAL DISBURSED	(K) % DISB
1992	3,853,800.00	3,853,800.00	0.00	3,853,800.00	100.0	0.00	3,853,800.00	100.0
1993	2,405,500.00	2,405,500.00	0.00	2,405,500.00	100.0	0.00	2,405,500.00	100.0
1994	2,936,750.00	2,944,249.77	7,500.00	2,936,749.77	99.9	0.00	2,936,749.77	99.9
1995	3,151,800.00	3,151,800.00	0.00	3,151,800.00	100.0	0.00	3,151,800.00	100.0
1996	3,305,650.00	3,305,650.00	0.00	3,305,650.00	100.0	0.00	3,305,650.00	100.0
1997	3,233,400.00	3,233,400.00	0.00	3,233,400.00	100.0	0.00	3,233,400.00	100.0
1998	3,496,050.00	3,496,050.00	0.00	3,496,050.00	100.0	0.00	3,496,050.00	100.0
1999	3,762,950.00	3,762,950.00	0.00	3,762,950.00	100.0	0.00	3,762,950.00	100.0
2000	3,769,750.00	3,769,750.00	0.00	3,769,750.00	100.0	0.00	3,769,750.00	100.0
2001	4,196,450.00	2,199,969.83	0.00	2,199,969.83	52.4	113,871.00	2,313,840.83	55.1
2002	4,180,300.00	100,000.00	0.00	100,000.00	2.3	346,728.00	446,728.00	10.6
2003	4,150,818.00	0.00	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL	42,443,218.00	32,223,119.60	7,500.00	32,215,619.60	75.9	460,599.00	32,676,218.60	76.9

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME GRANTS FOR
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- ADMINISTRATIVE FUNDS (AD) -----								
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT AUTHORIZED FROM PI	AMOUNT RESERVED	% AUTH RSVD	BALANCE TO RESERVE	TOTAL DISBURSED	% RSVD DISB	AVAILABLE TO DISBURSE
1992	428,200.00	0.00	428,200.00	100.0	0.00	428,200.00	100.0	0.00
1993	283,000.00	0.00	283,000.00	100.0	0.00	283,000.00	100.0	0.00
1994	345,500.00	0.00	345,500.00	100.0	0.00	345,500.00	100.0	0.00
1995	370,800.00	0.00	370,800.00	100.0	0.00	370,800.00	100.0	0.00
1996	388,900.00	0.00	388,900.00	100.0	0.00	388,900.00	100.0	0.00
1997	380,400.00	0.00	380,400.00	100.0	0.00	380,400.00	100.0	0.00
1998	411,300.00	0.00	411,300.00	100.0	0.00	411,300.00	100.0	0.00
1999	442,700.00	0.00	442,700.00	100.0	0.00	442,700.00	100.0	0.00
2000	443,500.00	0.00	443,500.00	100.0	0.00	443,500.00	100.0	0.00
2001	493,700.00	0.00	493,700.00	100.0	0.00	493,700.00	100.0	0.00
2002	491,800.00	0.00	491,800.00	100.0	0.00	162,828.00	33.1	328,972.00
2003	488,331.40	302,813.20	488,331.00	61.7	302,813.60	0.00	0.0	488,331.00
TOTAL	4,968,131.40	302,813.20	4,968,131.00	94.2	302,813.60	4,150,828.00	83.5	817,303.00

----- CHDO OPERATING FUNDS (CO) -----								
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	% AUTH RSVD	BALANCE TO RESERVE	TOTAL DISBURSED	% RSVD DISB	AVAILABLE TO DISBURSE	
1992	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1993	141,500.00	141,500.00	100.0	0.00	141,500.00	100.0	0.00	
1994	172,750.00	172,750.00	100.0	0.00	172,750.00	100.0	0.00	
1995	185,400.00	185,400.00	100.0	0.00	185,400.00	100.0	0.00	
1996	194,450.00	194,450.00	100.0	0.00	194,450.00	100.0	0.00	
1997	190,200.00	190,200.00	100.0	0.00	190,200.00	100.0	0.00	
1998	205,650.00	205,650.00	100.0	0.00	205,650.00	100.0	0.00	
1999	221,350.00	221,350.00	100.0	0.00	55,784.00	25.2	165,566.00	
2000	221,750.00	221,750.00	100.0	0.00	0.00	0.0	221,750.00	
2001	246,850.00	246,850.00	100.0	0.00	0.00	0.0	246,850.00	
2002	245,900.00	245,900.00	100.0	0.00	0.00	0.0	245,900.00	
2003	244,165.70	244,165.00	99.9	0.70	0.00	0.0	244,165.00	
TOTAL	2,269,965.70	2,269,965.00	99.9	0.70	1,145,734.00	50.4	1,124,231.00	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME GRANTS FOR
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- CHDO FUNDS (CR) -----									
FISCAL YEAR	CHDO REQUIREMENT	AMOUNT RESERVED TO CHDOS	% REQ RSVD	FUNDS COMMITTED FOR ACTIVITIES	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE
1992	642,300.00	3,516,532.00	547.4	3,516,532.00	100.0	0.00	3,516,532.00	100.0	0.00
1993	424,500.00	583,783.00	137.5	583,783.00	100.0	0.00	583,783.00	100.0	0.00
1994	518,250.00	726,366.77	140.1	726,366.77	100.0	0.00	726,366.77	100.0	0.00
1995	556,200.00	910,130.00	163.6	910,130.00	100.0	0.00	910,130.00	100.0	0.00
1996	583,350.00	583,350.00	100.0	583,350.00	100.0	0.00	583,350.00	100.0	0.00
1997	570,600.00	570,600.00	100.0	570,600.00	100.0	0.00	570,600.00	100.0	0.00
1998	616,950.00	2,843,628.00	460.9	2,843,628.00	100.0	0.00	2,843,628.00	100.0	0.00
1999	664,050.00	1,975,901.00	297.5	1,975,901.00	100.0	0.00	1,975,901.00	100.0	0.00
2000	665,250.00	1,966,401.00	295.5	1,966,401.00	100.0	0.00	1,966,401.00	100.0	0.00
2001	740,550.00	2,208,415.00	298.2	2,208,415.00	100.0	0.00	2,208,415.00	100.0	0.00
2002	737,700.00	2,060,600.00	279.3	560,600.00	27.2	1,500,000.00	446,728.00	21.6	1,613,872.00
2003	732,497.10	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	7,452,197.10	17,945,706.77	240.8	16,445,706.77	91.6	1,500,000.00	16,331,834.77	91.0	1,613,872.00

