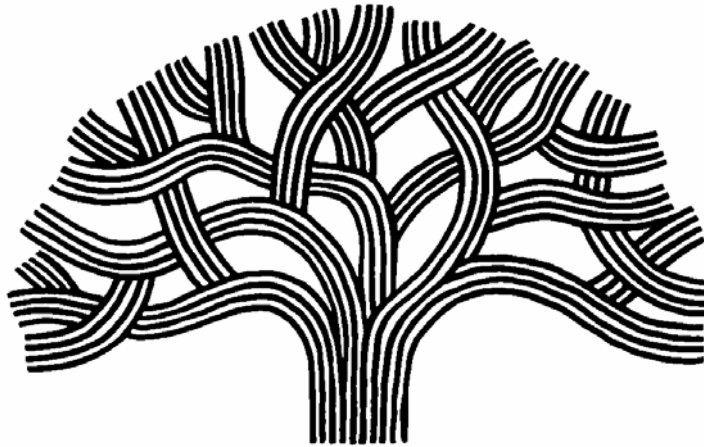


CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

July 1, 2006 - June 30, 2007



September 28, 2007
City of Oakland

Community and Economic Development Agency

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EXECUTIVE SUMMARY

Each year, the City of Oakland receives federal grant funds under the Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) Programs. In May 2005, the City submitted to the U.S. Department of Housing and Urban Development (HUD) the required Five Year Consolidated Plan for Housing and Community Development, outlining needs, priorities, strategies and proposed actions for the period of July 1, 2005 through June 30, 2010. In addition, each year, the City prepares the Annual Action Plan prior to the program year, and the Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the program year.

The CAPER provides information on accomplishments in the City of Oakland in meeting goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, supportive services for the homeless and persons with special needs, and non-housing community development. The CAPER also provides information on the City's progress in meeting five-year goals of the 2005-2010 Consolidated Plan. The following executive summary outlines the program changes and accomplishments for Housing and Homeless, Economic Development and Public Services and Infrastructure program areas for July 1, 2006 through June 30, 2007.

Housing and Homelessness

The Five Year Consolidated Plan established priorities and goals for addressing issues of affordable housing and homelessness. The summary below is organized according to those priority areas.

For the period July 1, 2006 through June 30, 2007, the City's housing programs through CDBG, HOME, Redevelopment and Low/Mod funds achieved the following:

Preservation/Expansion of the Supply of Affordable Housing

Accomplishments

- 216 units of new rental housing were completed in the Altheim, Lincoln Court, and Percy Abram, Jr. senior housing developments. An additional 835 affordable rental units have been funded and are currently in predevelopment or under construction (555 family units, 260 senior units and 20 units of supportive housing).
- Nine units of new ownership housing were completed. An additional 221 units have been funded and are in predevelopment or under construction.
- 358 units of existing affordable housing have been funded for preservation and renovation, and are currently in predevelopment or under construction.
- 178 units of public housing have received funding for demolition and reconstruction and are currently in predevelopment or under construction.

Assistance to First-Time Homebuyers

Program Changes

- The maximum purchase price for a single-family home was increased to \$503,500 (95% of the median sales price in Oakland). The purchase price limit for condos is \$389,500.

Accomplishments

- The Homeownership Loan Program closed 49 loans for a total of \$3,662,058. This consisted of 48 loans totaling \$3,587,058 through the Mortgage Assistance Program (MAP) and one (1) loan totaling \$75,000 through the CalHome program.
- These funds leveraged investment of \$10,354,724 in private bank lending, \$1,186,150 in down payments from individual homebuyers and \$1,243,194 in other public funding.
- The American Dream Downpayment Initiative (ADDI) program received and approved eight applications and closed those eight loans in the amount of \$152,554. These loans were combined with loans from the Mortgage Assistance Program to assist very low income families to attain homeownership.
- The Homeownership Education Program completed 12 classes with 482 attendees. Approximately 447 participants completed the program and received certificates.

Housing Rehabilitation and Neighborhood Improvement

Accomplishments

- The Home Maintenance and Improvement Program (HMIP) completed rehabilitation of 26 units of owner-occupied housing at \$75,000 per unit for a total of \$1,950,000. An additional 17 units are underway.
- HMIP benefited the homeowners with remediation of dangerous health and safety issues, including lead paint hazards, as well as housing code violations. The homeowners also benefited from home management counseling, lead hazard risk assessments and consultation, protection from predatory contractors and/or lenders and construction project monitoring provided by staff.
- The Lead Safe Hazard Paint Program (LSHPP) completed 55 homes, resulting in the program significantly exceeding its goals of 20 homes. An additional 30 units are underway.
- The LSHPP benefited clients with exterior improvement of their home, by eliminating health hazards through lead abatement and violations of City codes in their homes.
- The LSHPP leverages fiscal resources by partnering with the Alameda County Lead Poisoning and Prevention Program and receiving reimbursement for lead remediation costs where children under age six reside in the household. For the current year the program has received reimbursements totaling \$125,000.
- The Access Improvement Program (AIP) completed work on eight (8) units. An additional 10 units are underway.
- Minor Home Repair Program (MHRP) repaired 133 housing units.

- The Emergency Home Repair Program (EHRP) completed repairs on 12 units.
- The EHRP benefits homeowners by providing financial assistance for single-system repairs. Primary repairs performed are roofs, plumbing and sewer system repairs.

Rental Assistance for Persons Displaced by Hurricane Katrina

- Following the devastation caused by Hurricane Katrina, the City Council allocated \$250,000 in HOME funds to be used to assist displacees to rent housing in Oakland. To date, five families are receiving rent subsidies under this program.

Homeless Services

Program Changes

- The City adopted the Permanent Access to Housing (PATH) plan to provide permanent housing with supportive services for homeless individuals and families. Work is underway to create an ongoing pipeline of new projects that bring together capital financing, project-based rental subsidies, and on-site supportive services.

Accomplishments

- Through the Year-Round Shelter program, more than 5,680 individuals and households received shelter, hotel/motel vouchers, food services, rental assistance and additional supportive services.
- An additional 354 persons were assisted through the Winter Emergency Shelter program.
- More than 5,623 units of outreach were provided to the homeless and special needs Oakland population through the City's Homeless Mobile Outreach Program, Housing Opportunities for Persons With AIDS program, Emergency Shelter programs, and Winter Shelter programs.
- Through the City's Transitional/Supportive Housing Programs, 308 families received temporary housing and/or transitional services, assisting each family to become more stable in preparation of accessing permanent housing. 105 families moved into permanent housing and 205 families were transitioned into transitional and other housing during the 2006-07 fiscal year.
- Through the Housing Opportunities for Persons with AIDS program, more than 57 persons living HIV/AIDS and their families in the Contra Costa County portion of the Oakland Eligible Metropolitan Area received facility based housing assistance. The existing inventory of 227 HOPWA living units has been maintained in the Oakland EMA with additional projects underway to produce 466 additional units of affordable housing. Nineteen of these units will be dedicated to persons living with AIDS
- Through the Hunger Program, more than 180,800 meals were provided through food distributions, hot meals, and the City's Annual Thanksgiving Dinner for the homeless, low-income, and seniors of Oakland.

A table outlining the accomplishments of the Housing and Homeless Services program area is included at the end of the Executive Summary.

Economic Development

Neighborhood Commercial Revitalization (NCR) Program

- Twenty-seven (27) façade projects consisting of 71 storefronts were improved in FY 2006/07 representing a total investment of \$1,442,732.18; \$539,325.75 in CDBG funded façade grants and \$903,406.43 in private funds. \$270,331 is currently encumbered in sixteen (16) projects that are under construction. Another 100+ projects are in the design or bid phase
- During FY 2006/07 NCR staff provided technical assistance to 18 merchant groups and Business Improvement Districts. Assistance included attending meeting to provide information on City programs and services, funding support for promotional events sponsored by merchant groups at the Jack London Gateway Shopping Center, Temescal, Fruitvale Gateway, Dimond, Laurel, Fruitvale, Foothill/Seminary, Millsmont, Foothill/Havenscourt, Foothill/MacArthur, and International Boulevard (Elmhurst CD District) commercial districts. Staff provided an updated resource directory to the Business Improvement Districts (BIDs) to facilitate their access to City staff responsible for service delivery to the BIDs. NCR staff provided assistance to approximately 125 businesses each quarter.
- NCR staff facilitated the establishment of the Fruitvale Property BID of 2006 which was approved by City Council in July 2006. The Temescal/Telegraph, Rockridge, Lakeshore/Lake Park, Montclair and Laurel BIDs were renewed or reauthorized over the course of the fiscal year.

Business Development Services Unit

In FY 06-07, the Business Development Services Unit was involved in a number of activities to support business creation, retention and expansion opportunities through direct and indirect business services:

- Assisted 207 existing businesses remain in Oakland, retained 6,320 jobs in Oakland. Services included regulatory and permitting assistance, commercial security issues, coordination of city services and business opportunity referrals.
- Attracted 12 new businesses which created over 215 employment opportunities. Services included market and demographic information, site location assistance, coordination of city services and permitting and regulatory assistance.
- Facilitated established owners/investors in their acquisition of four major downtown office properties. The investment value represents \$56.6 million and \$116 million new rehabilitation or construction investment over the next three years. These acquisitions will lead to:
 - Development of a 96,000 sq. ft. data center by 365 Main, 25 jobs projected.
 - Restoration of a downtown historic office property and the development of a new major office building by SKS Investments.
 - Modernization of a downtown office building by Pacific Real Estate Partners.
- Industrial business activity facilitated by Business Development Services staff included:

- Acquisition and rehabilitation of the 185,000 sq. ft. former Mothers Cake and Cookies (East Oakland) by Ellis Partners LLC and relocation of DoBake Bakery from West Oakland and Hayward, 250 jobs and the expansion of Sconza Candy Company.
 - Purchase and planned rehabilitation of the 500,000 sq. ft. former Sunshine Biscuits facility (East Oakland) by Fowler Property Acquisition. Through EDA grant, staff coordinated a Design Concept Plan for the reutilization of this property.
 - Renovation of 120,000 sq. ft. Gary Steel (West Oakland) for H&D Supply contractors' warehouse; planned occupancy by end of 2007, job creation potential of 50 new jobs.
 - Successful retention of PS Print (West Oakland), approximately 200 jobs. Staff also facilitated company acquisition of a \$3.65 million Industrial Development Bond through Alameda County and the State of California.
- Secured new \$1 million Strategic Partnership funds from the state treasurer, adding to the \$550,000 loan fund for a total of \$1.55 million for the Brownfield Loan Program.
 - Secured an additional \$385,000 from U.S. EPA for the City's Brownfield Cleanup Revolving Loan Program.
 - Secured \$185,000 Industrial Corridor Brownfield grant from the EPA for implementation of environmental assessments at the Coliseum and West Oakland BART transit village projects.
 - Publication of a new Brownfield Resource Guide to assist developers, property owners and investors in development of contaminated property.
 - Initiated the development of a Citywide Retail Enhancement Strategy to improve retail activity and access to consumer goods and services in Oakland downtown and neighborhood commercial districts. In 2006-07, staff and consultants implemented an online shopper survey (over 2,300 responses), held four community meetings, and prepared detailed analysis of Oakland's retail potential. Full study which will include specific area implementation plans will be completed in spring 2008.
 - Launched *Retail is Happening in Oakland* newsletter, which reports individual retailer news as well as city retail initiatives and trends.
 - City staff completed work related to the \$850,000 RMDZ loan and helped locate raw material for eCullet Company.
 - The Economic Gardening pilot program assisted over 60 Oakland businesses in optimizing their web marketing presence and performance. Staff is currently seeking other regional economic development partners to sustain and grow this program.
 - Led in creation of the East Bay EcoMetro Guide, a new regional coupon book promoting sustainable and locally owned businesses. Guide will be launched in fall 2007.
 - Led the development of the Business Services Organization (BSO) collaborative, launched in October 2006 to create a forum for training and networking of Oakland nonprofit business services providers. Over 2006-07, staff held four meetings in which representatives of over 50 East Bay providers attended.

- Staff participated in the development of the McKinsey Company's Taking Stock of Oakland's Economy study, sponsored by the Oakland Metropolitan Chamber of Commerce. In addition to serving as resources to the Oakland Partnership project, staff is also participating in the five industry cluster committees.
- Worked with Bay Area World Trade Center (BAWTC) to initiate the development of an international trade strategy for Oakland, including the development of an Oakland World Trade Center.

Commercial Lending

For the current reporting period, July 2006 – June 2007, City staff and community partners have worked to improve existing services and identify gaps in services offered. During this review period, the Commercial Lending staff accomplished the following by utilizing City funded commercial loan programs:

- Collected approximately \$1,015,550 in delinquent and defaulted loans
- Negotiated proposals for the restructurings of one loan
- Received \$1,807,147 in total loan payoffs
- Underwrote 24 new loans to 22 loan clients
- Created opportunities for 60 new jobs and retained 8 jobs in the Oakland economy
- Provided six clients with technical assistance in the development of business/marketing plans
- Created a Coliseum Redevelopment Area Revolving Loan Program, which currently has nine potential loan applicants
- Reconciled HUD 108 loan funds to ensure funds were in the appropriate accounts in accordance to HUD guidelines; and
- Request an EEC HUD 108 drawdown in the amount \$2.6 million from HUD to reimburse loan expenditures that have been disbursed to EEC HUD 108 loan recipients;
- Created Commercial Lending Fiscal Controls and a HUD 108 Procedure Manual

Oakland small business owners and entrepreneurs continue to have access to City services designed to assist in their establishment, growth, stability and viability.

Public Services and Infrastructure (Neighborhood Improvements)

Public Services

- Funding for public service activities were carried out through 28 sub recipient agreements with 26 private nonprofit agencies and one (1) public agency that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, seven (7) City-administered programs were funded. The programs administered by the non-profits and the city are:
 - **Anti-Crime** – Three (3) programs received funding for the provision of legal assistance, crisis counseling and support services to 1,435 individuals.
 - **Employment Education and Training** – Three (3) programs received funding for the provision of employment training and counseling, career advancement opportunities and job referral and placement to 35 individuals.

- **Hunger Relief** - Two (2) programs received funding for the provision of food purchase and distribution services to 673,437 individuals. This also includes the annual Thanksgiving Dinner.
- **Senior Services** – Seven (7) programs received funding for the provision of information & referral, needs assessment, support services, in-home support, companion services, legal services, recreation and physical activities, outreach & education, medical care, hot meals and social services to 1,622 individuals.
- **Miscellaneous Public Services** – Three (3) programs received funding for the provision of computer training, family support and assistance and youth development services to 7,400 individuals.
- **Substance Abuse Intervention and Prevention** – One (1) program received funding for the provision of residential and day treatment services, support services and referral services to 54 individuals.
- **Youth Services** – Fifteen (15) programs received funding for the provision of work experience and career preparation, case management, tutoring and instruction, academic assistance, cultural and life enrichment, health care and education, housing search assistance counseling and support services, leadership development, mentor support, life skills training and safety monitoring services to 3,985 individuals and 75 families.
- **Microenterprise and Business Assistance** – Five (5) programs received funding for the provision of façade improvement, business incubation, microenterprise assistance, training, counseling, organizing and support as well as crime prevention.

Infrastructure (Neighborhood Improvements)

- There was one (1) project awarded funds from the FY 06-07 grant allocated for capital improvements to public service facilities, the project is out to bid and expected to be completed by December 2007.

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

		5-Year (2005-2010)		Current Year (FY 2006-2007)	
		Goal	Actual to Date (2005-2007 only)	Goal	Actual
Expansion of the Supply of Affordable Rental Housing					
		805 Units Built or Underway			
Rental Housing New Construction: Units Built			74	92	0
Rental Housing New Construction: Units Underway			555	<div style="width: 100%;"></div>	555
Preservation of the Supply of Affordable Rental Housing					
		400 Units Built or Underway			
Rental Housing Preservation: Units Built			17	213	0
Rental Housing Preservation: Units Underway			358	<div style="width: 100%;"></div>	358
Public Housing Reconstruction: Units Built			34	54	0
Public Housing Reconstruction: Units Underway			178	<div style="width: 100%;"></div>	178
Expansion of the Supply of Affordable Ownership Housing					
		105 Units Built or Underway			
Ownership Housing Construction: Units Built			28	15	9
Ownership Housing Construction: Units Underway			229	<div style="width: 100%;"></div>	229
Expansion of Ownership Opportunities for First-Time Homebuyers					
Mortgage and Down Payment Assistance		565 Households	89	70	49
Housing Counseling		Prepare Residents	1,249	175	1,249
Mortgage Credit Certificates		100 Households	0	0	3
Improvement of Existing Housing Stock					
Owner-Occupied Housing Rehabilitation: Units Completed		1440 Housing Units	472	195	226
Owner-Occupied Housing Rehabilitation: Units Underway			47	<div style="width: 100%;"></div>	47

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Provision of Rental Assistance for Extremely Low and Low Income Families				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	10	0	10
Provision of Supportive Housing for Seniors and Persons with Special Needs				
Senior Housing Development: Units Built	400 Units Built or Underway	216	217	216
Senior Housing Development: Units Underway		260		260
Special Needs Housing Development: Units Built		0	0	0
Special Needs Housing Development: Units Underway		20		20
Access Improvement: Units Completed	40 Housing Units	23	8	8
Access Improvement: Units Underway		10		10
Removal of Impediments to Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	1,306	230	600
Referral, Information, and Counseling to Residents	2500 Households	10,592	2,144	3,365
Discrimination Education and Investigation	100 Households	1,068	196	886

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	1,418	1,000	747
Health Care for Homeless	500 People	96	100	96
Other Outreach Services	1,225 People	6,756	245	4,780
Information and Referral Services	4,000 People	6,438	787	5,617
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	9,000 People	7,300	1,800	5,391
Winter Shelter	6,000 People	1,799	1,200	354
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	576	441	289
Transitional Housing				
Existing Transitional Housing Facilities	750 Families	287	441	126
Transitional Housing Jobs Campus at Oakland Army Base		0		0
Supportive Services Program				
Homeless Prevention	1,000			
Rental Assistance	Individuals/Families	196	216	183
Eviction Prevention	1,000 Individuals/Families	196	216	183
Legal Assistance	1,200 Cases	4,836	240	1,728
Housing Counseling	1,700 Cases	1,339	355	335
Tenant Education Program	550 Cases	790	115	790
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 People	17	11	0
Services and Referral	3,000 People	621	600	57
Permanent Housing	300 Units	92	100	57

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 most recent Five Year Consolidated Plan on May 13, 2005. 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, 2006 through June 30, 2007, 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, 2006 through June 30, 2007 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 May 13, 2005.