----- CHDO LOANS -----									
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	AMOUNT COMMITTED	% AUTH CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	BALANCE TO DISBURSE	
1992	351,653.20	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1993	58,378.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1994	72,636.70	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1995	91,013.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1996	58,335.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1997	57,060.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1998	284,362.80	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1999	197,590.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2000	196,640.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2001	220,841.50	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2002	206,060.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2003	73,249.71	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
TOTAL	1,867,820.41	0.00	0.00	0.0	0.00	0.00	0.0	0.00	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME GRANTS FOR
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- CHDO CAPACITY (CC) -----									
FISCAL YEAR	AMOUNT AUTHORIZED	AMOUNT RESERVED	AMOUNT COMMITTED	% AUTH CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	BALANCE TO DISBURSE	
1992	128,460.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1993	84,900.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1994	103,650.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1995	111,240.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1996	116,670.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1997	114,120.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1998	123,390.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
1999	132,810.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2000	133,050.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2001	148,110.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2002	147,540.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
2003	146,499.42	0.00	0.00	0.0	0.00	0.00	0.0	0.00	
TOTAL	1,490,439.42	0.00	0.00	0.0	0.00	0.00	0.0	0.00	

----- RESERVATIONS TO STATE RECIPIENTS AND SUB-RECIPIENTS (SU) -----									
FISCAL YEAR	AMOUNT RESERVED TO OTHER ENTITIES	% REQ RSVD	AMOUNT COMMITTED	% RSVD CMTD	BALANCE TO COMMIT	TOTAL DISBURSED	% DISB	AVAILABLE TO DISBURSE	
1992	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1993	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1994	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1995	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1996	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1997	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1998	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
1999	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
2000	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
2001	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
2002	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
2003	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	
TOTAL	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME GRANTS FOR
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- TOTAL PROGRAM FUNDS -----				
(A)	(B)	(C)	(I)	(J)
FISCAL YEAR	TOTAL AUTHORIZATION	PROGRAM INCOME AMOUNT	TOTAL DISBURSED	AVAILABLE TO DISBURSE
1992	4,282,000.00	0.00	4,282,000.00	0.00
1993	2,830,000.00	0.00	2,830,000.00	0.00
1994	3,455,000.00	0.00	3,454,999.77	0.23
1995	3,708,000.00	0.00	3,708,000.00	0.00
1996	3,889,000.00	0.00	3,889,000.00	0.00
1997	3,804,000.00	0.00	3,804,000.00	0.00
1998	4,113,000.00	0.00	4,113,000.00	0.00
1999	4,427,000.00	0.00	4,261,434.00	165,566.00
2000	4,435,000.00	0.00	4,213,250.00	221,750.00
2001	4,937,000.00	0.00	2,807,540.83	2,129,459.17
2002	4,918,000.00	0.00	609,556.00	4,308,444.00
2003	4,883,314.00	3,028,132.00	75,000.00	7,836,446.00
TOTAL	49,681,314.00	3,028,132.00	38,047,780.60	14,661,665.40

----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL YEAR	COMMITTED AMOUNT	NET DISBURSED FOR ACTIVITIES	NET DISBURSED FOR ADMIN/OP	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED
1992	3,853,800.00	3,853,800.00	428,200.00	4,282,000.00	0.00	4,282,000.00
1993	2,405,500.00	2,405,500.00	424,500.00	2,830,000.00	0.00	2,830,000.00
1994	2,936,749.77	2,936,749.77	518,250.00	3,454,999.77	0.00	3,454,999.77
1995	3,151,800.00	3,151,800.00	556,200.00	3,708,000.00	0.00	3,708,000.00
1996	3,305,650.00	3,305,650.00	583,350.00	3,889,000.00	0.00	3,889,000.00
1997	3,233,400.00	3,233,400.00	570,600.00	3,804,000.00	0.00	3,804,000.00
1998	3,496,050.00	3,496,050.00	616,950.00	4,113,000.00	0.00	4,113,000.00
1999	3,762,950.00	3,762,950.00	448,484.00	4,211,434.00	50,000.00	4,261,434.00
2000	3,769,750.00	3,769,750.00	443,500.00	4,213,250.00	0.00	4,213,250.00
2001	3,671,713.33	2,199,969.83	493,700.00	2,693,669.83	113,871.00	2,807,540.83
2002	560,600.00	100,000.00	162,828.00	262,828.00	346,728.00	609,556.00
2003	75,000.00	0.00	0.00	0.00	75,000.00	75,000.00
TOTAL	34,222,963.10	32,215,619.60	5,246,562.00	37,462,181.60	585,599.00	38,047,780.60

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME GRANTS FOR
 OAKLAND, CA MXXMC060208