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 \$8,601,041 in Community Development Block Grant funding, plus program income of \$3,000,000. The total funding received from both sources is \$11,601,041.
b. <u>Community Services Block Grant</u> <i>The City received \$674,641 in CSBG funds to support anti-poverty programs and services.</i>
c. <u>Head Start</u> <i>The City's Department of Human Services received \$15,212,370 to provide child care and tutorial programs.</i>
d. <u>Department of Agriculture/Child Care Food Program</u> <i>The USDA provided \$375,000 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) <i>This Federal grant provides employment and training services to meet the needs of unemployed job seekers, underemployed workers and employers. For the 2006-07 fiscal year, the City received approximately \$5,952,000.</i>

Local Resources for Non-Housing Community Development Activities

PROGRAM
<p>a. <u>General Fund</u></p> <p>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.</p> <p>The employment component of the City's Contracting and Employment Services placed Oakland residents on City construction contracts.</p> <p>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.</p>
<p>b. <u>Redevelopment and Private Investment</u></p> <p>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.</p>

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, Redevelopment Division. Business Development staff is responsible for implementing programs that retain and attract businesses (retail, commercial/office, industrial) 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 City of Oakland and Oakland Redevelopment Agency established and maintains its Commercial Lending Unit (CLU) for the purpose of providing small business technical assistance and lending services to Oakland's business community. The Commercial Lending Unit maintains multiple professional services contracts with qualified service providers capable of delivering services targeted towards: technical support, strategic planning, training, employee recruitment and commercial lending. The commercial lending revolving loan funds previously established by the City and the Agency continue to be available to Oakland's business community.

Commercial Lending staff continues to work diligently to implement recommendations presented to Council and the execution of a Inter-Agency agreement between the City/Agency and the Oakland Business Development Corporation (OBDC) for loans greater than \$99,000 and less than \$249,500. The Inter-Agency agreement provides the instruments used in evaluation of loan clients and the construction and execution of loan documents. The Agreement also establishes the linkage between the City/Agency, the OBDC and the borrower, which becomes critical in situations where the City/Agency are forced to undertake collection activities.

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 -All sectors:	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	Assist 100 businesses to remain in Oakland; retain or attract 1,000 jobs; attract 13 new businesses to Oakland.	Assisted 207 businesses to remain in Oakland, retained 6,320 jobs in Oakland, attracted 16 new businesses and created 137 jobs.
Industrial	Provide information, location advise and research, for new industrial firms seeking space in Oakland, work to retain and increase the local job base within existing firms, and retain industrial businesses in Oakland.	Attract new industrial companies, and retain firms to keep jobs within Oakland, approve 3 new Brownfields loans. And two new grants for environmental site assessment of Brownfield sites.	Attracted 12 firms interested in moving to Oakland with total of 215 employment opportunities. Secured new \$1 million Strategic Partnership funds from the state treasurer, adding to the \$550,000 loan fund for a total of \$1.55 million for the Brownfield Loan Program.
Retail	Provides information and referrals to startup, existing and new-to-Oakland retailers, restaurateurs, and arts and entertainment businesses citywide	Increase City's sales tax base Increase shopping options for Oaklanders and visitors to Oakland Increase commercial district vitality	Initiated the development of a Citywide Retail Enhancement Strategy to improve retail activity and access to consumer goods and services in Oakland's downtown and neighborhood commercial districts. Implemented an online shopper survey, community meetings and prepared a detailed analysis of Oakland's retail potential.
Office and Commercial	Financing, location assistance, and coordination with other city departments for clients seeking office and general commercial space , including research & development, biotech and other educational and scientific research, and technology companies.	Attract and assist the location with of Oakland firms representing the commercial sector, including telecommunication, biotechnology, research & development firms.	Facilitated established owners/investors in their acquisition of four major downtown office properties. The investment value represents \$172.6 million new rehabilitation or construction investment over the next three years.

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. This is accomplished through the collection and analysis of baseline economic data; organizing and assisting merchant associations; implementing the Commercial Property Façade Improvement Program; designing and constructing streetscape improvement projects; assisting with the establishment of Business Improvement Districts (BIDs); developing business directories and other materials to promote shopping and to market NCR areas as locations for new businesses and investors.</p>	<p>Complete of 40 façade improvement projects, the provision of technical assistance to 3 merchant organizations, design and implementation of 2 streetscape plans and 4 streetscape projects, facilitation of 1 catalyst development projects and assistance to establish 3 Business Improvement Districts.</p>	<p>Completed façade improvements on 27 buildings including 71 storefronts. Provided assistance to 18 merchant associations and Business Improvement Districts (BIDs). Developed an updated resource directory to the BIDs to facilitate their access to City Staff. Provided information to approximately 125 small businesses a quarter. Assisted in the establishment of the Fruitvale BID of 2006 which was approved by City Council in July 2006. The Temescal/Telegraph, Rockridge, Lakeshore/Lake Park, Montclair and Laurel BIDs were renewed or reauthorized over the course of the fiscal year and facilitated the reauthorization of 5 existing BIDs in Temescal, Rockridge, Montclair, Lakeshore/Lake Park and Laurel ;</p>

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Business Loan Program (Program Delivery Costs) <i>Citywide</i>	Oakland Business Development Corporation will serve Commercial Loan Program clients requesting loans of less than \$100,000. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans.	12 NEDF loans and 6 EEC Section 108 loans. Technical and referral assistance to eligible clients.	The City and OBDC continued their agreement with OBDC to underwrite loans up to \$249,500. OBDC was successful in marketing City loan programs and underwrote two ORA loans, thirteen NEDF and nine Micro loans.
Micro Loan Program <i>Citywide</i>	OBDC operates a micro-loan program (max. \$20,000) on behalf of the City. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.	10 micro loans. Technical and referral assistance to eligible clients	

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
Commercial Lending Services targeting is Citywide	CLP provides owners of small businesses and entrepreneurs in Oakland with training, resources and information to assist in the success of their small businesses. The CLP also provides direct commercial business loans for the purpose of business expansion, attraction and retention with the goal of creating jobs for Oakland residents. Businesses located in one of Oakland's three Enhanced Enterprise Communities (EEC) of West Oakland, East Oakland, and San Antonio/Fruitvale are also eligible to apply for specifically designated low interest business financing programs.	Intake assessment and technical assistance to approximately 1,400 clients; workshop classes to over 500 individuals; fund approximately \$635,000 of loans; increase employment opportunities and newly create approximately 20 jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation, Ultimate Staffing Services, Williams and Associates, and National Development Council.	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 defaulted loans totaling \$1 M. Commercial Lending Unit continued with its scope of services with the Oakland Business Development Corporation authorizing that organization to underwrite commercial loans up to \$249,500.
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 CL when considering complex financing structures for HUD-108 finances projects. NDC will be an important advisor to CL when developing financing structures for projects involving multiple lenders assuming various security positions.	Assist CL and Redevelopment staff with approximately 6 to 8 projects when reviewing complex pro forma analyses and considering complex financing structures.	NDC has assisted staff as an integral advisory resource with review and development of complex financing structures for approximately 6 projects.

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 FY 06-07 funding for public service activities to be carried out through 28 subrecipient agreements with 28 private, nonprofit agencies and one (1) public agency that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2005 to June 30, 2010. The number of programs by category are as follows:

Anti-Crime	3
Employment Education and Job Training	3
Hunger Relief	2
Senior Services	7
Social Services	3
Substance Abuse and Prevention	1
Youth Services	15
Public Facilities and Infrastructure	1

(B) Infrastructure (Neighborhood Improvements)

There was one (1) project that received funds from the FY 06-07 grant allocated for capital improvements to public service facilities.

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

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Anti-Crime</u> Health & Human Services/ Violence Prevention Task Force Family Violence Law Center/Domestic Violence Prevention Project Law Center for Families/Domestic Abuse Prevention Project	Domestic violence prevention education Legal services Peer support Crisis counseling Community organizing and liaison	964 individuals	1,435 individuals
<u>Employment Education and Job Training</u> Allen Temple Housing & Economic Development/Dr. J. Alfred Smith, Sr. Training Academy <i>No activity and no expenditures</i> International Institute of the East the East Bay/The New Immigrants Employment Project Volunteers of America/Day Labor Program	Employment training and counseling Career advancement opportunities Job referral and placement	62 individuals	35 individuals
<u>Hunger Relief</u> Alameda County Community Food Bank/Food Security Scholarships Health & Human Services/ Supplemental Hunger Program	Food purchase & distribution	20,550 individuals	673,437 individuals
<u>Seniors</u> Alzheimer's Services of the East Bay/Dementia-Specific Adult Day Health Services Bay Area Community Services/Meals on Wheels Grandparents & Relatives as Second Parents/Getting a Grip on Parenting, Again Health & Human Services/Oakland Senior Companion Assessment and Referral Network Legal Assistance for Seniors/Legal Services and Community Education Life Long Medical Care/Over 60 Health Center-East Oakland St. Mary's Center/Senior Homeless Case Management	In-home support Companion services Legal services Day care Medical care Social services Hot meals Support groups for caregivers Educational workshops Information and referral	1,044 individuals	1,622 individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Miscellaneous Public Services</u> Ethiopian Community and Cultural Center Library Services/Golden Gate Library Computer Lab OCCUR/Eastmont Computing Center	Family support and assistance Youth development Case management Information and referral Computer training	6,576 individuals	7,400 individuals
<u>Substance Abuse</u> Healthy Babies Project/Health Families Project	Residential and day treatment Support services Referrals	60 individuals	54 individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Youth</u> Alameda County Health Care Services/Project Yes! Boys and Girls Clubs/SMART Moves Program Camp Fire Boys & Girls/Kids With Dreams Eastside Arts Alliance/Youth Performance Workshop Girls, Inc. of Alameda County/Concordia Park Prog. Health & Human Services/Safe Walk to School Marcus A. Foster Educational Inst/Prescott Circus Theatre OCCUR/East Bay Conservation Corps-Community Garden Oakland Youth Chorus/Music in the Schools Parks & Recreation/Enhanced Middle School Sports Program Precision Drill Ministries/ Mentoring Program Project Re-Connect Project SEED/A Mathematical Pathway to Success Spanish Speaking Citizen's Foundation/Academic Coaching The First Place Fund for Youth/Emancipation Training Center	Work experience and career preparation Case management Outreach Tutoring and instruction Homework assistance Academic support Cultural and life enrichment Computer instruction Health care and education Fitness and nutrition education Recreational activities Counseling and support services Leadership development Entrepreneurial opportunities Mentor support Life skills training Community service and organizing Cultural diversity education Multilingual services Safety monitoring Child care Technical assistance and training for child care providers Support and training for parents and guardians	62 families 5,328 individuals	75 families 3,982 individuals

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACTUAL ACCOMPLISHMENTS
<u>Microenterprise and Business Assistance</u> A New America Community Corporation/Assets for New Americans East Bay Asian Local Development Corporation/23rd Avenue Safety & Beautification Improvements Oakland Citizens' Committee for Urban Renewal/Façade Improvement Coordination-Main Street Unity Council/Fruitvale Safety, Beautification and Economic Development Project Southeast Asian Community Center/Microenterprise Assistance	Neighborhood improvement and beautification Façade improvement Business incubation Microenterprise assistance Technical assistance and training Counseling Merchant and business association organizing and support Crime prevention Monitoring blight	70 businesses 37,160 individuals	193 businesses 789 individuals
Public Facilities and Infrastructure Office of Parks and Recreation, Bella Vista Park	Infrastructure Improvement	1 Facility	Contract for Bathroom Facility is out to bid, construction expected to be completed by 12/07

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 June 2005. The following narrative is a summary of the 2005 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 who 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 by data related to complaints.

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 neighborhood 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 who will occupy that housing. It should be noted that such opposition is found in minority and non-minority neighborhoods alike.

Discrimination in lending is also a problem, as revealed by 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 persons with disabilities.

The City is committed to the promotion of fair housing choice, and in an effort to affirmatively further fair housing will undertake a number of steps to eliminate barriers to fair housing, as outlined in the conclusion of this report and in the City's Annual Consolidated Plan for Housing and Community Development.

Actions Taken to Overcome Impediments to Fair Housing

The narratives and table on the following pages summarize actions taken in the 2006-2007 program year to overcome impediments to fair housing. The table identifies impediments described in the AI and specific actions taken to remove those impediments.

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.

The following table outlines fair housing activities performed in the City of Oakland from July 1, 2006 through June 30, 2007. It also shows the one year goals and actual accomplishments for each activity.

Fair Housing Activities

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Center for Independent Living <i>Citywide</i>	Provide housing services and housing-rights counseling to persons with physical and mental disabilities.	Persons with disabilities and incomes at 30-50% AMI.	CDBG: \$100,000	Provide housing search counseling for 230 individuals and discrimination counseling for 36 individuals. Facilitate access to housing for low-income persons with disabilities.	Provided housing search and counseling to 600 individuals and discrimination counseling to 692 individuals. Provided 31 van/cab rides.
East Bay Community Law Center <i>Citywide</i>	Provide free legal services and counseling for housing related problems.	Residents with incomes < 80% AMI, but primarily < 30% AMI.	CDBG: \$88,000	Provide legal representation for 72 individuals and counseling for 644 individuals. Provide training and TA to Centro Legal de La Raza.	Counseled 1,106 at tenant workshops. Counseled 838 individuals through the Low Income Eviction Project. Provided 155 individuals with legal representation. Provided capacity building through regular meetings, advice, information and support to Centro Legal, who serves primarily monolingual Spanish Speaking low income persons. Served 98 clients with direct representation.

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Eden Information and Referral <i>Citywide</i>	Increase access to housing information for Oakland residents; and manage a housing database with emergency, transitional, subsidized, and permanent housing information.	Individuals and families with incomes < 80%.	CDBG: \$80,000	Expand the current housing database by adding 450 new Oakland housing units. Increase the number of residents accessing the Community Housing And Information Network (CHAIN) phone line by 250.	Expanded housing database by 2,007 and provided information and referral to 2,624 low income residents
Housing Rights, Inc. <i>Citywide</i>	Provide systematic fair housing audit and tenant workshops.	Low- and moderate-income families with children.	CDBG: \$30,000	Provide systematic fair housing audit and workshops reaching 1,250 people.	Provided City with fair housing audit information to be used in the Analysis to Impediments to Fair Housing. (<i>We removed workshops from scope to concentrate on getting more data</i>)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Sentinel Fair Housing <i>Citywide</i>	Investigate, mediate and refer in cases of housing discrimination,	Individuals and families with incomes < 80%,	CDBG: \$150,000	Test 10 discrimination cases, conduct 12 workshops, distribute 1,200 information and referrals, investigate 48 fair housing cases, and counsel 160 clients. (A portion of the funding for this organization is supporting eviction prevention activities.)	Addressed 457 landlord tenant cases, conducted 24 workshops, investigated 194 fair housing cases and provided education and referrals to 2,673 families/individuals

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 2006-2007, 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 Narrative F: Leveraging, Commitments, Match and Support for Other Applications. Narrative 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 \$5,054,535 in CDBG grant funds and program income for housing activities, including housing rehabilitation programs, homeless programs and a number of housing services.

Rental Rehabilitation Program

There were no funds received in program income (loan repayments) derived from loans made under the now-discontinued Federal Rental Rehabilitation Program. Repayments received in prior years were allocated primarily to provide additional funding for the Neighborhood Housing Revitalization Program (NHRP) and other rehabilitation programs to provide loans and grants for rehabilitation of owner-occupied homes. The

NHRP provides financial assistance to owners of vacant and blighted residential properties of one to four units that are in need of extensive rehabilitation to correct code violations and to eliminate safety and health hazards.

HOME/ADDI

The City received a total HOME grant of \$4,426,927. An additional \$67,495 was awarded to the City for the American Dream Downpayment Initiative. Funds were allocated to the following uses:

Housing Development	\$3,983,964
Homeownership Assistance	\$67,495
<u>Program Administration/Monitoring</u>	<u>\$442,663</u>
TOTAL	\$4,494,122

The City also received program income in the amount of \$2,709,997 in the form of recapture of loans and a share of appreciation from homes originally assisted with HOME funds. This was 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 is applied to the first eligible HOME expenditures that are incurred by the City.

Emergency Shelter Grant (ESG)

The City received \$365,836 in Emergency Shelter Grant Funds, of which \$18,291 was allocated to cover the City's program administration costs, \$24,388 to cover Homeless Management Information System expenses and \$323,157 allocated for emergency shelter and homeless services.

Supportive Housing Program

The City received four Supportive Housing Program grants for the 2006-07 report year, supporting the following City programs: Matilda Cleveland Transitional Housing Program (\$259,432); Families In Transition/Scattered Sites Program (\$245,146), the Homeless Families Support Network (\$1,825,154), and the Oakland Homeless Youth Housing Collaborative (\$696,433).