PJ: OAKLAND, CA

----- TOTAL PROGRAM PERCENT -----									
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
FISCAL YEAR	TOTAL AUTHORIZATION	PROGRAM INCOME AMOUNT	COMMITTED FOR ACTIVITIES %	DISB FOR ACTIVITIES %	DISB FOR ADMIN/OP %	NET DISBURSED %	DISBURSED PENDING APPROVAL %	TOTAL DISBURSED %	AVAILABLE TO DISBURSE %
1992	4,282,000.00	0.00	90.0	90.0	10.0	100.0	0.0	100.0	0.0
1993	2,830,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1994	3,455,000.00	0.00	84.9	84.9	15.0	99.9	0.0	99.9	0.0
1995	3,708,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1996	3,889,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1997	3,804,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1998	4,113,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
1999	4,427,000.00	0.00	85.0	85.0	10.1	95.1	1.1	96.2	3.7
2000	4,435,000.00	0.00	85.0	85.0	10.0	95.0	0.0	95.0	5.0
2001	4,937,000.00	0.00	74.3	44.5	10.0	54.5	2.3	56.8	43.1
2002	4,918,000.00	0.00	11.3	2.0	3.3	5.3	7.0	12.3	87.6
2003	4,883,314.00	3,028,132.00	1.5	0.0	0.0	0.0	0.9	0.9	99.0
TOTAL	49,681,314.00	3,028,132.00	68.8	61.1	9.9	71.0	1.1	72.1	27.8

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME ACTIVITIES
 BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR
 OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	EST TOTAL UNITS	CMPL HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- NEW CONSTRUCTION ---									
1714	1027 60TH ST OAKLAND, CA 94608	16	16	03-25-02	1,308,799.00	1,308,799.00	100.0	CP	08-18-03
1947	6850 FOOTHILL BLVD OAKLAND, CA 94605	18	18	01-13-04	460,600.00	0.00	0.0	OP	07-09-04
--- REHABILITATION ---									
1723	8106 HILLSIDE ST OAKLAND, CA 94605	1	1	02-04-03	36,510.00	11,720.00	32.1	OP	11-19-03
1724	7985 SUNKIST DR OAKLAND, CA 94605	1	1	02-04-03	0.00	0.00		XX	02-25-04
1832	1101 PERALTA STREET OAKLAND, CA 94607	1	1	05-12-03	40,000.00	0.00	0.0	OP	02-25-04
1833	882 PINE ST OAKLAND, CA 94607	1	1	07-18-03	60,000.00	0.00	0.0	OP	07-18-03
1834	7999 SUNKIST DRIVE OAKLAND, CA 94605	1	1	07-18-03	0.00	0.00		XX	02-25-04
1835	8345 NEY AVE OAKLAND, CA 94605	1	1	07-18-03	9,000.00	7,790.00	86.5	OP	11-19-03
1836	1368 52ND AVE OAKLAND, CA 94601	1	1	07-18-03	0.00	0.00		XX	02-25-04
1837	1605 CHESTNUT ST OAKLAND, CA 94607	1	1	07-18-03	10,000.00	7,771.00	77.7	OP	11-19-03
1838	8015 IRIS ST OAKLAND, CA 94605	1	1	07-18-03	40,000.00	36,121.00	90.3	OP	11-19-03
1839	423 HUNTER AVE OAKLAND, CA 94603	1	1	07-18-03	28,500.00	18,070.00	63.4	OP	11-19-03
1840	3219 WYMAN ST OAKLAND, CA 94619	1	1	07-18-03	40,000.00	0.00	0.0	OP	07-18-03
1841	1315 MAGNOLIA ST OAKLAND, CA 94607	1	1	07-23-03	40,000.00	10,062.00	25.1	OP	11-19-03
1843	2131 VICKSBURG AVENUE OAKLAND, CA 94601	1	1	07-25-03	40,000.00	15,998.00	39.9	OP	11-19-03
1863	1346 E26TH ST OAKLAND, CA 94606	1	1	08-18-03	40,000.00	13,590.00	33.9	OP	11-19-03
1864	7625 RUDSDALE ST OAKLAND, CA 94612	1	1	08-18-03	30,000.00	17,365.50	57.8	OP	11-19-03
1865	1803 98TH AVE	1	1	09-17-03	40,000.00	0.00	0.0	OP	09-17-03

*STATUS CODE: CP=COMPLETED FD=FINAL DRAW (DRAWN=FUNDED, BUT ACTIVITY STILL OPEN OP=OPEN (BUDGETED OR UNDERWAY) XX=CANCELED