In addition, a total of \$5,675,518 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 an award of \$1,905,000 under the HOPWA program. The City is the lead agency for the metropolitan area, and distributed funds to Alameda County and Contra Costa County based on the relative proportion of AIDS cases, as follows:

Alameda County	\$1,383,468
(includes share of Grantee Administration – \$19,050)	
Contra Costa County	\$483,432
Grantee Administration (City)	<u>\$38,100</u>
TOTAL	\$1,905,000

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 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 provided 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. Due to its participation in the Moving to Opportunity program, the OHA is no longer prohibited to use Section 8 in census tracts with a poverty rate greater than 20 percent (The majority of Oakland's census tracts fit this description). In FY 2006-07, the City's Notice of Funding Availability (NOFA) was again used to solicit applications for project-based section 8 for the first time. OHA will continue to use the competitive process to distribute project-based assistance and will seek to link the award of the project based assistance to the City's NOFA process.

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.

In 2006-07, the City Council adopted the Permanent Access To Housing (PATH) plan, which will bring together affordable housing developers and service providers to create and operate permanent supportive housing for homeless persons. Work has begun to establish a "pipeline" of projects that can be funded each year in order to expand the inventory of housing to serve homeless people who are among those with "worst-case needs."

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 Narrative D.

Affordable Housing Planned Actions, FY 2006-2007

Expansion of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
14th Street Apartments (formerly Central Station) 14 th Street between Wood Street and Frontage Road <i>Oakland Army Base</i>	New construction of 99 units of rental housing.	Households with incomes < 50% AMI.	Redevelopment Agency: \$8,379,000	Finalize project financing, begin environmental review, select contractor and design team.	Received project financing, closed Agency loan, environmental review in progress, selected contractor and design team.
Coliseum Gardens HOPE VI – New Rental Housing, Phase I Corner of 69 th Street and Hawley Streets <i>Central East Oakland</i>	New construction of 69 units of rental housing. (Phase I also includes construction of 45 replacement units of public housing.)	Households with incomes < 60% AMI.	HOME: \$1,500,000 Redevelopment Agency: \$1,500,000	Project lease-up, cost certification.	Leased up, cost certification nearly finalized after extensive review/ reconciliation beyond the scope of TCAC considerations.
Coliseum Gardens HOPE VI – New Rental Housing, Phase II Corner of 69 th Street and East San Leandro Boulevard Central East Oakland	New construction of 92 units of rental housing. (Phase II includes construction of 54 replacement units of public housing.)	Section 8 units for participants with incomes < 50% AMI. All other units for households with incomes < 60% AMI.	No City or Redevelopment Agency funds.	Complete construction.	Construction on 81 units completed by mid-June; remainder to be completed by Fall 2007.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Coliseum Gardens HOPE VI – New Rental Housing, Phase III 66 th Street crossing over Leona Creek Drive and Lion Way Central East Oakland	New construction of 69 units of rental housing. (Phase III includes 37 replacement units of public housing, in addition to the new construction of 59 units for Project Based Section 8 vouchers and tax-credit rental units.)	Section 8 units for participants with incomes < 50% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000 HOME: \$1,600,000	Begin construction	Construction began January 2007.
Fox Courts 18 th , 19 th , Telegraph and San Pablo Avenues <i>District/Area: District 3/Uptown</i>	New Construction of 80 rental units: 18 studios 9 1-Bdrm units 13 2-Bdrm units 35 3-Bdrm units 5 4-Bdrm units 4,000 square feet of commercial/retail and museum space, and 72 parking spaces Supportive services for 6 households that include a member with HIV/AIDS.	The range covers from extremely low income (30%AMI) through moderate income (60%AMI) households.	Redevelopment Agency Uptown Project Area Funds: \$2,464,000 Redevelopment Agency land donation \$3,836,112 Redevelopment Agency Low/Mod Fund: \$4,950,000	Predevelopment work to continue. Loan negotiations to begin in 2006-07.	Site cleared. Financing all committed. Construction set to start mid August 07

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Madison and 14th 160 14th St. <i>Eastlake/San Antonio/Chinatown</i>	New construction of 79 rental units and ground floor retail space (2,660 sq. ft.); 20 units reserved for homeless former foster youth.	18 households < 30% AMI 60 households < 50% AMI 1 manager unit Small family: 53 households (20 2-bdrm, 33 1-bdrm) Large family: 6 households (6 3-bdrm) Special needs: 19 households (former foster youth)	Redevelopment Agency: \$4,522,915 HOME: \$2,472,585	Close all financing and start construction.	Started construction. Completion anticipated February, 2008.
Seven Directions (Native American Health Center) 2946 International Blvd <i>Fruitvale/San Antonio</i>	New construction of 36 rental housing units and Native American Health Center.	Households with incomes < 80% AMI	Redevelopment Agency: \$3,289,000 HOME: \$1,216,600	Complete financing and start construction.	All loans closed. Construction underway – 15-20%

Preservation of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Coliseum Gardens HOPE VI – Public Housing Reconstruction, Phase I Corner of 69th Street and Hawley Streets <i>Central East Oakland</i>	New construction of 45 replacement units of public housing. (Phase I also includes construction of 36 tax-credit rental units.)	Public Housing units for households with incomes < 30% AMI.	No City or Redevelopment Agency funds for public housing portion of project.	Project lease-up, cost certification.	Leased up, cost certification nearly finalized after extensive review/ reconciliation beyond the scope of TCAC considerations.
Coliseum Gardens HOPE VI – Public Housing Reconstruction, Phase II Corner of 69 th Street and East San Leandro Boulevard <i>Central East Oakland</i>	New construction of 54 replacement units of public housing. (Phase II also includes 92 units for Project Based Section 8 vouchers and tax-credit rental units.)	Public Housing units for households with incomes < 30% AMI.	No City or Redevelopment Agency funds for public housing portion of project.	Complete construction.	Construction on 81 units completed by mid-June; remainder to be completed by Fall 2007.
Coliseum Gardens HOPE VI – Public Housing Reconstruction, Phase III 66 th Street crossing over Leona Creek Drive and Lion Way <i>Central East Oakland</i>	New construction of 37 replacement units. (Phase III also includes 69 units for Project Based Section 8 vouchers and tax-credit rental units.)	Public Housing units for households with incomes < 30% AMI.	No City or Redevelopment Agency funds for public housing portion of project.	Begin construction.	Construction began January 2007.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Foothill Plaza 6311 Foothill Blvd <i>District 6/Central City East</i>	Acquisition and rehabilitation of a 54 unit family development: 18 1-Bdrm units 36 2-Bdrm units Supportive services for 6 households that include a member with HIV/AIDS.	The range covers from extremely low income (30%AMI) through low income (50%AMI) households	2006 City Affordable Housing Bond Funds: \$1,609,947	Complete financing and start rehabilitation by December 2006.	Stalled – did not receive MHP funds. Budget gap due to increased rehab scope of work.
Posada de Colores 2221 Fruitvale Ave. <i>Fruitvale</i>	Minor rehabilitation of the elevators 100 senior units	50 senior units < 35% AMI 50 senior units < 50% AMI	Redevelopment Agency: \$188,500	Complete construction by June, 2008.	Received contractor bids, moved forward with predevelopment.
Project Pride 2577-79 San Pablo Ave. <i>West Oakland</i>	New construction & rehab of 42 transitional units w/ supportive services	42 transitional units for small families < 35% AMI	Redevelopment Agency: \$4,450,000	Complete financing and close Agency loan by June, 2008	New project first funded in FY 2006-07. Submitted financing applications, progressed on predevelopment activities.
Saint Andrew's Manor 3250 San Pablo Avenue <i>West Oakland</i>	Rehabilitation of 60 units of senior affordable housing	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$748,300	Begin rehabilitation in July 2006 and complete by February 2007.	Applied for additional funding and continued predevelopment activities.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Saint Patrick's Terrace 1212 Center Street <i>West Oakland</i>	Rehabilitation of 66 units of senior affordable housing	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$753,600	Begin rehabilitation in July 2006 and complete by February 2007.	Applied for additional funding and continued predevelopment activities.
Sojourner Truth Manor 5815, 5915 and 6015 Martin Luther King Jr. Way <i>North Oakland</i>	Minor rehabilitation of elevators, entries and fire safety equipment for 87 senior units in three buildings on adjacent blocks.	During Section 8 term, all units will be affordable to senior households earning <50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$162,100	Complete rehabilitation by Summer 2006.	Rehab work on one building completed; other two building to complete by August 2007.
Tassafaronga Village HOPE VI Rental, Phase I 919 85 th Avenue <i>Elmhurst</i>	New construction of 60 units. Includes replacement of 30 units of public housing and 30 tax credit units.	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	Redevelopment Agency: \$3,000,000	Apply for project financing (9% tax credits, HOPE VI). Obtain building permits. Start construction.	Applied for but did not receive HOPE VI funds in Fall 2006. Reconfigured project to include 112 rental units in Phase I, received brownfield grant, CalHFA loan and design drawings are at 50% completion.
Tassafaronga Village HOPE VI Rental, Phase II	New construction of between 149 and 219 units (TBD). Includes construction of remaining 57 public housing replacement units and additional ownership/tax credit rental units.	Public Housing units with incomes < 30% AMI. All other units for households with incomes < 60% AMI.	TBD	Apply for HOPE VI funding.	See above. Phase II is now projected to include 69 rental units.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Vacant Housing Acquisition & Rehabilitation Program (V-HARP) <i>Citywide</i>	<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 rental units or 45 years if they become ownership units.</p>	<p>Rental projects: Households earning not more than 80% AMI.</p> <p>Ownership projects: Households earning not more than 120% AMI, most at 80% AMI or less.</p>	<p>Redevelopment Agency Low/ Mod Housing Fund: \$1,500,000</p> <p>Redevelopment Agency Stanford-Adeline Redevelopment Project Area Funds \$622,000</p>	<p>Complete loan negotiations and begin construction on a project of at least 8 affordable housing units (\$814,000). Project likely to be located in the North Oakland Community Development District.</p>	<p>Potential 8-unit project is now being considered as part of a proposed 58-unit new construction project for ownership housing.</p>

Expansion of the Supply of Affordable Ownership Housing

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
10211 Byron <i>Elmhurst</i>	Site acquisition of a lot for 10 units of ownership housing.	Households with incomes < 80% AMI.	Redevelopment Agency: \$386,550	Obtain construction financing, repay the Agency loan and start construction.	Project scored competitively in NOFA, but was not recommended for funding by the CCE PAC/Agency due to design/ maintenance concerns. .
10900 Edes Ave. Edes Avenue Homes; Phase A <i>Elmhurst</i>	New construction of 26 ownership units and infrastructure.	Homebuyers with incomes < 80% AMI.	Redevelopment Agency Site Acquisition: \$375,000 Other Redevelopment Agency Funds: \$1,700,000	Complete construction of the seventh through eleventh units. Complete infrastructure construction.	Goal achieved: 11 units complete; infrastructure complete
1574 – 1590 7th Street <i>Western Oakland</i>	New construction of 5 ownership townhomes, 2 of which will be affordable.	2 households with incomes < 100% AMI	Redevelopment Agency: \$127,327	Start construction by June 2006.	Stalled – cost increase created budget gap.
2001 Linden St. <i>Western Oakland</i>	Site acquisition of a lot for new construction of 8 townhomes.	2 households with incomes < 80% AMI, 6 households with income <120% AMI.	Redevelopment Agency: \$148,500 (Fully repaid to the Agency)	Complete construction.	Construction completed, marketing of units begun. The affordability restrictions on the two units at 80% AMI will be lifted.
3701 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for future ownership housing.	Households with incomes < 80% AMI.	Redevelopment Agency: \$109,510	Remove structure on the site and proceed with predevelopment activities.	Information not available at time of publication.
5825 Foothill <i>Central East Oakland</i>	Site acquisition of a vacant bowling alley and 3 other lots for 30 future townhouses.	Homebuyers with incomes < 80% AMI	Redevelopment Agency: \$701,000	Complete financing.	Site was sold by developer and site acquisition loan was repaid. If project is developed as residential then affordability restrictions will apply...

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Calaveras Townhomes 4862-4868 Calaveras <i>Outside of Community Development Districts</i>	New construction of 28 affordable for-sale townhomes.	Households with incomes <110%	Redevelopment Agency Site Acquisition Loan: \$1,310,000 Redevelopment Agency Development Loan: \$2,548,424	Begin construction and marketing of the townhomes.	Design work complete. Project stalled by high costs vs. affordability limits.
Coliseum Gardens HOPE VI – Ownership Lion Creek Crossing <i>Central East Oakland</i>	Development of 28 ownership units.	Households with incomes < 100% AMI	TBD	Begin entitlement process. Apply for financing. Begin Architectural drawings.	No appreciable progress due to delays in rental phases.
Edes B Homes 10800 Edes Ave. <i>Elmhurst</i>	Infrastructure improvements and new construction of 25 homeownership units, 2-, 3-, and 4- bedroom.	Homebuyers with incomes < 60% AMI (13 units); <80% AMI (7 units); and <100% of AMI (5 units).	Redevelopment Agency: \$2,812,000.	Complete site purchase. Begin construction documents, entitlements, and marketing.	Site purchase completed. Environmental site cleanup and other predevelopment work underway.
Faith Housing Corner of 7 th St. and Campbell St. <i>Western Oakland</i>	Land assembly for 30 ownership housing units .	To be determined - Maximum: 80% AMI.	Redevelopment Agency: \$689,598	Obtain development funding.	Predevelopment is still underway.
Horizon Townhouses 9800, 9809-15 MacArthur Blvd. <i>Elmhurst</i>	14 new 3- bdrm ownership townhouse units for families.	Households with incomes < 100% AMI.	Redevelopment Agency: \$1,767,000	Begin construction.	Construction began October 2006; unit marketing is also underway.
Mandela Gateway Ownership Housing 8 th St. between Mandela Parkway and Center Sts. <i>Western Oakland</i>	New construction of 14 for-sale townhomes and flats.	8 units < 80% AMI 6 units < 100% AMI	Redevelopment Agency: \$1,479,100 HOME: \$771,300	Continue construction and begin marketing.	In construction. Completion anticipated January 2008. Marketing begun.
Sausal Creek Townhomes 2464 26 th Avenue <i>Fruitvale/San Antonio</i>	New construction of 17 ownership units.	Households with incomes < 100%AMI.	Redevelopment Agency: \$2,329,000	Begin construction by July 2006.	Construction began October 2006; unit marketing is also underway.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Tassafaronga Village Homeownership 949 85th Ave. <i>Elmhurst</i>	Construction of infrastructure and new construction of 22 ownership units (2- and 3-bdrm units).	Homebuyers with incomes < 60% AMI (11 units); <80% AMI (6 units); and <100% of AMI (5 units).	Redevelopment Agency: \$1,868,000.	Complete site purchase; complete construction documents and entitlements; begin marketing.	No progress. Delayed by delays at Tassafaronga rental.
Vacant Housing Acquisition & Rehabilitation Program (V-HARP) <i>Citywide</i>	Assist developers in the acquisition and rehabilitation of 1- to 20-unit vacant and blighted residential properties located throughout the City. Program expanded to include construction of new units on vacant lots. Rehabilitated or newly constructed units may become rentals or homeownership units Units to remain affordable for 55 years if they become rental units or 45 years if they become ownership units.	Ownership projects: Households earning not more than 120% AMI, most at 80% AMI or less.	Redevelopment Agency Low/ Mod Housing Fund: \$1,500,000 Redevelopment Agency Stanford-Adeline Redevelopment Project Area Funds \$622,000	Complete loan negotiations and begin construction on a project of at least 8 affordable housing units (\$814,000). Project likely to be located in the North Oakland Community Development District.	Potential 8-unit project is now being considered as part of a proposed 58-unit new construction project for ownership housing.

Expansion of Ownership Opportunities for First-Time Homebuyers

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
ACORN Housing Corporation <i>Citywide</i>	Assist families obtaining home purchase, refinance, home equity and home improvement loans; correcting mortgage delinquencies and defaults; and overcoming predatory lending problems.	Low and moderate income homebuyers and home owners.	CDBG \$38,000	Counsel 100 people or families about buying a home. Conduct 8 series of educational workshops. Counsel 55 homeowners who are victims or potential victims of predatory lending.	<i>No activity and no expenditures</i>
American Dream Downpayment Initiative <i>Citywide</i>	Assist low income families to become first-time homebuyers. Funds will be used to supplement funding under the MAP program described below.	Low and moderate income first-time homebuyers.	ADDI \$67,495	Provide assistance to 2-3 low income first-time homebuyers. Maximum loan amount is \$27,360.	8 loans were made for a total of \$152,554. These loans were provided as additional assistance to very low income households also assisted through the Mortgage Assistance Program.
Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers <i>Citywide</i>	Assist first-time Oakland homebuyers employed by the Oakland Police Dept, Fire Services Agency, or OUSD teachers with deferred loans of up to \$20,000.	Public safety officers and OUSD teachers with incomes \leq 120% of AMI.	No new funding. Program will use unspent funds from prior years.	Offer financial assistance to OUSD teachers and Oakland Police and Fire Services Employees to purchase homes.	No new loans were made.
First-Time Homebuyers CalHOME Program <i>Citywide</i>	Operated by State Dept. of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$50,000.	First-time homebuyers with incomes \leq 80% of AMI.	State funding only.	Offer financial assistance to 20 first-time homebuyers.	1 loan was made.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
First-Time Homebuyers Mortgage Assistance Program (MAP) <i>Citywide</i>	Assist first-time homebuyers with deferred loans of up to \$75,000.	First-time homebuyers with incomes \leq 80% of AMI.	Redevelopment Agency: \$2,500,000 Program Income: \$1,000,000	Offer financial assistance to 50 first-time homebuyers.	48 loans were made for a total of \$3,587,058
Homeownership Education Program <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homeownership classes, which aid in qualifying for special loan programs offered by program lender partners.	Potential first-time homebuyers.		Offer monthly homebuyer-education classes to a total of 400-600 potential first-time homebuyers annually.	482 prospective first-time homebuyers completed homebuyer education classes.
Lao Family Community Development Multilingual Homeownership Center <i>Eastlake/San Antonio/Chinatown and Fruitvale</i>	Provide homebuyer and savings counseling for first time homebuyers.	Low and Moderate income limited English speaking homebuyers.	CDBG \$40,000	Open 20 individual development accounts and reach long term savings goal for 10 of the accounts; host workshops for 610 residents and provide on-going bilingual counseling for 80; provide outreach materials to 2,400 residents.	91 individuals attended financial literacy and/or homebuyer workshops, 67 households received one-on-one housing counseling. 2 households achieved homeownership and 1 received post-purchase counseling. 1,452 households received brochures and program flyers.