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME ACTIVITIES
 BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR
 OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	EST TOTAL UNITS	CMPL HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- REHABILITATION ---									
1866	OAKLAND, CA 94603 3651 39TH AVE OAKLAND, CA 94619	1	1	09-23-03	40,000.00	0.00	0.0	OP	09-23-03
1867	1442 68TH AVE OAKLAND, CA 94621	1	1	09-23-03	40,000.00	0.00	0.0	OP	09-23-03
1868	9219 PEACH ST OAKLAND, CA 94603	1	1	09-23-03	40,000.00	0.00	0.0	OP	09-23-03
1869	1208 WOOD ST OAKLAND, CA 94607	1	1	09-23-03	40,000.00	9,800.00	24.5	OP	11-19-03
1870		1	1	10-01-03	0.00	0.00		XX	04-12-04
1871	3366 BIRDSALL AVENUE OAKLAND, CA 94619	1	1	10-02-03	35,000.00	12,800.00	36.5	OP	11-19-03
1872	547 EL PASEO DRIVE OAKLAND, CA 94603	1	1	10-02-03	40,000.00	6,500.00	16.2	OP	11-19-03
1873	2803 11TH AVE OAKLAND, CA 94610	1	1	10-02-03	40,000.00	0.00	0.0	OP	10-02-03
1874	782 19TH ST OAKLAND, CA 94312	1	1	11-25-03	40,000.00	0.00	0.0	OP	11-25-03
1875	3850 LYON AVE OAKLAND, CA 94601	1	1	11-25-03	27,000.00	0.00	0.0	OP	11-25-03
1876	1800 103RD AVE OAKLAND, CA 94603	1	1	11-25-03	40,000.00	0.00	0.0	OP	11-25-03
1877	5701 WALNUT ST OAKLAND, CA 94605	1	1	11-25-03	40,000.00	0.00	0.0	OP	11-25-03
1878	1705 81ST AVE OAKLAND, CA 94621	1	1	11-25-03	40,000.00	0.00	0.0	OP	11-25-03
1944	1669 69TH AVE OAKLAND, CA 94621	1	1	01-13-04	40,000.00	0.00	0.0	OP	01-13-04
1945	1532 32ND ST OAKLAND, CA 94608	1	1	01-13-04	44,500.00	0.00	0.0	OP	01-13-04
1946	3941 GARDENIA PLACE OAKLAND, CA 94605	1	1	01-13-04	52,950.00	0.00	0.0	OP	01-13-04
1948		1	1	02-26-04	0.00	0.00		XX	04-12-04
1949	1239 77TH AVE OAKLAND, CA 94621	1	1	02-26-04	56,500.00	0.00	0.0	OP	02-26-04
1950	9823 BURR ST	1	0	04-02-04	40,000.00	0.00	0.0	OP	04-02-04

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 STATUS OF HOME ACTIVITIES

BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR
 OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	EST TOTAL UNITS	CMPL HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- REHABILITATION ---									
1951	OAKLAND, CA 94605 2341 65TH AVE	1	0	04-02-04	40,000.00	0.00	0.0	OP	04-02-04
1952	OAKLAND, CA 94605 5424 PRINCETON ST	1	0	04-09-04	35,500.00	0.00	0.0	OP	04-12-04
1953	OAKLAND, CA 94601 438 43RD ST	1	0	04-12-04	40,000.00	0.00	0.0	OP	04-12-04
1954	OAKLAND, CA 94609 2175 42ND AVE	1	0	06-09-04	40,000.00	0.00	0.0	OP	06-09-04
1955	OAKLAND, CA 94601 8920 D ST	1	0	06-09-04	40,000.00	0.00	0.0	OP	06-09-04
1956	OAKLAND, CA 94621 1348 60TH AVE	1	0	06-09-04	40,000.00	0.00	0.0	OP	06-09-04
1957	OAKLAND, CA 94621 2400 65TH AVE	1	0	06-26-04	40,000.00	0.00	0.0	OP	06-26-04
--- ACQUISITION AND REHABILITATION ---									
1388	OAKLAND, CA 94607 2320 ADELINE ST	37	37	06-29-00	2,163,821.00	2,163,821.00	100.0	CP	03-15-04
1722	OAKLAND, CA 94601 1501 ALICE ST	129	129	12-13-02	1,000,000.00	1,000,000.00	100.0	FD	02-18-03
--- ACQUISITION AND NEW CONSTRUCTION ---									
808	OAKLAND, CA 94621 2320 AND 2320 B 55TH AVENUE	60	60	06-22-98	1,519,847.00	1,519,847.00	100.0	CP	08-18-03
1585	OAKLAND, CA 94621 6006 INTERNATIONAL BLVD	23	23	05-25-01	2,033,167.00	2,033,167.00	100.0	CP	07-23-03
1633	OAKLAND, CA 94601 3300 AND 3400 EAST 12TH STREET	10	10	06-27-02	750,000.00	675,000.00	90.0	OP	02-18-03
1721	OAKLAND, CA 94612-1718 590-594 23RD STREET	20	20	12-11-02	2,200,771.00	2,086,900.00	94.8	OP	05-13-03
1842	OAKLAND, CA 94605 1420 7TH ST	8	8	07-23-03	1,000,000.00	900,000.00	90.0	OP	12-18-03

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Program Specific Narrative

EMERGENCY SERVICES GRANT AND CONTINUUM OF CARE FOR HOMELESS PERSONS

2003/04 EMERGENCY SHELTER GRANT - ACCOMPLISHMENT NARRATIVE

Assessment Goals & Objectives:

Through ESG funded activities and activities supported by other match funding sources, more than 2,615 persons received services and/or shelter that either prevented episodes of homelessness, provided temporary relief from homelessness or assisted in the transition out of the state of homelessness.

Coupled with various other resources and/or programs, 2003/04 ESG project activities helped address pertinent Strategic Plan objectives related to housing and other priority homeless needs by providing emergency shelter with limited short-term supportive services for homeless persons. This is part of the City's three-tiered approach to effectively mitigating homelessness for many.

The eligible constituents of ESG activities have or will have the opportunity to access the next phase of the three-tiered approach, transitional housing. Those participants of the City's transitional housing programs are assisted with temporary housing for up to 2 years with supportive services, assisting the participants in transitioning into permanent housing-the final tier of this approach.

ESG activities also provide for retention of permanent housing for those at-risk of being homeless through financial eviction prevention assistance, move-in assistance and legal assistance.