Improvement of the Existing Housing Stock

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Rehabilitation Programs (Specific Projects Listed Below) <i>Citywide</i>	Variety of rehabilitation financing activities.	Homeowners with gross incomes of <80% AMI.	Total CDBG: \$2,122,475 Total HOME: \$500,000	Complete repairs to 188 units for owner-occupied, single-family residences where over 80% are female head of household and over 60% have incomes of <30% AMI.	See below for specific program accomplishments.
Emergency Home Repair Program <i>Citywide</i>	Emergency repair and rehabilitation financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000.	Homeowners with incomes < 50%	CDBG:\$382,600	25 units will be assisted in FY 2006/07. 125 units will be assisted in the five-year Consolidated Plan period..	12 units were assisted and 21 loan applications were received.
Home Maintenance and Improvement Program <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred loans @ 0-3% simple interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties.	Homeowners with incomes <50% AMI for deferred loan @ 0% interest and <80%AMI @ 3% interest	CDBG: \$1,074,000 HOME: \$500,000	25 units will be assisted in FY 2006/07. 125 units will be assisted in the five-year Consolidated Plan period...	26 units were rehabilitated and 56 loan applications were received.
Lead Safe Housing Program <i>7 Community Development Districts</i>	Grants for seniors, disabled and some families for exterior painting and lead hazard remediation.	Senior and disabled homeowners with incomes <50% AMI and homeowners with children under 6 years of age with incomes <80% AMI.	CDBG:\$215,300	20 units will be repainted after lead hazards are removed or contained.	55 single-family detached units were repainted and lead hazards were remediated.
Minor Home Repair Program <i>Citywide</i>	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County.	Senior and disabled homeowners with incomes < 50% AMI	CDBG: \$242,900	90 units will be assisted.	133 units were assisted.

Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Rebuilding Together Oakland Christmas in April Program <i>Citywide</i>	Renovation of homes and community facilities	Low income seniors and/or disabled homeowners	CDBG: \$48,185	Renovate 35 homes and community facilities.	Renovated 60 homes and 15 community facilities.

Rental Assistance for Very Low Income Households

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Family Unification Section 8 Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Eligible unification households that are involved with the Alameda County Child and Family Services (CFS) department and have incomes \leq 80% AMI.	0 new Section 8 vouchers.	The Oakland Housing Authority has instituted a program with CFS 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. Six (6) new families will be served this year because of this policy.	In FY 06-07, 5 new families were served because of this policy.
Katrina Tenant Based Rental Assistance Program <i>Citywide</i>	Tenant-based rental assistance payments.	This program is limited to very low income persons who were displaced as a result of Hurricane Katrina	HOME – funding provided in prior year	The Oakland Housing Authority will administer this program to provide assistance to approximately 20 – 30 families.	5 families leased units and were assisted in FY 06-07.

Rental Assistance for Very Low Income Households (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Project-Based Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Renter households with incomes at \leq 50% AMI.	0 new Section 8 vouchers. Project-Based Vouchers (PBV) are funded from the Authority's existing tenant-based voucher allocation. The Authority has committed 500 units of voucher funding to the Project Based Voucher Program.	OHA utilized the City's FY 2005-06 affordable housing NOFA to select projects for new project-based vouchers. Five (5) projects are potentially eligible for PBV assistance. OHA will enter into initial agreements for 109 units within these 5 projects. Initial agreement contracts will be executed for Madison Apartments, Seven Directions, Fox Courts and Lion Crossings Phase 2 (Formerly Coliseum Gardens). OHA will execute a final PBV contract and begin tenanting units at the Altheim Phase I. OHA will continue to work with local nonprofits to explore project-based opportunities in Oakland.	Initial agreements were executed in FY 06-07 with the Madison Apts, Seven Directions, Lion Crossings Phases 2 and 3, and the Orchards on Foothill Apts for a total of 135 units. Initial Agreements still pending for Jack London Gateway 2 and Fox Courts HAP Contract executed and 23 PBV units were leased up at the Altheim Phase 1 3 new PBV awards were made for a total of 121 units in FY 06-07. PBV awards were made to the 14 th Street Apts at Central Station, Harrison Street Senior Housing, and St. Joseph;s Apts. projects. A previous award to Jack London Gateway 2 was also revised and the project was awarded an additional 47 PBV unit.

Rental Assistance for Very Low Income Households (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Section 8 Mainstream Program <i>Citywide</i>	Rental assistance for disabled families and individuals.	Disabled renters with incomes at or less than 50% AMI.	0 new Section 8 vouchers.	No new funding is anticipated. Maintain 100% lease-up based on funding.	No new funding received in FY 06-07
Section 8 Rental Assistance Program <i>Citywide</i>	Rental assistance to families and individuals.	Renters with incomes at \leq 50%.	0 new Section 8 vouchers.	No new funding is anticipated. Maintain 100% lease-up based on funding.	No new funding received in FY 06-07
Shelter Plus Care Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Formerly homeless renters with disabilities and incomes at \leq 50% AMI.	0 new Section 8 vouchers.	The OHA will continue to work with Alameda County to apply for new vouchers if available for Shelter Plus Care. No new funding is anticipated.	No new funding received in FY 06-07

Provision of Supportive Housing for Seniors and Other Persons with Special Needs

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Access Improvement Program <i>7 Community Development Districts</i>	Grants for accessibility modifications to 1 to 4 unit properties where owners or tenants have disabilities.	Physically challenged owners or tenants with incomes of <50% AMI.	CDBG:\$207,675	Complete accessibility modifications for 8 units.	Approved grant applications for 12 units. Completed rehabilitation work on 8 units.
Altenheim Senior Housing – Phase I 1720 MacArthur Blvd. <i>Glenview/Diamond</i>	Conversion of former assisted living facility to 93 low income rental units for seniors, and meeting and community space.	10 senior households with incomes <25% AMI; 10 senior households < 30% AMI; 19 senior households < 35% AMI; 53 senior households < 60% AMI; 1 manager's unit.	ORA: \$4,084,660 HOME: \$1,901,740	Complete construction, marketing and lease-up, cost certification.	Construction and lease up completed; review of final cost certification underway.
Altenheim Senior Housing – Phase II 1720 MacArthur Boulevard <i>Glenview/Diamond</i>	Construction of 81 new units for low income senior households, including 31 supportive housing units.	28 senior households with incomes <20% AMI; 20 senior households < 50% AMI; 32 senior households < 55% AMI; 1 manager's unit.	ORA: \$1,753,000 HOME: \$3,585,000	Secure remainder of funding, close loan, obtain building permits, begin construction.	Portion of Phase II was re-designed to address concerns raised by the Nat'l Park Service, reviewed/ approved by the Planning Commission. Construction start delayed.
Hill-Elmhurst Plaza 9415-9437 International Blvd <i>Coliseum</i>	New construction of 64 senior units.	63 senior households with incomes < 50% AMI; 1 manager unit.	Redevelopment Agency: \$7,128,000	Predevelopment activities; secure Agency financing.	Awarded Agency financing, continued predevelopment activities.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Opportunities for Persons With AIDS (HOPWA) <i>Alameda County & Contra Costa County</i>	Housing and continued services for individuals and families members of individuals living with HIV/AIDS. Acquisitions of housing units New construction of permanent housing for persons with HIV/AIDS.	Persons with HIV/AIDS and incomes at 30-50% AMI, and their families.	HOPWA \$1, 905,000 Alameda County: ~\$1,389,753 Contra Costa County: ~\$477,147 City Administration: \$38,100 (Actual allocations are based on number of reported AIDS cases as confirmed by the Centers for Disease Control and/or each County's AIDS Epidemiology report for the prior year.)	Assist approximately 300 persons with HIV/AIDS and their families with HIV/AIDS housing assistance. Provide information and referral for HIV/AIDS services and housing to at least 600 persons. Maintain capacity of existing housing inventory and support services. Continue acquisition, rehabilitation and/or development of additional set-aside of 100 HIV/AIDS living units. Reserve funds for technical assistance and address emerging issues. Continue Project Independence (shallow rent subsidy program).	<u>Alameda County</u> <i>Housing Development and support service inserted upon receipt</i> <u>Contra Costa County</u> 57 persons received housing assistance.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Jack London Gateway 900 Market Street <i>Western Oakland</i>	New construction of 55 senior rental units. (54 1-bdrm units and 1 2-bdrm unit.)	Low and moderate income seniors. 1 resident manager unit.	Redevelopment Agency: \$4,900,000	Complete financing and start construction by March 2007.	Continued predevelopment activities and applied for additional financing.
Lincoln Court Senior Housing 2400 MacArthur Blvd. <i>Outside CD Districts</i>	New construction of 82 units of one bedroom, low income senior housing.	57 senior households with incomes <60% AMI. 8 senior households <50% AMI. 16 senior households <35% AMI. 1 resident manager unit.	Redevelopment Agency: \$2,000,000 HOME: \$1,500,000	Construction underway. Complete construction in June or July 2006.	Construction completed August, 2006.
MLK/BART Senior Homes 3829 Martin Luther King Jr. Way, <i>And adjoining parcels</i> <i>Western Oakland</i>	Site acquisition of a lot for future housing.	TBD.	Redevelopment Agency Predevelopment Loan: \$52,000 Redevelopment Agency Site Acq. Loan – TBD	Continue predevelopment activities.	Site is now being considered as one part of a larger potential homeownership project known as Grove Park, which unsuccessfully applied for funding in FY 06-07. It is expected to apply again in FY 07-08.
Orchards on Foothill 2719 Foothill Blvd. <i>Fruitvale</i>	New construction of 64 senior rental units. (63 1-bdrm units, 1 2-bdrm unit.)	Seniors with incomes <80% AMI. 1 resident manager unit	Redevelopment Agency: \$1,025,000 HOME: \$3,475,000	Complete financing and start construction by January 2007.	Construction started Feb., 2007. Construction completion anticipated Aug. 2008.

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

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Percy Abram Jr. Senior Apartments (Sister Thea Bowman Manor II) 1070 Alcatraz Ave. <i>North Oakland</i>	New construction of 44 senior units (all 1-bdrm units). Adjacent to existing Sister Thea Bowman Manor and includes community space, social services, staff services coordinator and entry plaza between the buildings.	Seniors with incomes <50% AMI. Residents will most likely have incomes <30% AMI.	Redevelopment Agency: \$1,445,000 HOME: \$1,045,800	Construction is underway. Completion expected in fall of 2006.	Completed and fully occupied in FY 06-07. Additional redevelopment funds awarded from FY 06-07 NOFA; will be used for a few items previously value-engineered out.

Households Assisted with Housing Using Federal Funds

Priority Need Category	Households
<i>Renters^a</i>	
0 – 30% of MFI	157
31 – 50% of MFI	212
51 – 80% of MFI	10
TOTAL	379
<i>Owners</i>	
0 – 30% of MFI	1
31 – 50% of MFI	1
51 – 80% of MFI	6
TOTAL	8
<i>Homeless</i>	
Single Individuals	0
Families	259
TOTAL	259
<u>Non-Homeless Special Needs</u>	
TOTAL	0
TOTAL Housing	384
Total 215 Housing	225

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

Racial/Ethnic Breakdown	Non-Hispanic	Hispanic	Total Racial/Ethnic
Single Race			
White	78	14	92
Black/African American	265	12	277
American Indian/Alaskan Native	4	0	4
Asian	43	0	43
Native Hawaiian/Other Pacific Islander	1	0	1
Multi-Race			
American Indian/Alaskan Native & White	0	0	0
Asian & White	0	0	0
Black/African American & White	3	0	3
American Indian/Alaskan Native & Black/African American	0	0	0
Other Multi-Racial	1	5	6
TOTAL	395	31	426

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, 2006 – June 30, 2007)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$17,600	\$20,100	\$22,650	\$25,150	\$27,150	\$29,150	\$31,200	\$33,200
31-50%	\$29,350	\$33,500	\$37,700	\$41,900	\$45,250	\$48,600	\$51,950	\$55,300
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):
(Based on HOME High Rents – the lower of rents for 65% AMI or Fair Market Rents)**

<u>Unit Size</u>	<u>7/1/2006 – 6.30/2007</u>
SRO	\$649
O BR	\$865
1 BR	\$1,001
2 BR	\$1,203
3 BR	\$1,382
4 BR	\$1,521
5 BR	\$1,660

Maximum Sale Price/Appraised Value

Units occupied or rehabilitated from July 1, 2006 – March 30, 2007:

\$456,000

Units occupied or rehabilitated from April 1, 2007 – June 30, 2007

\$503,500 for single family home

\$389,500 for condominiums

MAPS:

**Housing Development Projects
First-Time Homebuyer Loans
Housing Rehabilitation Activities**

Map 1

Map 2

Map 3

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 2006 "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 \$21.5 million to support new and existing programs serving homeless people in Alameda County. These grants will sustain forty-four existing programs county-wide, sustain 188 units of transitional housing, thirty rental subsidies and provide additional support services to homeless families and individuals throughout Alameda County.

Out of the \$21.5 million awarded under the SuperNOFA, approximately \$5.6 million benefits Oakland-based agencies 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 2006 SuperNOFA award included four grants directly to the City for over \$3.03 million in multi-year renewal funding to support the City's 2005-06 Homeless Families Support Network (HFSN), Matilda Cleveland Transitional Housing (MCTHP), Oakland Homeless Youth Housing Collaborative (OHYHC) and the City's Scattered Sites Transitional Housing Program/Families in Transition (THP/FIT).

HFSN, administer by Anka Behavioral Health, *formerly* Phoenix Programs, Inc. 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 2006-07 program year, 208 families were housed through this program. 94 families transitioned from the HFSN program to permanent housing during the 2006/07 program year. 170 exiting clients accessed permanent housing through the HFSN program.

The MCTHP, administered by East Oakland Community Project, operates a 14-unit transitional housing facility for families with children, providing childcare, employment training, psycho-social assessment and health care services. For the 2006-07 program year, 11 families were housed through this program. Seven of the eleven families transitioned from the MCTHP to permanent housing. Two families moved to other transitional housing programs.

The City's THP/FIT also operated by East Oakland Community Project provides transitional housing and support services to low-income families. This scattered-site housing program

houses up to 14 families of up to 50 individuals for not more than a 24-month period. For the 2006-07 program year, 6 families were housed through this program. Various units are under rehabilitation to make the units suitable for the THP/FIT families. Completion of the rehabilitation work is scheduled for the end of November, 2007.

Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
ECHO Home Equity Conversion <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Home owners at least 62 years old.	CBDG: \$21,000	Issue information and referrals to 130 clients, provide 40 homeowners with in-depth counseling, and conduct various forms of outreach.	Provided information and referral to 233 families/individuals, conducted 20 counseling sessions, and conducted 7 group presentations.
ECHO Rental Assistance Program <i>Citywide</i>	Payment of first and last month's rent and security deposits.	Households with incomes at 30-50% AMI.	CDBG: \$93,000	Prescreen 1,500 clients, place and do follow-up for 150 households, provide support counseling, information, referrals, and other forms of outreach.	Conducted 1,436 prescreens, provided counseling to 130 families/individuals.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
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.	Homeless families, individuals and seniors with incomes at 30-50% AMI.	ESG: \$365,836 (Homeless Prevention: Up to \$109,751, Essential Services: Up to \$109,751, Operations: Not less than \$146,334, City Administration: \$18,292) General Fund: \$115,000 (Emergency Housing Program) General Fund: \$179,310 (Homeless Mobile Outreach Program) General Fund: \$100,000 (Oakland Army Base Temporary Winter Shelter)	Assist at least 1,800 persons with temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services to the homeless and near-homeless population. This includes services provided with match funding.	Assisted more than 5,680 persons with temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services to the homeless and near-homeless population. This includes services provided with match funding. More than 53,674 bednights of temporary housing and more than 360 units of rental assistance and 5,617 units of outreach. More than 335 persons transitioned to transitional and 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	Homeless families with incomes at 30-50% AMI.	Supportive Housing Program \$259,432 (MCTHP \$252,079 City Admin. \$7,353) CPPSO \$50,000 Contractor Match \$20,000 Tenant Rents \$25,250	Assist 9 families. Rehabilitation work on 5 MCTHP units to be completed by October 2007.	Assisted 11 families with transitional housing and services. 7 families exited the program into permanent housing and 2 families into other transitional housing.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Oakland Homeless Youth Collaborative (OHYC)	24-29 transitional housing beds for homeless youth.	Homeless Youth ages 18-25.	OHYC \$696,000 (Covenant House: \$102,000 East Oakland Comm. Project \$34,000 First Place Fund For Youth \$30,000)	Assist 60 young adults with housing and services from August 1, 2006 through July 30, 2007.	Assisted more than 34 youth with transitional housing and support services. Transitioned 117 youth to other forms of housing.
Sentinel Fair Housing <i>Citywide</i>	Landlord-tenant mediation services to prevent evictions.	Renters with incomes < 80% AMI.	CDBG: \$150,000	Provide dispute resolution for 360 households. (A portion of the funding for this organization is supporting fair housing counseling services.)	Provided fair housing information and referrals to 2,673 people. Investigated 194 fair housing cases. Held 36 community engagements and 12 law training workshops. Conducted 8 Oakland housing discrimination tests. Distributed 4,502 sets of educational materials
Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN) Phoenix Programs Inc. <i>At HRMSC</i> 559-16 th Street <i>Oakland, CA 94612</i>	Provide a continuum of services, shelter and transitional housing (54 units) to homeless families.	Families with incomes at 30-50% AMI.	SHP \$1,825,154 (HSFN \$1,770,242 City Admin. \$54,912) Alameda County: \$250,000 Excess Cash Value of Monthly Lease: \$122,558	Assist 600 families (approximately 950 individuals). <i>Action Plan number of targeted families was inflated due to miscalculation.</i>	Assisted 208 families (402 individuals).