Match Resources:

To meet the dollar-for-dollar matching requirements for the \$344,000 awarded in 2003/04 Emergency Shelter Grant, the City allocated the following amounts from its General Purpose Fund account for homeless shelter and services:

PURPOSE	MATCH AMOUNT
Emergency Housing Program	\$115,000
Oakland Army Base Temporary Winter Shelter	\$100,000
East Oakland Shelter Lease Cost	\$73,750
Lease Value of Army Base Temporary Winter Shelter (in-kind donation)	\$55,250
TOTAL MATCH	\$344,000

Self-Evaluation:

It is estimated that over 5,838 persons are homeless in Oakland at any point in time¹. The supply of shelter beds in Oakland meets approximately 7% of this demand. Through ESG activities and other shelter programs funded through the City, additional beds and/or services are provided or maintained to temporarily house those individuals and/or families plagued with issues leading to homelessness.

2003/04 ESG and other homeless service program activities provided for more than 1,472 units of legal services to prevent homelessness, 57,221 shelter and hotel/motel voucher bednights, rental assistance to more than 168 homeless or near-homeless individuals and families, and assistance to 1,909 persons in obtaining transitional and/or permanent housing. The City and its contractors continue to seek funding, develop innovative programs, collaborate and coordinate services to provide remedy to the necessities of our homeless population.

The City managed to operate an additional temporary winter shelter at the Oakland Army Base site, housing and feeding on the average of 80 persons per night from November 1, 2003 through April 10, 2004. Approximately 12,349 shelter bednights and 31,400 meals were provided through this program, serving approximately 522 people. This effort was a partnership between Alameda County, City of Berkeley, Operation Dignity, and the City.

The City, along with Travelers Aid Society of Alameda County, Inc. and Operation Dignity administered the Homeless Mobile Outreach Program, serving the homeless living in encampments. Within FY 2003/04 assessments for 5 encampments were completed. 609 unduplicated intakes were completed. 679 blankets, 888 items of clothing and 993 hygiene kits were distributed. More than 2,963 meals, 149 units of case management, 609 units of benefits advocacy and other services were provided.

¹ May 2004 – Alameda County-wide Homeless Continuum of Care Council – Comprehensive Data About Homelessness in Alameda County

ESG Summary Statistics

IDIS - C04PR19

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
ESG STATISTICS FOR PROJECTS AS OF 2004

DATE: 08-19-2004
TIME: 15:39
PAGE: 1

GRANTEE NAME: OAKLAND
PROJECT NUMBER: 19 PLAN YEAR: 2003 PROJECT TITLE: EMERGENCY SHELTER PROGRAM
***** ESG OPERATIONS *****
X ESG SHELTERS X TRANSITIONAL HOUSING X VOUCHERS FOR SHELTERS X OUTREACH X DROP IN SHELTERS
X SOUP KITCHEN MEALS X FOOD PANTRY X HEALTH CARE X MENTAL HEALTH X HIV/AIDS SERVICES
X CHILD CARE X ALCOHOL/DRUG PROBLEM X EMPLOYMENT X HOMELESS PREVENTION X OTHER

***** RESIDENTIAL ONLY STATISTICS ***** RACE/ETHNICITY CHARACTERISTICS *****
BENEFICIARY DATA TOTAL NUMBER OF BENEFICIARIES: 4,240
AVERAGE NO. OF ADULTS SERVED DAILY 835
AVERAGE NO. OF CHILDREN SERVED DAILY 152
AVERAGE NO. OF PERSONS SERVED YEARLY 4,240

PERCENT OF SERVICES PROVIDED TO			WHITE:		
UNACCOMPANIED 18 AND OVER	MALE	29.7%	FEMALE	17.6%	TOTAL # # HISPANIC
UNACCOMPANIED UNDER 18	MALE	.0%	FEMALE	.0%	696 102
FAMILIES WITH CHILDREN HEADED BY					2,903 13
SINGLE 18 AND OVER	MALE	17.1%	FEMALE	14.4%	ASIAN: 178 0
YOUTH 18 AND UNDER		3.4%			AMERICAN INDIAN/ALASKAN NATIVE: 26 2
TWO PARENTS 18 AND OVER		14.4%			NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER: 38 0
TWO PARENTS UNDER 18		.6%			AMERICAN INDIAN/ALASKAN NATIVE & WHITE: 77 0
FAMILIES WITH NO CHILDREN		5.8%			ASIAN & WHITE: 18 0
					BLACK/AFRICAN AMERICAN & WHITE: 80 0
					AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.: 19 0
					OTHER MULTI-RACIAL: 205 70

BENEFICIARY CHARACTERISTICS			TOTAL:		
PERCENT OF SERVICES PROVIDED TO				4,240	187
BATTERED SPOUSE		11.9%			
RUNAWAY/THROWAWAY YOUTH		.0%	*** DOLLARS FUNDED FROM ESG GRANTS FOR ***		
CHRONICALLY MENTALLY ILL		8.2%	REHABILITATION		0
DEVELOPMENTALLY DISABLED		1.8%	SOCIAL SERVICES		59,013
HIV/AIDS		1.9%	OPERATING COSTS		172,390
ALCOHOL DEPENDENT INDIVIDUALS		10.3%	GENERAL (HOMELESS PREVENTION)		95,397
DRUG DEPENDENT INDIVIDUALS		24.6%	RENTAL ASSISTANCE		0
ELDERLY		1.5%	MORTGAGE ASSISTANCE		0
VETERANS		3.7%	SECURITY DEPOSIT		0
PHYSICALLY DISABLED		4.1%	ADMIN COSTS		17,200
OTHER		20.6%	***** NON-RESIDENTIAL STATISTICS *****		
			AVERAGE NUMBER OF PERSONS DAILY		244