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION CEDA AREA	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES TO BE USED	ONE YEAR GOALS	ACCOMPLISHMENTS
Transitional Housing Program (THP) 1) 173 Hunter Ave. 2) 1936 84 th Ave. 3) 5239-A 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St.	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing. 3 1-bdrm units 4 2-bdrm units 2 3-bdrm units	Homeless families with incomes at 30-50% AMI	THP \$245,146 (THP/FIT \$238,473 City Admin. \$6,673) General Fund \$133,000 Tenant Rents \$21,000	Assist 25 families Rehabilitation work on 4 living units to be completed by June 30, 2007	Assisted 6 families with transitional housing and services. Rehabilitation of 2 family living units is 90% complete. 3 other units are to be completed between October and December 2007.
Winter Relief Program <i>Citywide</i>	Emergency food and temporary shelter during winter months.	Persons with incomes at 30-50% AMI.	CDBG\$225,000	Assist between 975 and 1,500 persons.	Assisted 354 persons with 5,330 emergency bednights and 6 cases of rental assistance.

Narrative E: Other Actions

The 2006-2007 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 underserved 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.

In FY2005-06, the City adopted the County-wide Homeless and Special Needs Housing Plan (the “Multiplan”). In FY 2006-07, the City adopted a local component to the County-wide plan, known as the Permanent Access To Housing (PATH) plan. The goal of the PATH plan is to shift from a continuum of care model to a direct housing model as a means of addressing and ending homelessness. The City’s focus will be on developing permanent housing with supportive services and operating/rental subsidies capable of providing housing for extremely low income homeless persons, often with significant needs for supportive services. The PATH plan will involve collaboration among public agencies, nonprofit housing developers, social services providers, and the Oakland Housing Authority, in an effort to address some of the obstacles to providing housing for this under-served population.

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.

In fall 2005, the 84-unit Park Village apartments failed to renew its project-based Section 8 contract. The owner failed to comply with State and Federal procedures for providing

public notice and opportunities to purchase the building, and litigation is pending against the owner as the City continues to work to preserve this important affordable housing resource, which provides rental housing for low income seniors.

The City continues to provide financing and technical support to preserve existing assisted housing projects to ensure that rent and income restrictions are maintained and extended. The City is also exploring ways to secure and provide funding for capital improvements and modernization for older assisted housing developments.

3. Actions to address public policy barriers to affordable housing

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

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

The Strategic Planning Division accomplished the following steps towards this goal in FY06-07:

- 1) Adopted the Housing-Business Mix (HBX) zone city-wide. This is the first zone specifically written to remove all zoning inconsistencies in the Housing and Business Mix Land Use Designation.*
 - 2) Began the process of mapping and removing all remaining zoning inconsistencies between zoning and General Plan designations city-wide.*
 - 3) Nearing completion of a neighborhood planning effort in the Temescal area of Oakland to reconcile different community visions of building height and density in this area as allowed under the General Plan.*
 - 4) Began a neighborhood planning process to consider zone changes in the Lake Merritt area.*
- The City will continue to work to develop a broader community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work on these issues with the Non-Profit Housing Association of Northern California (NPH) and East Bay Housing Organizations (EBHO).

The City continues to support and participate in these efforts.

- The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including development of new automated systems and internet-based information and application systems.

Development and implementation of this system is underway. An Electronic Document Management System was implemented during FY 2006-07.

4. Institutional Structure for Providing Affordable Housing

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 was a strong supporter of the November 2006 California State Proposition 1C, which authorized \$2.85 Billion in bond funds for affordable housing and related infrastructure. The City has actively lobbied and advocated for legislation and regulations that would ensure that funds from these programs will work in conjunction with Oakland's affordable housing efforts.

- 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.

Implementation of the PATH plan has included efforts to identify and secure new sources of funding for supportive services in housing.

Coordinating Resources

- Improve processes within the Community and Economic Development Agency (CEDA) to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency. Recent examples of improvements include the realignment of housing rehabilitation programs, increased funding assistance limits for emergency rehabilitation, and reinstatement of housing counseling and education as integral service components and objectives for the loan and grant programs.

The City continues to re-evaluate and redesign its programs to achieve these objectives.

- The City will continue to work with the Oakland Housing Authority to implement a program to "project base" Section 8 assistance (commitments would be tied to specific housing units) to facilitate preservation and rehabilitation of existing housing, including SRO hotels.

The Housing Authority has tied allocation of Project-Based Section 8 assistance to the City's annual Notice of Funding Availability for affordable housing development, which allows for better coordination of these two important forms of

assistance. The Housing Authority is also a key participant in implementation of the PATH program to provide permanent supportive housing for the homeless.

- Mayor Brown and the City Administrator will continue efforts to coordinate effectively with all cities in the County to increase the supply of affordable housing.

Through its participation in the Association of Bay Area Governments' Housing Methodology Committee, which worked on the Regional Housing Needs Allocation for the next round of General Plan Housing Element updates, the City successfully advocated for an allocation formula that requires cities that historically have not provided significant amounts of affordable housing to plan to accommodate a disproportionately larger share of affordable units in the 2007 – 2014 period.

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 continues to encourage and assist developers to secure training and assistance from these and other programs.

- The City will consider continuing the use of HOME funding (CHDO Operating Support) to support non-profit capacity building, but may choose to reallocate these funds for housing development activities.

No new funding was budgeted or allocated for CHDO operating assistance in the 2006-07 program year.

- 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.

There were no significant changes in this area.

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

The City's Hunger & Homeless Programs offers training and technical assistance to contracted Oakland homeless service and shelter providers upon request and through agency-specific recommendations given to each provider following the City's on-site monitoring visits. Several units of technical assistance occurred

throughout the year with respect to the required reporting, data collection, file maintenance, and the City's contract reimbursement process.

Participation of For-Profit Organizations

- Attempt to overcome housing discrimination by encouraging financial institution participation in mortgage lending to low and moderate income individuals and in low and moderate income communities, largely through joint City, Freddie Mac and Fannie Mae efforts to promote existing lending programs and create new programs.

No new initiatives were introduced during the last fiscal year. The East Bay Faith Based Homeownership Alliance, initially funded through efforts by Freddie Mac, continues to provide "How-to-do-It" workshops and homebuyer education classes.

- Continue to implement community reinvestment programs. The City will encourage private, for-profit lending and investment practices that meet the needs of all Oakland households and neighborhoods and discourage discrimination in lending and in the provision of insurance. One program is the City's Linked Banking Services Ordinance, 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 working with other jurisdictions and organizations to strengthen state legislation.

The anti-predatory lending coalition are attending several workshops and trainings to respond to the increase in mortgage delinquencies that have occurred as a result of loan products in the subprime market. Lenders and counseling agencies have established hotline numbers and referral sources to assist homeowners experiencing difficulties.

- 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 details 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 (OHA)'s Annual Plan. Some of the improvements stated in the plan and others that are currently being implemented include the following:

The Authority completed several milestones in FY 06-07 year as it transitions from a traditional method of public housing operation to a property based/asset management operation. The Authority merged three former departments, Facilities Management; Housing Management; and Resident and Community Services into two asset management groups within OHA's new Office of Property Operations (OPO). The public housing stock has been reorganized into 19 Asset Management Projects (AMP), each of which is managed and supported by a designated multi-disciplined team from multiple departments. One department focused on larger sites of 30 units or more, and the other focused on the 255 smaller scattered sites.

Housing Management Operations - The OHA will update its Admissions and Occupancy Policy, lease and house rules. Procedures for carrying out core functions will also be updated and documented. Training will be provided to staff on all new policies and procedures.

The Admissions and Occupancy Policy was updated (effective September 2006); lease and house rules were updated (effective January 2007). To ensure quality support, training was provided to staff on the new policy updates. In FY 06-07 staff trainings were also conducted on legal procedures; eviction procedures and the asset management concepts.

Community Relations – The OHA will continue to leverage the productive and cooperative working relationships with other partner agencies and community groups throughout the City. These partnerships, which include organizations such as the Unity Council, Asian Resource Center, Neighborhood Crime Prevention Councils (NCPC), Neighborhood Associations and the Service Delivery System (SDS) teams, have supported the Authority's transition to a more proactive property management organization with stronger lines of communication to its clients and stakeholder base.

The Authority relied on the Unity Council and the Asian Resource Center as well as twenty two other valuable community partners in FY 06-07. All served as application distribution sites or information sites during the Authority's Public Housing waitlist opening December of 2006. The Authority also strengthened its alliances with Lao Family, City of Oakland Assets, Parks and Recreation, and MOCHA in FY 06-07. Stronger lines of communication have been established throughout the City since the Authority began actively working with the NCPC's, SDS team.

Curb Appeal – The OHA has initiated property curb appeal improvements through proactive site monitoring by the OHA and their Responsible Persons (compensated residents), and improved team approach to planning and completing site improvements. The Responsible Person’s scope of work will be modified to require daily policing of the grounds. Arrangements will be made to supply the Responsible Persons exterior paint to keep the Authorities properties graffiti free.

The Authority continues to enhance curb appeal by painting and landscaping public housing scattered sites as it transitions to a property based/asset management operation. This effort will increase and continue throughout the next fiscal year.

Customer Service – The OHA will provide improved customer service for our clients, consistent throughout all offices by modifying practices and training staff as needed. The OHA developed a Customer Service Assistance Center, which allows the community to provide questions, comments or concerns by speaking with a CAC staff by phone or through email submission. OHA will conduct the annual resident customer service survey to determine resident user satisfaction of all Authority programs and services.

The Authority provided improved customer service for our clients, consistent throughout all offices by modifying practices and training staff as needed. The Customer Assistance Center line successfully responded to inquiries for assistance and users have responded positively to the improved communication and response time to community concerns regarding OHA properties. In FY 06-07, the Authority also formed a customer service unit within the Section 8 Leased Housing (LH) department. The LH customer service unit consists of a Section 8 Manager, five clerks and two housing representatives. The clerks are responsible for staffing reception stations as well as operating an LH call center. The representatives are responsible for landlord-tenant outreach, housing search assistance and general inquiries from the public. Monthly owner seminars were conducted to educate participating landlords about Section 8 Program. LH customer service representatives also served as authority liaisons to outside agencies to provide assistance and referrals for services not available through the Authority.

b. Improvement of the Living Environment

i. Public Housing Capital Fund Activities

Utilizing the Capital Fund, the OHA 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 the Authority's oldest developments, and immediate repairs and renovations to address the most pressing needs at individual housing developments.

Among the most significant of the renovation activities that will be completed or started within the next fiscal year include:

- 1424 50th Ave – 4 units
- 1445 50th Ave – 6 units
- 2011 7th Ave - 6 units
- 2919 E. 16th St – 12 units
- 2170 E. 28th St – 11 units
- 2056 35th Ave – 9 units
- 1236 E. 17th St – 10 units

The Housing Authority's Capital Fund Annual Plan for FY 06/07 will be finalized as soon as we are notified by HUD of the exact amount of funding to be received. OHA anticipates a grant of approximately \$8.2 million for the fiscal year.

FY 06-07 Progress on current renovation projects:

- 1424 50th Ave – Completed on 3/8/07
- 1445 50th Ave – Completed on 6/29/07
- 2011 7th Ave - 6 units removed from modernization plan
- 2919 E. 16th St – 12 unit construction, 80% complete on 6/30/07
- 2170 E. 28th St – 11 unit construction, 10% complete on 6/30/07
- 2056 35th Ave – 9 unit construction, 10% completed on 6/30/07
- 1236 E. 17th St – 10 units removed from modernization plan

FY 06-07 new renovation activities started at the following sites:

- 4203 Terrace St. – 4 units, 80% complete on 6/30/07
- 6921 Fresno St. – 5 units, 60% complete on 6/30/07
- 6916 Arthur St – 6 units, 60% complete on 6/30/07
- 3500 Bruce St. – 8 units construction to begin September 2007
- 2381 E 21st St. – 4 units, 70% complete on 6/30/07
- 1236 E 17th St. – 10 units, 70% complete on 6/30/07

ii. *HOPE VI Development Activities*

The Housing Authority has received several grants under the HOPE VI program to renovate and redevelop some of its larger public housing developments. The Housing Authority and the City are working in partnership to improve these developments and the surrounding neighborhoods. Both the Westwood Gardens (Mandela Gateway) and Coliseum Gardens developments are receiving or received financial assistance from the City and the Redevelopment Agency, including the investment of Federal HOME funds.

The Housing Authority submitted applications for HOPE VI funds in 2005 and 2006 to revitalize the 87-unit family public housing development, Tassafaronga Village but was not funded. The Tassafaronga Village project is located in the Elmhurst neighborhood of East Oakland. The revitalization plan includes the demolition of 87-public housing units and the new construction of 169 affordable rental and 22 for-sale units on an expanded and reconfigured development site. The Housing Authority is partnering with Habitat for Humanity East Bay on the project. Both the Housing Authority and Habitat have received a commitment of City redevelopment funds for the Tassafaronga Village project. The Housing Authority is preparing to again submit a 2007 HOPE VI application for the Tassafaronga Village project and if funding is awarded construction will start in summer 2008.

Westwood Gardens (Mandela Gateway)

In 1999, the OHA 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 OHA's development partner for both the rental and ownership components.

All 46 units were demolished and have been replaced in the new development, which added 122 additional tax credit units on the original site and nearby acquired off-sites. This development includes about 20,000 square feet of community retail space. Construction of the rental development commenced in February 2003 and was completed in fall 2004. The 168 rental units were all occupied by March 2005.

An additional 14 for-sale units will be built on a portion of the original site for first-time homebuyers. These units will be under construction during the summer of 2006, completed by June 2007 and sold by fall 2007.

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.

Construction of the 14-for sale units for first-time homebuyers started in January 2007. They are scheduled to be completed in December of 2007 and sold by January 2008. While the HOPE VI Grant has been completed and closed out, community and supportive services have been continuously provided at the development site by referral to other agencies. A homeownership counseling center is also located in one of the commercial spaces along 7th St.

Coliseum Gardens (Primary Site is called Lion Creek Crossings)

In 2000, the OHA received \$34.5 million to revitalize its 178 unit public housing project known as Coliseum Gardens. All 178 existing units were demolished and will be replaced on a one-for-one basis. Because of the concentration of public housing units in the Coliseum area, 21 of the 178 public housing units were placed off site in a 65 unit new development known as Foothill Family Apartments located on Foothill Boulevard near Eastmont Mall. The OHA purchased the land and the general partner for this development is Oakland Housing Initiatives, Inc. No City funds were utilized in this development.

The original or “primary site,” which is now called Lion Creek Crossings, will be developed as a mix of housing types by the OHA and a developer partnership consisting of EBALDC, the Related Companies and Chambers General Construction. The site will include 157 public housing units, 277 additional tax credit units and 28 affordable for-sale units. Because of the size of the development, the rental component was divided into four rental phases, and the ownership component will be timed to coincide with the third rental phase. Phase I consists of 115 rental units, including 45 public housing units. Construction is almost complete and the units will be occupied by June 2006.

The mixed finance closing of Phase II of Lion Creek Crossing occurred in November 2005 and sitework and removal of toxic substances is underway. Construction will commence in Spring 2006 with units completed by June 2007. The closing of Phase III is scheduled for June 2006, and construction will begin and be substantially completed during FY 2006/07. OHA will relocate five households from the Coliseum Gardens site in the Transitional Block (Phase IV) during FY 2006/07 using Hope VI funds.

In FY 06-07 the project’s name was officially changed to Lion Creek Crossings.

The Authority acquired Foothill Family Apartments, a 65 Tax-Credit Complex and relocated 21 public housing units to this site in August 2005 to reduce density.

Phase I consists of 115 rental units, including 45 public housing units. Construction has been completed and units occupied beginning in April 2006.

Phase II construction, which consists of 146 rental units including 54 public housing units, began in February 2006. Phase II tenanting began in June 2007 and is expected to be complete in the fall of 2007.

Phase III construction, which consist of 106 rental units including 37 public housing units, began in January 2007 and is scheduled to be complete in June 2008.

Phase IV is being planned, with an expected construction start in 2008. Phase IV will contain 21 public housing units. OHA will relocate three households from the Coliseum Gardens site in the Transitional Block (Phase IV) during FY 2007/08 using Hope VI funds.

iii. HOPE VI Social Services for Public Housing Residents

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

The HOPE VI grant is in its implementation phases and as developments are being planned and constructed, affected public housing residents have access to an OHA Service Coordinator that can refer families to partner social service providers that are funded by the HOPE VI grant. Public housing residents living in completed HOPE VI projects also have access to Authority Service Coordinators.

iv. Public Housing Drug Elimination

The Oakland Housing Authority officially closed its final Public Housing Drug Elimination Program (PHDEP) grant in December 2002. While the loss of this funding resulted in reduced staffing for the Oakland Housing Authority's Police Department and Resident and Community Services Department, the OHA 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. The Authority continues to partner with community-based organizations, Neighborhood Crime Prevention Councils, the City of Oakland Weed and Seed Committee and various other groups to provide services to residents in public housing.

The Authority has on-site youth programs that manage summer and after school activities at Authority sites in coordination with the City of Oakland Parks and Recreation department and Discovery Center. These programs provide youth

enrichment, mentoring and recreational services that promote positive friendships, academic achievement, as well as health and nutrition.

Additionally, eleven OHA sites again hosted National Night Out in FY 06-07. The Oakland Housing Authority Foundation provided each site with a “Back to School” backpack for children between the ages of 6 and 18. The Oakland Housing Authority also sponsored on site meetings to support community building and a neighbor watch program.

6. Public Housing Resident Initiatives

a. Participation in Management

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

In FY 06-07, OHA encouraged resident participation in the management of public housing and received valuable and successful resident input into OHA’s Annual Plan and Capital Fund Program. Resident input into the plan was largely acquired through the FY 06-07 Resident Advisory Board (RAB), which included 30 residents appointed by the OHA’s Board of Commissioners.

b. Resident Opportunities for Homeownership

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

The Authority’s homeownership programs are funded by the HOPE VI Coliseum Gardens Grant, ROSS Homeownership and Self Sufficiency Grant, and the Section 8 Voucher program. In FY06-07 the Authority had 74 public housing residents and 39 Section 8 participants in various stages of homeownership programs.

c. HOPE VI Homeownership Program:

Through the HOPE VI program, the OHA is developing approximately 59 affordable homeownership units, which will be available to public housing residents, Section 8 participants and other low-income residents in the City. The OHA is also currently planning an additional 22 affordable homeownership units with partner Habitat for Humanity at the Tassafaronga Village site, a potential Hope VI site currently in predevelopment. Additionally, the OHA has developed a Homeownership Program in consultation with community groups, Fannie Mae, HUD, local lenders and the Resident Advisory Board that will enable eligible families to utilize their Section 8 assistance towards their monthly mortgage and housing costs.

Through the HOPE VI program, the Authority developed or acquired 17 units pursuant to the Chestnut Court Program, which were sold to first time homebuyers. The Authority, in partnership with BRIDGE Housing, is also developing 14-for sale units for first-time homeowners as part of the Mandela Gateway. Construction began on these 14 units in January 2007. The Authority is also planning for 28 for sale units at the Lion Creek Crossings site with partner Chambers General Construction and 22 for-sale units in partnership with Habitat for Humanity East Bay as a part of its Tassafaronga Village revitalization project. Construction of the Tassafaronga development is scheduled to begin in the summer 2008.

d. Section 8 Homeownership Program:

The OHA operates a Section 8 Homeownership Program that aids clients by subsidizing a portion of their monthly mortgage payments. The Section 8 Homeownership Program has assisted 11 families in purchasing homes since March 2004 and over 250 families are currently participating in programs that are preparing them for homeownership. This year we anticipate that 2 new families will graduate from the Homeownership Program. The OHA developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. The OHA will continue to explore homeownership opportunities for Section 8 participants and collaborate with the City, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners.

The Authority developed the Section 8 Homeownership Program in consultation with the support of community groups, Fannie Mae, local lenders, realtors and developers. To date, the Section 8 Homeownership Program has assisted a total of 14 families to become homeowners since January 2004, with 3 new Section 8 families purchasing homes during FY 2006-07. The Authority will continue to explore homeownership opportunities for Section 8 participants and will continue to collaborate with the City of Oakland, lenders, non-profit agencies and other community groups to encourage Section 8 renters to become homeowners.

e. ROSS Homeownership Grant:

The ROSS Homeownership funds allow the OHA to deliver homeownership training, a \$3,000 match for IDA savings and self-sufficiency supportive services to assist 30 public housing residents with home purchase. ROSS funds also allow a housing authority to provide a Housing Choice Voucher, which can be used for home purchase only. A Housing Choice Voucher can be provided to each of the 30 public housing participants who complete their individual family plan and qualify for a home purchase loan with a lender. Over 11 organizations, including several non-profit development partners, have committed to assisting the Authority with the grant program.

The Authority marketed the ROSS Homeownership program to 466 Public Housing families earning 31%-80% of AMI in FY 06-07. Forty-Two public housing residents attended the Homeownership orientation kick-off for National Affordable Housing Week. Fifty-nine public housing residents completed the Homebuyers orientation workshop, a four part series of the financial literacy workshops. Three residents completed the homebuyers education counseling series and development plan.

7. Lead Based Paint Hazard Reduction

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

The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours training in identification, testing and available remediation methodologies for lead paint hazards. In addition the Rehabilitation Advisors are in the process of obtaining certification from the State in lead hazard remediation. Since 1992, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices.

In compliance with Federal regulatory changes implemented in 2000, all homeowners receiving federal funds to rehabilitate their properties must be referred for a lead hazard risk assessment and the rehabilitation work must include testing and full abatement resulting in passing lead hazard clearance testing. During FY2007, all federally funded projects require lead hazard risk assessments and contractors are required to practice lead safe practices during rehabilitation of the property and obtain the necessary clearance testing upon completion of rehabilitation work.

For the period March 15, 2006 through December 31, 2008, there is a partnership agreement with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for funding assistance with lead hazard reduction and abatement. Residential Lending and Rehabilitation staff identify properties where there are children under age six (6) or expectant mothers. Properties are referred for lead hazard risk assessment to Alameda County. Work descriptions prepared by the City's Rehabilitation Advisors include detailed specifications for lead hazard reduction and upon completion of all rehabilitation work including lead abatement; costs may be billed to ACLPPP for reimbursement up to an average of \$5,000 per unit.

Most of the City's residential rehabilitation loans average \$60,000-\$75,000, with up to \$10,000 in painting materials and labor costs. Because most of these homes were built prior to 1978, it can be concluded that lead paint hazards will exist and require abatement. The cost of abatement often averages \$8,000 per unit. Utilizing current funding allocations, the number of units impacted would be reduced by almost 25%. These reductions would counteract the City's current goals for providing safe and healthy environments for the citizens of Oakland. With a similar ACLPPP partnership agreement during FY2003-2005, the City's rehabilitation program received reimbursements in excess of \$92,000 to reduce the impact of the reduced funding allocations and assist with future lead hazard abatement projects.

Table 1

Lead-based Paint Hazard Reduction Primary Prevention Goals

The City of Oakland worked with the Alameda County Lead Poisoning Prevention Program to provide the following lead awareness services to Oakland residents during FY 2006-07.

Action	Goal	Achieved
Conducted in-home lead consultations	165	151
Provided lead sampling kits.	198	201
Conducted lead-safe painting and remodeling classes for property owners and paint store staff	9	9
Loaned out HEPA vacuum cleaners	162	120
Provided "Protect Your Family From Lead in Your Home" booklets to landlords	4,950	6,816
Answered public information line calls about lead	594	588
Staffed public education lead awareness events and conducted presentations	45	108
Provided Guides to Lead-Safe Housing for Tenants and First-Time Home Buyers	594	1,102
Distribute lead education literature at paint stores, libraries, community centers, and municipal offices.	48	60

8. Anti-Poverty Strategies

The City's Annual Action Plan described 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. Accomplishments are listed in italics under each planned action.

a. Local Hiring Goals on City-funded Projects

Local Employment Program

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

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

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

15% Apprenticeship Program

On January 26, 1999, the City Established a 15% Apprenticeship Program in order to increase Oakland resident participation as apprentices, the policy provides for a 15% apprenticeship 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.

Both of these programs remain in effect and apply to City and Redevelopment Agency assisted housing development projects.

b. Living Wage Ordinance

The City adopted a "Living Wage" Ordinance that requires the payment of a "living wage" (\$10.07 per hour with health benefits or \$11.58 per hour without benefits for fiscal year 2006-07) 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.

The Living Wage Ordinance remains in effect.

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

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

As noted elsewhere in this report, the new PATH plan focuses specifically on linking housing developers and service providers to develop new permanent housing with supportive services for the homeless.

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

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

The program enrolls approximately 40 students per semester in a combination classroom and hands-on construction project program. The students and instructors provide the labor for the project and the end product is a one or two unit residential dwelling, made available for occupancy by low to moderate-income families. Upon completion of a project, the property is sold for cost and all proceeds are used to fund subsequent projects.

e. 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 Authority routinely marketed entrepreneurial training opportunities to residents living in both Section 8 and Public Housing in FY 06-07. This past year, OHA's Administrative Building in West Oakland hosted the Oakland Adult School Saturday Morning Entrepreneurial program, which will continue throughout the 2007 school year.

f. Job Training and Employment Programs in Public Housing

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

The Authority is proud of its job training and employment programs, supported by the Workforce Investment Board (WIB) and its treasury of workforce development partners. In FY 06-07, over 20 older youth and adults participated in job training, job readiness and job placement programs.

g. 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 320 Section 8 households currently participate in the program and the Authority will continue to encourage additional families to participate. Residents graduating from the program may use their saving accounts for educational expenses or can participate in first-time homebuyer programs. Within our FSS program, 17 new escrow accounts were added over the past year, 155 (48%) participants now have escrow savings accounts and 142 (44%) FSS participants have enrolled in the Section 8 Homeownership Program.

The Authority's Family Self-Sufficiency Program (FSS) encourages self-sufficiency and saving for the future. In FY 06-07, 275 Section 8 households participated in the program. The Authority will continue outreach to enroll additional families. Residents graduating from the program may use their saving accounts for educational expenses or can participate in a first-time homebuyers program. Currently 39 FSS participants are enrolled in homeownership programs and 131 (47%) FSS participants have established escrow savings accounts with the average escrow balance in excess of \$10,000.

h. 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.

No Youthbuild applications were submitted.

i. Workforce Development Program

Oakland's Workforce Development Unit will continue to align its efforts with the City's Economic and Business Development initiatives. Workforce will continue working closely with Business Development and Redevelopment to support local business development and expansion. Specific to its FY 2006-2007 budget, the Workforce Development Unit plans to accomplish the following goals: 1) improve the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promote business development and growth through excellent staffing, worker training, and hiring tax credit services for more than 100 businesses; 3) save Oakland business millions of dollars by doubling the number of tax credit vouchers administered in Oakland from 5,000 to 10,000; 4) expand and improve job training services for hundreds of youth offenders and parolees; and 5) redesign Oakland's One Stop Career Center and Youth Service delivery systems under the leadership of the Oakland Workforce Investment Board.

j. Department of Human Services Programs

Since 1971, the City of Oakland has been designated as a Community Action Agency, established under the Economic Opportunity Act of 1964 charged with developing and implementing antipoverty programs for the city. The newly reinvented agency, now known as the Community Action Partnership (CAP), has as its overarching purpose to focus on leveraging local, State, private and Federal resources toward enabling low-income families and individuals to attain the skills, knowledge, motivation, and secure the opportunities needed to become fully self-sufficient. The Oakland Community Action Partnership has been actively "fighting the war on poverty" for over 36 years. The unique structure of the Oakland CAP is that the process involves local citizens in its effort to address specific barriers to achieving self-sufficiency. Through the annual community needs assessment and the biennial community action plan, the Oakland CAP is able to identify the best opportunities to assist all members of the community in becoming self-sufficient and productive members of society

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 (budget appropriations) \$27,609,476 in funds from the Low and Moderate Income Housing Fund as follows:

Housing Development	\$11,718,596
First-time Homebuyers	\$2,500,000
Debt Service on Bonds for Housing Activities	\$7,794,085
Debt Service for Henry J Robinson Center	350,000
Staff and Overhead	\$5,246,795
TOTAL	27,609,476

- The City's first time homebuyer program leveraged investment of \$10,354,724 in private bank lending, \$1,186,150 in down payments from individual homebuyers and \$1,243,194 in other public funding.
- Non-local financing awards for housing development include assistance for the following projects:
 - 14th Street Apartments received \$8,266,610 from the State of California Multifamily Housing Program (MHP) and \$495,000 from the Federal Home Loan Bank's Affordable Housing Program (AHP).
 - Fox Courts Apartments received \$21,500,000 from Union Bank for construction financing and an award of \$10,500,000 in Low Income Housing Tax Credits.
 - Jack London Gateway received \$396,500 in AHP funds, a \$400,000 Green Development Loan from the Local Initiatives Support Corporation (LISC), a grant of \$50,000 from LISC, a grant of \$50,000 from the Haas Foundation, and a grant of \$25,000 from the Federal Home Loan Bank's AHEAD program.
 - Mandela Townhomes received \$515,000 from the Oakland Housing Authority.
 - Orchards on Foothill development received construction and permanent financing from Wells Fargo Bank in the amount of \$15,278,00, a grant of \$320,000 in AHP funds, and a tax credit equity investment commitment of \$12,593,333.
 - Project Pride received \$1,000,000 in Emergency Housing Assistance Program funds from the California Department of Housing and Community Development.
 - Saint Andrews Manor received \$3,800,000 in MHP funds and \$330,000 in AHP funds.
 - Saint Patricks Terrace received \$3,800,000 in MHP funds and \$300,000 in AHP funds.

- Apart from federal funding under the Supportive Housing Program and the HUD SuperNOFA, a number of shelter and transitional housing activities received funding from other local and State sources:
 - The Henry Robinson Multi-Service Center received \$250,000 from Alameda County.
 - The Oakland Army Base Temporary Winter Shelter received \$157,250 from Alameda County and \$71,000 from the City of Berkeley.
 - The Families in Transition – Rehabilitation Project received \$763,401 from the State of California Emergency Housing Assistance Program

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 page F-4 and F-5 represents all housing funding approved for specific programs and projects 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

HOME

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

Emergency Shelter Grant

This Federal program, which provides funding for the acquisition, development and operation of emergency and transitional housing for the homeless, requires the City to provide 100% matching funds from non-federal sources. The City met and exceeded the match requirement of non-federal sources with the following allocations from the City's General Purpose Fund, lease value of the facility to be utilized in the operation of the Oakland Army Base Temporary Winter Shelter (OABTWS) and lease cost of the East Oakland Shelter.

GRANT AMOUNT	PURPOSE	MATCH AMOUNT
\$365,386	Emergency Housing Program	\$115,000
	Oakland Army Base Temporary Winter Shelter	\$188,545
	Homeless Mobile Outreach Program	179,310
	TOTAL MATCH	\$482,855

Families In Transition/Scattered Sites Transitional Housing Program

For the 2006/07 program 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 administered the 2006/07 of this program with Anka Behavioral Health Inc. as lead agency. 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 2006-07 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 (Funds awarded by Alameda County)	\$250,000
Agency Match (Anka)	\$294,862
TOTAL MATCH	\$544,862

Matilda Cleveland Transitional Housing Program

For the 2006/07 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 an award of \$259,432. Match requirements (total of \$53,642.90) were met and exceeded through the following budgeted fund sources:

PURPOSE	MATCH AMOUNT
Community Promotions Program for Service Organizations	\$50,000
MCTHP Tenant Rents	\$25,250
Contractor Match Dollars	\$20,000
TOTAL MATCH	\$95,250

Oakland Homeless Youth Housing Collaborative

For the 2006/07 program year, the Oakland Homeless Youth Housing Collaborative (OHYHC) grant requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. The City received an award of \$\$696,433. Matching funds in the amount of \$166,000 were provided through the Project Sponsors of the grant as follows:

GRANT PROJECT SPONSOR	MATCH AMOUNT
Covenant House	\$102,000
East Oakland Community Project	\$34,000
First Place Fund For Youth	\$30,000
TOTAL MATCH	\$166,000

FY 2006-2007 Awards of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA Low/Mod	ORA Bonds
Access Improvement Grants	Owner Rehab	01-Jul-06	\$207,675	\$0	\$0	\$0
Christmas In April	Owner Rehab	01-Jul-06	\$48,185	\$0	\$0	\$0
East Oakland Community Project Shelter Rent	Homeless	01-Jul-06	\$296,000	\$0	\$0	\$0
Emergency Home Repair	Owner Rehab	01-Jul-06	\$382,619	\$0	\$0	\$0
Fair Housing, Tenant Counseling & Info	Housing Service	01-Jul-06	\$448,000	\$0	\$0	\$0
First Time Homebuyer Program	Homebuyer	01-Jul-06	\$0	\$0	\$2,500,000	\$0
Home Equity Conversion Program	Housing Service	01-Jul-06	\$21,000	\$0	\$0	\$0
Homeless Winter Relief Program	Homeless	01-Jul-06	\$225,000	\$0	\$0	\$0
Homeownership Counseling	Homebuyers/Owners	01-Jul-06	\$38,000	\$0	\$0	\$0
Housing Rehabilitation Loan Programs	Owner Rehab	01-Jul-06	\$2,836,837	\$0	\$0	\$0
Lead-Safe Housing Paint Program	Owner Rehab	01-Jul-06	\$215,287	\$0	\$0	\$0
Minor Home Repair	Owner Rehab	01-Jul-06	\$242,932	\$0	\$0	\$0
Rental Assistance Program (1 st and last months rent)	Housing Service	01-Jul-06	\$93,000	\$0	\$0	\$0
American Dream Downpayment Initiative	Homebuyer	01-Jul-06	\$0	\$67,495	\$0	\$0
First Time Homebuyer Program	Homebuyer	6-Dec-06	\$0	\$0	\$56,676	\$0
Homeowner Rehab Loans	Owner Rehab	6-Dec-06	\$0	\$524,684	\$0	\$0
Edes Avenue Homes	Ownership	20-Mar-07	\$0	\$0	\$442,000	\$0
Harrison Street Senior Housing	Senior	20-Mar-07	\$0	\$0	\$0	\$5,133,000
Hill-Elmhurst Senior Housing	Senior	20-Mar-07	\$0	\$0	\$2,702,804	\$3,329,196
Linden Street Homes	Ownership	20-Mar-07	\$0	\$0	\$0	\$170,114
Orchards	Senior	20-Mar-07	\$0	\$0	(\$232,707)	\$232,707
Percy Abram Senior Housing (Sister Thea Bowman II)	Senior	20-Mar-07	\$0	\$0	\$445,000	\$0
Posada de Colores	Senior	20-Mar-07	\$0	\$0	\$0	\$188,500
Project Pride	Transitional	20-Mar-07	\$0	\$0	\$3,992,301	\$457,699
Sausal Creek	Ownership	20-Mar-07	\$0	\$0	\$0	\$661,000