BENEFICIARY HOUSING			*** FUNDING SOURCES REPORTED ON C04ME06 ***		
NUMBER OF PERSONS SERVED IN			ESG		344,000
BARRACKS		1,453	OTHER FEDERAL		9,498
GROUP/LARGE HOUSE		360	LOCAL GOVERNMENT		609,550
SCATTERED SITE APARTMENT		35	PRIVATE		0
SINGLE FAMILY DETACHED HOME		24	FEES		0
SINGLE ROOM OCCUPANCY		407	OTHER		220,577
MOBILE HOME/TRAILER		0			
HOTEL/MOTEL		348			

ESG Activity Summary

OTHER
DATE: 08-19-04

OIDIS - C04PR20

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
ESG GRANTEE ACTIVITY SUMMARY
PROGRAM YEAR 2003
OAKLAND, CA

TIME: 15:54
PAGE: 1

	COMMITTED AMOUNT	DRAWN AMOUNT	COMMITTED MINUS DRAWN	PERCENT DRAWN/COMM
PROJECT 0019 - EMERGENCY SHELTER PROGRAM				
HOMELESS ACTIVITIES				
SOCIAL SERVICES	59,013.00	0.00	59,013.00	0.0
OPERATING COSTS	172,390.00	0.00	172,390.00	0.0
	231,403.00	0.00	231,403.00	0.0
HOMELESS PREVENTION				
GENERAL PREVENTION	95,397.00	0.00	95,397.00	0.0
ADMIN COSTS	17,200.00	0.00	17,200.00	0.0
	112,597.00	0.00	112,597.00	0.0
PROJECT TOTAL	344,000.00	0.00	344,000.00	0.0
 PROGRAM YEAR 2003 TOTALS				
REHABILITATION	0.00	0.00	0.00	0.0
SOCIAL SERVICES	59,013.00	0.00	59,013.00	0.0
OPERATING COSTS	172,390.00	0.00	172,390.00	0.0
	231,403.00	0.00	231,403.00	0.0
GENERAL PREVENTION	95,397.00	0.00	95,397.00	0.0
RENTAL ASSISTANCE	0.00	0.00	0.00	0.0
MORTGAGE ASSISTANCE	0.00	0.00	0.00	0.0
SECURITY DEPOSITS	0.00	0.00	0.00	0.0
ADMIN COSTS	17,200.00	0.00	17,200.00	0.0
	112,597.00	0.00	112,597.00	0.0
GRAND TOTAL	344,000.00	0.00**	344,000.00	0.0

** Draw downs processed for authorization 8.19.04

Program Specific Narrative

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

EXHIBIT A & B

2003 HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

Grantee & Community Overview

The City of Oakland is a recipient of funds awarded by the U. S. Department of Housing and Urban Development (HUD) for the 2003 Housing Opportunities for People With AIDS (HOPWA), in the amount of \$2,019,000.

HUD selected the City of Oakland in 1993 as the designated grantee for the Oakland Eligible Metropolitan Statistical Area (EMSA) due to Oakland being the most populous unit of general, local government in the EMSA. The Oakland EMSA consist of the City of Alameda, Alameda County, Antioch, Berkeley, Concord, Contra Costa County, Fremont, Hayward, Livermore, Oakland, Richmond, San Leandro, Union City and Walnut Creek.

The Oakland EMSA is geographically, ethnically and economically diverse, spanning 1,237.5 square miles. Approximately 2.4 million people reside within the Oakland EMSA, with an estimated 11,062¹ adults and children living with AIDS or the HIV infection.

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

2003 HOPWA grant sponsors submit quarterly progress reports to the City for each housing project and service contract supported by HOPWA funds. The City disburses funds to its sponsors for expenditures incurred for HOPWA activities. Each payment request is reviewed for verification of eligible expense and timely proof of payment. Payments are not released until City staff has authorized the charges submitted for payment.

¹ 2002 AIDS Epidemiology Report-Alameda County Public Health Department
HIV/AIDS Epidemiology Report April 2002-Contra Costa County Health Services Public Health Communicable Disease Programs

Description of Community Planning:

HOPWA funds for the Oakland EMSA are allocated between Alameda County and Contra Costa County proportionally based on the percentage of HIV/AIDS cases reported in the two counties for the Oakland EMSA¹.

How HOPWA funds are to be used is determined by multi-year AIDS Housing Plans for each county. AIDS Housing Plans were developed and adopted in 1996 for both counties. The AIDS Housing Plans are comprehensive planning efforts to provide both objective data on the needs of people living with HIV/AIDS and input of the community working on these issues. Coordinators are working diligently to update these plans for the next five years.

The finalized plans are products of site visits to AIDS housing providers, focus groups, housing surveys of persons living with HIV/AIDS, and a series of community planning group meetings with agencies and individuals within the HIV/AIDS housing and services arenas.

Housing and services funded by HOPWA are also complimented with other funding sources. Please refer to the following list of funding sources that are used with HOPWA funds to support HIV/AIDS housing and services throughout the Oakland EMSA:

Section 8	Ryan White Care Act (Title I, II, & IIIb)
HOME Investment Partnership Programs	Public & Indian Housing
Community Development Block Grant	Emergency Shelter Grant
Low Income Housing & Historic Tax Credits	Bond Financing
Federal Home Loan Bank Affordable Housing Program (AHP)	Resolution Trust Corporation Affordable Housing Disposition (AHDP)
Section 811 Supportive Housing for Persons with Disabilities Program	Shelter Plus Care
Supportive Housing Program (SHP)	Surplus Federal Property
HUD-Owned Single Family Disposition	Mental Health & Chemical Dependency Program
FEMA Emergency Food & Shelter Program	
Transitional Living Program	Section 232 Program
Projects for Assistance in Transition from Homelessness (PATH)	Community Services Block Grant Program
Private Insurance	Managed Care Insurance Programs
MediCal	Medicare
Other Third Payers	

Project Accomplishments Overview

Housing Assistance:

Within the Oakland EMSA, HOPWA funds were used during the 2003/04 operating year to support property acquisitions, rehabilitation, and construction of 244 living units, with approximate 100 units dedicated to persons living with HIV/AIDS and their families.