FY 2006-2007 Awards of Funds for Housing Activities

Project or Program	Type	Date	CDBG	HOME	ORA Low/Mod	ORA Bonds
St Joseph's Senior Apts	Senior	20-Mar-07	\$0	\$3,789,000	\$723,536	\$3,065,464
First Time Homebuyer Program	Homebuyer	29-Jun-07	\$0	\$0	\$549,293	\$0
Homeowner Rehabilitation	Owner Rehab	29-Jun-07	\$0	\$1,269,990	\$0	\$0
TOTAL			\$5,054,535	\$5,583,674	\$11,178,903	\$13,237,680

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
Shelter Plus Care	Alameda County Shelter Plus Care (Housing Alliance SRA)	County of Alameda/Housing and Community Development Department
Shelter Plus Care	Alameda County Shelter Plus Care (SRA)	County of Alameda/Housing and Community Development Department
Shelter Plus Care	Alameda County Shelter Plus Care (TRA)	County of Alameda/Housing and Community Development Department
Shelter Plus Care	Alameda County Shelter Plus Care Program (PRA)	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Ashby House	Resources for Community Development
Supportive Housing Program	Bessie Coleman/Alameda Point	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Bridget Transitional House	Women's Daytime Drop-In Center
Supportive Housing Program	Channing Way Apartments	Bonita Housing, Inc.
Supportive Housing Program	Concord House	Resources for Community Development
Supportive Housing Program	Families in Transition/Scattered Sites	City of Oakland-Department of Human Services
Shelter Plus Care	Forensic Assertive Community Treatment (FACT)	County of Alameda/Housing and Community Development Department
Supportive Housing Program	FESCO Transitional Co-Housing	County of Alameda/Housing and Community Development Department
Supportive Housing Program	FESCO/Tri-City Bridgeway	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Harrison House Family Services Program	Building Opportunities for Self-Sufficiency
Section 202 – Supportive Housing for the Elderly	Harrison Street Senior Housing	Christian Church Homes and Oakland Housing Initiatives
Supportive Housing Program	Health Housing Integrated Services Network	Lifelong Medical Care
Section 202 – Supportive Housing for the Elderly	Hill-Elmhurst Plaza Senior Housing	Christian Church Homes and Acts Community Development
Housing Counseling	Home Equity Conversion Program	Eden Council for Hope and Opportunity (ECHO Housing)
Supportive Housing Program	Homeless Families Support Network	City of Oakland-Department of Human Services
Supportive Housing Program	Homeless Opportunity for People Empowerment	City of Fremont
Supportive Housing Program	Homeless Services One-Stop Employment Center	Goodwill Industries of the Great East Bay

Federal Program	Project/Activity	Sponsor
Supportive Housing Program	Housing Alliance Project	Alameda County Housing and Community Development Department
Supportive Housing Program	Housing Stabilization Team	Building Opportunities for Self-Sufficiency
Supportive Housing Program	InHouse-Alameda County HMIS	County of Alameda/Housing and Community Development Department
Section 202 - Supportive Housing for the Elderly	Jack London Gateway Senior Housing	East Bay Asian Local Development Corporation
Supportive Housing Program	Mariposa	Resources for Community Development
Supportive Housing Program	Matilda Cleveland Transitional Housing Program	City of Oakland-Department of Human Services
Supportive Housing Program	McKinley Family Transitional House	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Multi-Service Center	County of Alameda/Housing and Community Development Department
Supportive Housing Program	North County's Women's Center	Berkeley Food and Housing Project
Supportive Housing Program	Oakland Homeless Youth Housing Collaborative	City of Oakland-Department of Human Services
Supportive Housing Program	Pacheco Court Transitional Housing	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Pathways Shelter Plus Care Program	City of Berkeley
Supportive Housing Program	Peter Babcock House	Affordable Housing Associates
Public Housing Family Self-Sufficiency Program	OHA Public Housing Self-Sufficiency	Oakland Housing Authority
Supportive Housing Program	Reciprocal Integrated Services for Empowerment (RISE)	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Regent Street House	Resources for Community Development
Housing Counseling	Rental Assistance Program	Eden Council for Hope and Opportunity (ECHO Housing)
Supportive Housing Program	Rosa Parks Transitional House	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Rubicon Berkeley Services	Rubicon Programs Inc.
Supportive Housing Program	Russell Street Residence	Berkeley Food and Housing Project
Housing Choice Voucher Family Self-Sufficiency Program	Section 8 Family Self-Sufficiency Program	Oakland Housing Authority
Supportive Housing Program	Self-Sufficiency Project	Building Opportunities for Self-Sufficiency
Shelter Plus Care	Shelter Plus Care Tenant-Based Rental Assistance	City of Berkeley
Supportive Housing Program	South Alameda County Housing/Jobs Linkages Program	County of Alameda/Housing and Community Development Department
Supportive Housing Program	South County Sober Housing	Building Opportunities for Self-Sufficiency
Supportive Housing Program	Spirit of Hope 1	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Spirit of Hope 2	County of Alameda/Housing and Community Development Department
Supportive Housing Program	STAY Well Housing Project	Tri-City Homeless Coalition
Supportive Housing Program	Supportive Housing Network	City of Berkeley
Supportive Housing Program	Transitional House	Berkeley Food and Housing Project
Supportive Housing Program	Turning Point	Fred Finch Youth Center
Supportive Housing Program	Unity Village	County of Alameda/Housing and Community Development Department
Supportive Housing Program	Walker House	The Ark of Refuge, Inc.

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 September 4, 2007. 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 September 4, 2006 through September 19, 2007. Notices were also published in the Sing Tao Daily newspaper and the El Mundo newspaper.

A public hearing to review performance and the CAPER will take place before the City Council on September 18, 2007. A public hearing to consider current and future housing and community development needs will be held before the City Council in late Winter, 2007. 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 verbal or written 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 Numeric Goals

The table on the following pages shows the five-year and one-year goals for housing and homeless activities established in the City's Consolidated Plan, and the progress toward these goals that was achieved in FY 2006-2007.

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

The City made substantial progress toward meeting many of its housing goals. While the City fell short of its annual goals for housing production (primarily because several projects were not fully completed this year), it is on track to exceed its five-year goals for housing development for rental housing for families, preservation of affordable rental housing and development of new owner-occupied housing as well as housing for seniors and persons with special needs.

The City's first-time homebuyer program has experienced difficulty because housing costs, even for modest single-family homes, are far above what a low income household can afford. Despite have increased the maximum subsidy amount from \$50,000 to \$75,000 and leveraging State housing program funds wherever possible, it has not been possible to meet the annual goal of 70 households assisted. It is also unlikely that the City will realize its five-year goal.

Recent changes to the City's programs for rehabilitation of owner-occupied housing (described in the FY 2005-06 CAPER), including increases in the maximum loan amounts, have produced an increase in activity that resulted in the City exceeding its goals for this program year.

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

Barriers to meeting goals and objectives

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, Five Year and Current Year

		5-Year (2005-2010)		Current Year (FY 2006-2007)	
		Goal	Actual to Date (2005-2007 only)	Goal	Actual
Expansion of the Supply of Affordable Rental Housing					
		805 Units Built or Underway			
Rental Housing New Construction: Units Built			74	92	0
Rental Housing New Construction: Units Underway			555		555
Preservation of the Supply of Affordable Rental Housing					
		400 Units Built or Underway			
Rental Housing Preservation: Units Built			17	213	0
Rental Housing Preservation: Units Underway			358		358
Public Housing Reconstruction: Units Built			34	54	0
Public Housing Reconstruction: Units Underway			178		178
Expansion of the Supply of Affordable Ownership Housing					
		105 Units Built or Underway			
Ownership Housing Construction: Units Built			28	15	9
Ownership Housing Construction: Units Underway			229		229
Expansion of Ownership Opportunities for First-Time Homebuyers					
		565 Households			
Mortgage and Downpayment Assistance			89	70	49
Housing Counseling		Prepare Residents	1,249	175	1,249
Mortgage Credit Certificates		100 Households	0	0	3
Improvement of Existing Housing Stock					
		1440 Housing Units			
Owner-Occupied Housing Rehabilitation: Units Completed			472	195	226
Owner-Occupied Housing Rehabilitation: Units Underway			47		47

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2006-2007)	
	Goal	Actual to Date (2005-2007 only)	Goal	Actual
Provision of Rental Assistance for Extremely Low and Low Income Families				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	10	0	10
Provision of Supportive Housing for Seniors and Persons with Special Needs				
Senior Housing Development: Units Built	400 Units Built or Underway	216	217	216
Senior Housing Development: Units Underway		260		260
Special Needs Housing Development: Units Built		0	0	0
Special Needs Housing Development: Units Underway		20		20
Access Improvement: Units Completed	40 Housing Units	23	8	8
Access Improvement: Units Underway		10		10
Removal of Impediments to Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	1,306	230	600
Referral, Information, and Counseling to Residents	2500 Households	10,592	2,144	3,365
Discrimination Education and Investigation	100 Households	1,068	196	886

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2007)	
	Goal	Actual to Date (2005-2007 only)	Goal	Actual
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	1,418	1,000	747
Health Care for Homeless	500 People	96	100	96
Other Outreach Services	1,225 People	6,756	245	4,780
Information and Referral Services	4,000 People	6,438	787	5,617
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	9,000 People	7,300	1,800	5,391
Winter Shelter	6,000 People	1,799	1,200	354
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	576	441	289
Transitional Housing				
Existing Transitional Housing Facilities	750 Families	287	441	126
Transitional Housing Jobs Campus at Oakland Army Base		0		0
Supportive Services Program				
Homeless Prevention				
	1,000			
Rental Assistance	Individuals/Families	196	216	183
	1,000			
Eviction Prevention	Individuals/Families	196	216	183
Legal Assistance	1,200 Cases	4,836	240	1,728
Housing Counseling	1,700 Cases	1,339	355	335
Tenant Education Program	550 Cases	790	115	790
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 People	17	11	0
Services and Referral	3,000 People	621	600	57
Permanent Housing	300 Units	92	100	57

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 \$8,601,041 in CDBG funding. The percentage allocations to various program areas were approved by the City Council in FY 2005-06. 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 2006-07 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 May 2006.

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 abate health and safety hazards. The Oakland Business Development Corporation, 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 Administrator’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, 2006 through June 30, 2007 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 2006-07 Consolidated Plan Projects
Environmental Review Requirements**

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
03K – STREET IMPROVEMENTS			
23 rd Avenue Safety & Beautification Improvements	61	\$ 30,000	58.34
Total 03K-STREET IMPROVEMENTS		\$ 30,000	
03T – OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS			
East Oakland Community Project – Shelter Rent	37	\$ 296,000	58.35
Homeless Winter Relief Program	10	\$ 225,000	58.35
Total 03T- OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS		\$ 521,000	
05 - PUBLIC SERVICES (General)			
Day Labor Job Development Program	65	\$ 30,420	58.34
Dr. J. Alfred Smith Sr. Training Academy	66	\$ 25,000	58.34
Ethiopian Case Management Program	70	\$ 47,500	58.34
Golden Gate Library Computer Lab	72	\$ 15,000	58.34
Home Equity Conversion Counseling	57	\$ 21,000	58.34
Homeownership Education, Counseling and Support	49	\$ 38,000	58.34
Multilingual Homeownership Center	55	\$ 37,000	58.34
Shared Maintenance & Delivery Scholarships	4	\$ 129,910	58.34
Succeed! Academic Coaching Project	58	\$ 38,000	58.34
Supplemental Hunger Program	35	\$ 39,000	58.34
Violence Prevention Task Force Pilot Project	60	\$ 30,000	58.34
East Bay Conversation Corps/Burbank Community Garden	62	\$ 27,000	58.34
Total 05 - PUBLIC SERVICES (General)		\$ 477,830	
05A SENIOR SERVICES			
East Oakland Clinic	45	\$ 40,000	58.34
Getting a Grip On Parenting Again	71	\$ 25,000	58.34
Legal Services for Seniors	2	\$ 62,000	58.34
Meals on Wheels	27	\$ 103,000	58.34
Oakland Senior Companion Program	16	\$ 25,000	58.34
Senior Homeless Case Management	56	\$ 30,000	58.34
Specific Adult Day Health Services	587	\$ 20,000	58.34
Total 05A – SENIOR SERVICES		\$ 305,000	

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
05D – YOUTH SERVICES			
East Oakland Community Connector Project	39	\$ 95,500	58.34
Emancipation Training Center	48	\$ 101,454	58.34
Enhanced Middle School Sports Program	69	\$ 24,840	58.34
High-Risk Youth Counseling	1	\$ 129,000	58.34
Kids with Dreams Project	24	\$ 60,000	58.34
Mathematical Pathway to Success	3	\$ 15,615	58.34
Middle School Program at Concordia	31	\$ 45,000	58.34
Music in the Schools	75	\$ 38,843	58.34
Positive Role Models	21	\$ 113,000	58.34
Prescott Clown Troupe	20	\$ 50,000	58.34
Project YES	47	\$ 30,000	58.34
Smart Moves Program	44	\$ 25,000	58.34
Youth Performance Workshop	19	\$ 25,000	58.34
Total 05D - YOUTH SERVICES		\$ 753,252	
05F – SUBSTANCE ABUSE SERVICES			
Healthy Families Program	28	\$ 60,000	58.34
Total 05F – SUBSTANCE ABUSE SERVICES		\$ 60,000	
05G – BATTERED AND ABUSED SPOUSES			
Domestic Violence Prevention Project	6	\$ 57,839	58.34
Domestic Abuse Prevention Project	64	\$ 50,000	58.34
Total 05G – BATTERED AND ABUSED SPOUSES		\$ 107,839	
05H – EMPLOYMENT TRAINING			
New Immigrant Employment Project	59	\$ 13,775	58.34
Total 05H - EMPLOYMENT TRAINING		\$ 13,775	
05K - TENANT/LANDLORD COUNSELING			
Housing Advocacy Project	38	\$ 68,000	58.34
Housing Information and Referral	32	\$ 80,000	58.34
Centro Legal de la Raza, Housing Advocacy Project	31	\$ 20,000	58.34
Total 05K – TENANT/LANDLORD COUNSELING		\$ 168,000	
05L – CHILD CARE SERVICES			
Safe Walk to School	36	\$ 70,849	58.34
Total 05L – CHILD CARE SERVICES		\$ 70,849	
05Q – SUBSISTENCE PAYMENTS			
Rental Assistance Program for Homeless	17	\$ 93,000	58.34
Total 05Q – SUBSISTENCE PAYMENTS		\$ 93,000	

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
14A – REHAB; SINGLE- UNIT RESIDENTIAL			
Access Improvement Program	8	\$ 207,675	58.35
Christmas In April	33	\$ 48,185	58.35
Emergency Home Repair	46	\$ 382,619	58.35
Home Maintenance & Improvement Program	54	\$ 2,622,669	58.35
Minor Home Repair Program	15	\$ 242,932	58.35
Total 14A – REHAB; SINGLE-UNIT RESIDENTIAL		\$ 3,504,080	
14E – REHABILITATION PUBLIC/PRIVATE COMMERCIAL/INDUSTRIAL			
Oakland Citizen’s Committee for Urban Renewal	40	\$ 139,252	58.34
Total 14E-REHABILITATION PUBLIC/PRIVATE		\$ 139,252	
14H – REHABILITATION ADMINISTRATION			
Loan Servicing and Projects Fund Monitoring	74	\$ 214,168	58.34
Total 14H – REHABILITATION ADMINISTRATION		\$ 214,168	
14I – LEAD-BASED PAINT/LEAD HAZARD TESTING/ABATEMENT			
Lead Safe Housing Paint Program	7	\$ 215,287	58.34
Total 14I – LEAD-BASED PAINT/LEAD HAZARD		\$ 215,287	
17C COMMERCIAL/INDUSTRIAL, BUILDING ACQUISITION, CONSTRUCTION, REHABILITATION			
Neighborhood Commercial Revitalization	53	\$ 1,635,034	58.35
Total 17C-COMMERCIAL/INDUSTRIAL		\$ 1,635,034	
18B – ECONOMIC DEVELOPMENT TECHNICAL ASSISTANCE			
Business Development Program	5	\$ 261,238	58.34
Business Loan Program	41	\$ 372,750	58.34
Economic Development Technical Assistance	26	\$ 10,000	58.34
Project Development	6	\$ 253,287	58.35
Total 18B - ED TECHNICAL ASSISTANCE		\$ 897,275	
18C – MICRO-ENTERPRISE ASSISTANCE			
Creating Economic Opportunities for Low Income Women	34	\$ 84,000	58.35
Fruitvale Commercial District Revitalization	42	\$ 40,186	58.35
Micro Enterprise Assistance	43	\$ 70,000	58.35
Oakland Small Business Incubator	12	\$ 121,674	58.35
Virtual Business Incubator	63	\$ 40,000	58.35
Total 18C – MICRO-ENTERPRISE ASSISTANCE		\$ 355,860	

PROJECT TITLE	PROJECT ID NUMBER(S)	FUNDING AMOUNT	NEPA CODE
21A – GENERAL PROGRAM ADMINISTRATION			
CDBG Program Monitoring/Administration	23	\$ 1,426,787	58.34
Total 21A – GENERAL PROGRAM ADMINISTRATION		\$ 1,426,787	
21D – FAIR HOUSING ACTIVITIES			
Fair Housing and Landlord/Tenant Counseling Program	9	\$ 150,000	58.34
Fair Housing Services	73	\$ 30,000	58.34
Housing Search & Counseling for the Disabled	25	\$ 100,000	58.34
Total 21D – FAIR HOUSING ACTIVITIES		\$ 280,000	

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.