¹ Less 1% of total HOPWA dollars awarded to the City for administration costs.

Approximately 340 individuals and/or families living with HIV/AIDS received some form of housing assistance with services.

Since 1993, 465 housing units have been created with HOPWA funds, with 190 HIV/AIDS dedicated housing units within these housing development projects. Eighty-four HIV/AIDS housing units have been acquired. One shelter property sight has been acquired that will dedicate at least 20 beds for persons with HIV/AIDS. 129 HIV/AIDS units have been rehabilitated, and new construction of 61 HIV/AIDS units has been completed since 1993. (See Table #1 for further details.) Within the 2003-04 fiscal year, construction started for 244 living units, with approximately 100 of these units dedicated to persons with HIV/AIDS and their families.

Support Services:

Priority populations are being served as planned under the HOPWA program. Substantial improvements in AIDS housing information and referrals have progressed well. AIDS housing standards have been developed for the Oakland EMSA and licensing for HIV/AIDS housing has increased.

As a result, 664 people with HIV/AIDS and their families received housing information services and other support services during the program year. Other services provided this report period include the following:

- | | |
|---------------------------------|----------------------------------|
| Case Management | Outreach |
| Benefits Advocacy | Nutritional Services & Meals |
| Mental Health Services | Alternative Health Services |
| Substance/Drug Abuse Counseling | Adult Care & Personal Assistance |
| Client Advocacy | Children's Services |
| And more. | |

Barriers & Trends Within Community:

Since 1998, approximately half of all people living with HIV/AIDS have been able to access and respond well to protease inhibitors and/or other combination therapies. Life expectancy has increased due to these new therapies and the widespread availability of care the Oakland EMSA.

However, it is a challenging time to be engaged in planning housing for people living with HIV/AIDS. There is more uncertainty in the AIDS housing field today than ever before due to changes in the epidemic and federal funding. The escalating costs in real estate and rental markets significantly impact the ability of many residents, and all low-income residents, to find safe and affordable housing. Available federal funding, the changing demographics of the population of people living with HIV/AIDS, advances in AIDS treatment protocols, and the availability of affordable housing all impact planning for and providing of AIDS housing and services.

In response to changing times, funding, and needs actions have been taken to allocate funds to maintain current level of housing and services provided through the existing HIV/AIDS

continuum; create pools of funds for the creation of set-aside units specifically for persons with HIV/AIDS and their families with non-AIDS specific needs, mainstream and affordable housing; provide for technical assistance and emerging issues; and Project Independence subsidies.

Project-specific barriers reported include those for the following projects or service contracts:

1. Contra Costa County

The lack of affordable permanent housing in Contra Costa County continues to be the primary barrier to improving the housing situation for HIV infected individuals in Contra Costa. The majority of the clients we serve have incomes less than \$700 per month.

Eligibility requirements for many housing programs continue to be problematic in that the homeless definitions generally preclude people who are living with friends, neighbors and relatives. This population is vulnerable to losing makeshift housing, but we can do nothing to improve their situation due to not having a stable place to stay.

Substance abuse continues to prevent many residents from accessing permanent housing. Individuals who are unable to meet the eligibility criteria for accessing Ryan White CARE Act funds have no other options available.

There is a great need of financial assistance for clients to acquire and/or maintain housing.

2. Alvarez Court (Contra Costa County)

A community AIDS activist with no authorization from management or owners, attended an Open House in September of 2003 and initiated newspaper coverage of the event and labeled everyone in the complex as HIV/AIDS patients. The inappropriate press coverage outraged everyone including actual HOPWA tenants. But more importantly, it divided the community at Alvarez between physically disabled and HOPWA units. The program specialist for the Alvarez recommends on-going communications skills and anger management training.

2. Idaho Apartments (Contra Costa County)

As reported last year, this is a difficult tenant population and requires a great deal of attention from property management staff as well as social services staff. Constant work with residents is required to make the complex a decent and safe living environment for all of the residents.

**TABLE #1
COMPLETED HOPWA HOUSING BEDROOM UNITS FROM 1993/94 TO 2003/04**

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	AQUIRED	CONSTRUCTED	REHABILITATED
The Landings 811 East Street Pittsburg, CA	4	4	Affordable Rental	X	X	
Shelter, Inc. 935 East Street Pittsburg, CA	8	4	Affordable Rental			X
Aspen Court 121 Aspen Drive Pacheco, CA	12	12	Community Residence			X
Dwight Way House 2501 Sacramento Street Berkeley, CA	2	2				X
Victoria Apartments 1650, 1670, 1680 Detroit Avenue Concord, CA	12	4	Community Residence			X
Bay Bridge Apartments 1134 36 th Street Emeryville, CA	6	6	Community Residence			X
Providence House 540 - 23 rd Avenue Oakland, CA	40	4	Disabled	X		X
Ark of Refuge 9702 International Blvd. Oakland, CA	7-9	7-9	Emergency Housing/ Service Enriched	X		X
Amara House 1631 Cypress Richmond, CA	5	5	Group Home		X	
Hale Laulima 396 Fairmont Avenue Oakland, Ca	5	5	Group Home	X		X
Peter Babcock House 2350 Woolsey Street Oakland, CA	5	5	Group Home	X		X
Miramar Housing 101-111 Corpus Chisti & 100-110 Pensacola Alameda, CA	24	24	Single Family Rentals	X		X
Idaho Apartments 10203 San Pablo Avenue El Cerrito, CA	28	11	SRO dwelling	X		X
Concord House 20373 Concord Avenue Hayward, CA	8	8	SRO dwelling	X	X	
Harrison Hotel 1415 Harrison Street Oakland, CA	81	14	SRO dwelling	X		X
North County Women's Transitional Housing 2140 Dwight Way Berkeley, CA	10	4	Transitional Housing- Community Residence			X
Spirit of Hope 1 & 2 Alameda, CA	23 22	6 2	Community Residence			X
Oaks Hotel 587-15 th Street Oakland, CA	84	4	SRO dwelling			X

BOSS-Rosa Parks 521 West Grand Avenue Oakland, CA	13	13	Transitional Housing- Community Residence			X
EBALD Swan's Market Oakland, CA	4	4	Family Rental Housing		X	
Marlon Riggs Apartments 269 Vernon Oakland, CA	13	13	1-Bedroom Units	X (LEASE)		
Allen Temple Housing Corporation Arms IV (Allen Temple Manor) 7607 International Blvd., Oakland	24	24	Multi-Family Rental Housing		X	
International Boulevard Family Housing Initiative 6006 International Boulevard, Oakland, CA	24	2	Permanent Multi- Family Rental Housing		X	
Alvarez Court 760 Alvarez Court Pinole, CA	19	10	Permanent Housing		X	
Adeline Apartments 3222 Adeline Street Oakland, CA	17	4	Permanent Rental Multi-Family Housing		X	
East Oakland Community Project (Acquired New Property Site)	Site only (finish project at least 100 beds)	Site only (Finished project will be at least 20 HIV/AIDS beds)		X		
TOTAL BEDROOM UNITS	478¹	203				

¹ Does not include total beds to be made available upon the construction of the new East Oakland Community Project Site.

The following charts provide information regarding the amount of housing assistance and cost for this assistance that is provided in connection with HOPWA resources.

HOPWA Formula Grantee CAPER Chart

Grantee ID:	062508	Program Year:	2003
Grantee Name:	City of Oakland		
Report Begin:	7/1/2003	Report Ending:	6/30/2004

CAPER Performance Chart1 – Actual Performance

For Contra Costa
County

Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year

Type of Units	Number of Units with HOPWA Funds	Amount of HOPWA Funds	Number of Units with Grantee And Other Funds	Amount of Grantee And Other Funds	Deduction For Units Reported in More than One Column	Total By Type of Unit
1. Rental Assistance	0	0	8		0	8
2. Short-term emergency housing payments	0				0	0
3a. Units in facilities supported with operating costs	n/a	0	11 SRO 26-1 BEDROOM 4-2BEDROOMS 1-5BRDROOMS		0	11 SRO 26-1 BEDROOM 4-2BEDROOMS 1-5BEDROOMS
3b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3c. Units in facilities being developed with capital costs but not yet opened	11	\$480,000	28	\$3,224,581	11	28
Subtotal			0		11	
Deduction for Units reported in more than one category	0	0	0	0	0	0
Total	11	\$480,000	78		11	78

CAPER Performance Chart2 (Contra Costa County)

Comparison to planned actions, as approved in the action plan/consolidated plan for this operating year
(Estimated numbers of units)

Type of Units	Estimated number of units by type in the approved consolidated plan/action plan for this operating year		Actual number of units by type	Comment, on comparison with actual accomplishments		
1. Rental Assistance			0			
2. Short-term emergency housing payments			0			
3a. Units in facilities supported with operating costs			0			
3b. Units in facilities that were developed with capital costs and opened and served clients	28		0			
3c. Units in facilities being developed with capital costs but not yet opened.	51		78			
Subtotal	79		78			
Deduction for Units reported in more than one category						
Total	79		78			

Note: Specific totals for these measures were not included in the ConPlan.

HOPWA Formula Grantee CAPER Chart

Grantee ID:	062508	Program Year:	2003
Grantee Name:	City of Oakland		
Report Begin:	7/1/2003	Report Ending:	6/30/2004

CAPER Performance Chart1 - Actual Performance

For Alameda County

Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year

Type of Units	Number of Units with HOPWA Funds	Amount of HOPWA Funds	Number of Units with Grantee And Other Funds	Amount of Grantee And Other Funds	Deduction For Units Reported in More than One Column	Total By Type of Unit
1. Rental Assistance	0				0	
2. Short-term emergency housing payments						
3a. Units in facilities supported with operating costs	95	\$ 608,086	259		95	259
3b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3c. Units in facilities being developed with capital costs but not yet opened	71	\$1,033,787	216		72	216
Subtotal	166	\$1,641,873	475		166	475
Deduction for Units reported in more than one category						
Total	166	\$1,641,873	475	0	166	475

CAPER Performance Chart2 (Alameda County)
Comparison to planned actions, as approved in the action plan/consolidated plan for
this operating year (Estimated numbers of units)

Type of Units	Estimated number of units by type in the approved consolidated plan/action plan for this operating year		Actual number of units by type	Comment, on comparison with actual accomplishments
1. Rental Assistance				
2. Short-term emergency housing payments				
3a. Units in facilities supported with operating costs				
3b. Units in facilities that were developed with capital costs and opened and served clients	0		0	
3c. Units in facilities being developed with capital costs but not yet opened.	71		1-100 bed shelter (33 HIV/AIDS beds) 216 apartment units with 72 HIV/AIDS apartment units (1-3 bedroom)	
Subtotal	71		1 216	0
Deduction for Units reported in more than one category	0			
Total	71		1-100 bed shelter (33 HIV/AIDS beds) 216 apartment units (72 HIV/AIDS units)	

Note: Specific totals for these measures were not included in the ConPlan.