Financial Summary
Grantee Performance Report
Community Development Block Program
July 1, 2006 to June 30, 2007

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

OMB Approval NO. 2506-0006 (Exp. 3/31/93)

1 Unexpended CDBG funds at end of previous period-FY2005-06:		\$ 18,421,280.00
2 Entitlement Grant from HUD-7082 (Grant Agreement):		8,601,041.00
3 Surplus Urban Renewal Funds		-
4 Section 108 Guaranteed Loan Funds (Principal Amount)		-
5 Program Income		
Non Revolving Funds	\$ 2,341,899.53	
Revolving Funds	349,939.06	
Total Program Income (Sum of columns a and b)		2,691,838.59
6 Prior Period Adjustments (If negative, enclose in brackets)		-
7 Total CDBG funds available for this report period		29,714,159.59
8 Total Expenditures reported on activity summary		13,444,574.13
9 Planning & Administration	\$ 1,571,155.07	
10 Low/Mod Benefit Calculation	11,873,419.06	
11 CDBG funds used for Section 108 Principal & Interest		-
12 Total Expenditures		13,444,574.13
13 Unexpended balance		\$ 16,269,585.46
14 Total low/mod credit for multi-unit housing expenditures		\$ -
15 Total from all other activities qualifying as low/mod expenditures		11,873,419.06
16 Total (Line 14 + Line 15)		\$ 11,873,419.06
17 Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)		1.00
Program Years (PY) covered in certification PY99 PY00 PY01		
18 Cumulative net expenditures subject to program benefit calculation		\$ 30,487,724.83
19 Cumulative expenditures benefiting low/mod persons		\$ 30,487,724.83
20 Percent benefit to low/mod persons (line 19 divided by line 18)		1.00

Line 18 Calculation:	FFY 04	\$9,549,257.20	Line 19 Calculation:	FFY 04	\$9,549,257.20
	FFY 05	9,065,048.57		FFY 05	9,065,048.57
	FFY 06	11,873,419.06		FFY 06	11,873,419.06
	Total	\$ 30,487,724.83		Total	\$ 30,487,724.83

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21 Total PS expenditures from column h, form HUD 4949.2a	\$ 605,174.62
22 Total PS unliquidated obligations from column r, form HUD 4949.2a	-
23 Sum of line 21 and line 22	\$ 605,174.62
24 Total PS unliquidated reported at the end of the previous reporting period	\$ -
25 Net obligations for public services (line 23 minus line 24)	\$ 605,174.62
26 Amount of program income received in the preceding program year	\$ 3,385,566.00
27 Entitlement grant amount (from line 2)	8,601,041.00
28 Sum of lines 26 and 27	\$ 11,986,607.00
29 Percent funds obligated for Public Service Activities (line 25 divided by line 28)	0.05
30 Amount subject to planning and administrative cap (grant amount from line 2 plus line 5)	\$ 11,292,879.59
31 Amount expended for Planning & Administration (from line 9 above)	\$ 1,571,155.07
32 Percent funds expended (line 31 divided by line 30)	0.14

Program Income Narrative

olk	A - Non Revolving Funds		
	1 Economic Development	(D2499.9100)	\$ 573,257.68
	2 Float Funded Activities		
		(D2499.9401)	-
		(D2499.9800)	-
		(D2499.9600)	-
	3 Other Loan Repayments		
	Housing Rehabilitation Loans	(D2499.9500)	1,768,641.85
		(D2499.9501)	-
		(D2499.9200)	-
	4 Income Received From Sale Of Property N/A		-
	Other income		-
	5 Interest Income		
	Money Market Account	(D2499.9900)	-
		(D2499.9700)	-
			2,341,899.53
	Total Non-Revolving		
	Revolving Funds		
B -	1 OBDC - NEDF & Micro Loans		349,939.59
	Total Program Income		<u>2,691,839.12</u>

1 Outstanding Float-Funded Activities

\$ -
-
-

TOTAL

\$ -

2 Loans and Other Receivables

a. Outstanding Loans

i Housing Rehabilitation Loans

Loans Outstanding

1079

Principal Balance

\$ 17,858,555.21

ii CDBG Loans

Principal Balance

0

\$ -

iii. Economic Development Loans

Loans Outstanding

62

Principal Balance

\$ 2,414,046.54

b. Deferred Forgivable Loans

Housing Rehabilitation Loans

Loans Outstanding

0

Principal Balance

\$ -

3 Loans Written Off During This Period

\$ -

4 Parcels Acquired Or Improved With CDBG Funds That
Are Available For Sale As Of End Of Reporting Period.

N/A

5 Lump Sum Drawdown Agreement

N/A

GPR Handbook Appendix 3: Item E Calculation of Balance Of Unprogrammed Funds

Amount of funds available during reporting period (from line 7 of HUD-4949.3)	\$ 29,714,159.59
ADD: Income expected but not yet realized	-
LESS: Total budgeted amount on HUD-4949.2/2a	12,405,406.84
UNPROGRAMMED BALANCE:	<u>\$ 17,308,752.75</u>

D. RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES
TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN ON GPR

Complete the following worksheet and submit with the attachment:

UNEXPENDED BALANCE SHOWN ON GPR (Line 13 of HUD 4949.3)	\$ 16,269,585.46
ADD:	
LOC balance(s) as of GPR date:	\$ 11,244,726.28
Cash on hand:	
Grantee Program Account	1,635,295.37
Subrecipients Program Account	349,938.75
Revolving Fund Cash Balances	-
Section 108 Accounts (in contract)	-
SUBTRACT:	
Grantee CDBG Program Liabilities (include any reimbursements due to the Grantee from program funds)	-
Subrecipient CDBG Program Liabilities (same instructions as above)	-
TOTAL RECONCILING BALANCE:	<u>13,229,960.40</u>
UNRECONCILED DIFFERENCE:	<u>\$ 3,039,625.06</u>

When grantees or subrecipients operate their programs on a reimbursement basis, any amounts due to the grantees or subrecipients should be included in the Program Liabilities.

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Name of Grantee
City of Oakland

Grant Number
B02-MC-06-0013

Program Year
From 7/01/03 to 6/30/04

All grantees must submit this form,
whether or not they have CDBG funded
rehabilitation programs.

Single-Unit
Activities
(1 Unit)

Multi-Unit
Activities
(2+ Units)

None

None

1 Check box only if grantee has no CDBG rehabilitation activities

2 Staffing: Number of Staff-Years
(FTE staff-years to tenths)

3 Current Program Year Expenditures:
Activity delivery costs from CDBG funds

a. Staff costs: Amount expended in 2 above
b. Other direct costs (not included in 4)

4 Current Program Year Expenditures:
For all projects (a+b+c below)

a. CDBG funds expended
b. Other public (Federal, State, local) funds exp'd
c. Private funds expended

5 Project/Units Rehabilitated/Committed

a. Number of projects committed (multi-unit only)

b. Number of units committed

6 Obligations: Amount obligated for
projects/units committed in 5a and 5b

a. CDBG funds obligated
b. Other public (Fed., State, local) funds obligated
c. Private funds obligated

7 Projects/Units Rehabilitated/Completed

a. Number of projects completed (multi-unit only)

b. Number of units completed

8 Cumulative Expenditures:

a. CDBG funds expended
b. Other public (Federal, State, local) funds expended
c. Private funds expended

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Projects

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Projects

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Units

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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 (data on commitments and expenditures can be found in the HOME IDIS reports):

Program Administration	\$442,663
St Joseph's Senior Housing (rental housing construction)	\$3,789,000
Rehabilitation of Owner-Occupied Housing	\$1,792,674
<u>Homebuyer Assistance (ADDI Program)</u>	<u>\$67,495</u>
TOTAL ALLOCATIONS	\$6,091,832

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

Altenheim Senior Housing Phase I

1720 MacArthur Blvd

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

HOME funding: \$1,901,740

Lincoln Court

2400 MacArthur Blvd

New construction of 82 rental units for seniors

HOME funding: \$1,500,000

Percy Abram Jr. Senior Apartments

1070 Alcatraz Ave

New construction of 44 rental units for seniors.

HOME funding: \$1,045,800

Projects Underway

Altenheim Senior Housing Phase II

1720 MacArthur Blvd.

New construction of 81 units on historic site of former assisted living facility.

HOME funding: \$3,585,000

Portion of Phase II was re-designed to address concerns raised by the Nat'l Park Service, reviewed/ approved by the Planning Commission. Construction start delayed..

Lions Creek Crossings (Coliseum Gardens) Phase III

66th Avenue crossing over Leona Creek Drive and Lion Way

HOME funding: \$1,600,000 (CHDO Project)

Construction began January 2007.

Madison and Fourteenth

160 14th Street

New construction of 79 rental units, ground floor retail space

Includes 20 units and supportive services for youth transitioning out of foster care

HOME funding: \$2,472,585 (CHDO Project)

Started construction. Completion anticipated February, 2008.

Orchards on Foothill

2719 Foothill Blvd.

New construction of 65 units of senior rental housing.

HOME funding: \$3,475,000 (CHDO Project)

Construction started Feb., 2007. Construction completion anticipated Aug. 2008.

Saint Andrew's Manor Senior Apartments

3250 San Pablo Ave.

Rehabilitation of existing 60-unit HUD-assisted senior housing.

HOME Funding: \$748,300

Applied for additional funding from State of California and continued predevelopment activities.

Saint Patrick's Terrace Senior Apartments

1212 Center St.

Rehabilitation of existing 66-unit HUD-assisted senior housing.

HOME Funding: \$753,600

Applied for additional funding from State of California and continued predevelopment activities.

Seven Directions

2496 International Blvd

New construction of 36 rental units for families

HOME funding: \$1,216,600 (CHDO Project)

All loans closed. Construction underway – 15-20%

Sojourner Truth Manor

5815, 5915 and 6015 MLK Jr. Way

Rehabilitation of existing 87-unit HUD-assisted senior housing.

HOME Funding: \$162,100

Rehab work on one building completed; other two building to complete by August 2007.

Loan Programs Operated During Program Year

American Dream Downpayment Initiative

Citywide

Assist low income families to become first-time homebuyers. Funds used to supplement funding under the City's First Time Homebuyer Mortgage Assistance Program.

Katrina Rental Assistance

Citywide

Utilize HOME funds to provide rental assistance to victims of Hurricane Katrina displacees in Oakland (Households must have incomes less than 60 percent AMI).

Rehabilitation Assistance for Existing Owner-Occupied Homes

Community Development Districts

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 is generally 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, 2006, the City had allocated more than 50% of its HOME funds to CHDOs since the inception of the program in 1992.

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 Altenheim Senior Homes Phase I, Orchards Senior Housing, and Percy Abrarm, Jr. Senior Housing

The MBE/WBE Report, reflecting contracting activity for these projects, 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 2006-2007 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 2005-06 program year:

- Adeline Lofts
- Allen Temple Manor
- Bancroft Senior Homes
- Bishop Nichols Senior Housing
- Coolidge Court
- E.C. Reems Gardens
- Eastmont Court
- Fruitvale Transit Village

- Harrison Hotel
- International Boulevard Housing
- Irene Cooper Terrace
- Mandela Gateway Apartments
- Northgate Apartments
- Southlake Tower
- Stanley Avenue Apartments

The City's monitoring efforts were greatly enhanced due to the completion and implementation of a monitoring procedures manual and updated monitoring forms made possible due to HUD-funded technical assistance provided by ICF Consulting.

G. Displacement and Relocation

There were no displacement or relocation activities in FY 2006-07.

***Insert MBE/WBE report here
(Annual Performance Report)

HOME Match Report

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

OMB Approval No. 2506-0171
(exp. 05/31/2007)

						Match Contributions for Federal Fiscal Year 2006 (7/1/06 – 6/30/07)		
Part I Participant Identification								
1. Participant No. (assigned by HUD) MC060208		2. Name of the Participating Jurisdiction City of Oakland/Community and Economic Development Agency				3. Name of Contact (person completing this report) Jeffrey Levin		
5. Street Address of the Participating Jurisdiction 250 Frank H. Ogawa Plaza, Suite 5313						4. Contact's Phone Number (include area code) 510-238-6188		
6. City Oakland		7. State CA		8. Zip Code 94612				
Part II Fiscal Year Summary								
1. Excess match from prior Federal fiscal year						\$ 12,996,623		
2. Match contributed during current Federal fiscal year (see Part III.9.)						\$ 2,392,029		
3. Total match available for current Federal fiscal year (line 1 + line 2)								\$ 15,358,652
4. Match liability for current Federal fiscal year (see attached IDIS Drawdown Report)								\$ 715,965
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)								\$ 14,642,957
Part III Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
IDIS 2345 – Orchards	4/1/07	320,000						320,000
IDIS 2345 – Orchards	2/1/07	982,236						982,236
IDIS 2294 – Mandela Townhomes	12/11/06	1,089,793						1,089,793

IDIS - C04PR07

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

DATE: 09-04-07

TIME: 19:07

PAGE: 1

REPORT FOR ACTIVITY : ALL

PROGRAM : HOME

FUND TYPE : ALL

SOURCE TYPE: MC

RECIP TYPE : ALL

DATE RANGE : 07-01-2006 TO 06-30-2007

Fund Type	Voucher Number	Line Item	IDIS Activity	Voucher Date	Voucher Status	Date Processed	Grant Number	Amount
CR	1405526	1	2203	5/7/2007	COMPLETE	5/10/2007	M-02-MC-060208	771,300.00
CR	1405526	2	2203	5/7/2007	COMPLETE	5/10/2007	M-03-MC-060208	681,492.00
CR	1405526	3	2203	5/7/2007	COMPLETE	5/10/2007	M-04-MC-060208	821,543.00
CR	1424347	1	2345	6/27/2007	COMPLETE	6/29/2007	M-04-MC-060208	2,967,630.00
CR	1424347	2	2345	6/27/2007	COMPLETE	6/29/2007	M-05-MC-060208	485,751.00
PI	1405246	1	1877	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	4,108.00
PI	1405246	2	1946	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	2,614.00
PI	1405246	4	1953	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	7,470.00
PI	1405246	5	2008	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	34,602.00
PI	1405246	6	2076	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	23,400.00
PI	1405246	7	2159	5/5/2007	COMPLETE	6/29/2007	M-05-MC-060208	1,732.00
PI	1405246	8	1832	5/5/2007	COMPLETE	6/29/2007	M-05-MC-060208	5,273.00
PI	1405247	1	2077	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	1,315.00
PI	1405247	2	2078	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	9,010.00
PI	1405247	3	2079	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	1,991.00
PI	1405247	4	2104	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	852.00
PI	1405247	5	2105	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	3,633.00
PI	1405247	6	2106	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	40,007.00
PI	1405247	7	2107	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	28,005.00
PI	1405247	9	2110	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	48,746.00
PI	1405247	10	2116	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	30,249.00
PI	1405247	11	2204	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	61,175.00
PI	1405247	12	2205	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	24,150.00
PI	1405247	14	2109	5/5/2007	COMPLETE	6/29/2007	M-05-MC-060208	22,325.00
PI	1405247	15	2109	5/5/2007	COMPLETE	6/29/2007	M-05-MC-060208	2,427.00

Fund Type	Voucher Number	Line Item	IDIS Activity	Voucher Date	Voucher Status	Date Processed	Grant Number	Amount
PI	1405248	1	2200	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	115,888.00
PI	1405249	1	2200	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	43,762.00
PI	1405250	1	1988	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	123,078.00
PI	1405251	1	1989	5/5/2007	COMPLETE	5/10/2007	M-05-MC-060208	1,000.00
PI	1405644	1	2335	5/7/2007	COMPLETE	5/10/2007	M-05-MC-060208	20,940.00
PI	1405644	2	2336	5/7/2007	COMPLETE	5/10/2007	M-05-MC-060208	20,940.00
PI	1405644	3	2337	5/7/2007	COMPLETE	5/10/2007	M-05-MC-060208	19,500.00
PI	1405644	4	2338	5/7/2007	COMPLETE	5/10/2007	M-05-MC-060208	14,400.00
PI	1405644	5	2339	5/7/2007	COMPLETE	5/10/2007	M-05-MC-060208	15,120.00
PI	1424341	1	2344	6/27/2007	COMPLETE	6/29/2007	M-05-MC-060208	49,113.00
								\$6,504,541.00
								less AD not subject to match (0.00)
								less PI not subject to match (776,825.00)
								Amount Subject to Match 5,727,716.00
								Times Match Percentage 12.5%
								Match Liability 715,965.00

Fund Type Codes:

AD Administration
CR CHDO Reserved Funds
EN Entitlement Grant Funds
PI Program Income

EN and CR funds must be matched (12.5%). AD and PI funds are not subject to matching funds requirement.

Status of HOME Grants
(Report from HUD IDIS System)

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
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----- COMMITMENTS FROM AUTHORIZED FUNDS -----

(A)	(B)	(C)	(D)	(I)	(J)	(K)
		AD/CO FUNDS				
FISCAL YEAR	TOTAL AUTHORIZATION	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	3,873,807.83	92.3	93.4
2002	4,918,000.00	737,700.00	4,180,300.00	2,831,899.00	67.7	72.5
2003	4,883,314.00	732,496.00	4,150,818.00	1,898,092.00	45.7	53.8
2004	5,304,734.00	729,975.00	4,574,759.00	3,789,173.00	82.8	85.1
2005	4,839,396.00	470,413.00	4,368,983.00	705,620.00	16.1	24.3
2006	4,494,122.00	442,662.70	4,051,459.30	1,600,000.00	39.4	45.4
TOTAL	64,319,566.00	8,881,146.70	55,438,419.30	44,614,241.60	80.4	83.1

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

(A)	(E)	(F)	(G)	(H)	(I)
	CR/CC FUNDS		SU FUNDS	EN FUNDS	
FISCAL YEAR	AMOUNT RESERVED TO CHDOS + CC	CHDO RSVD %	RESERVATIONS TO OTHER ENTITIES	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	1,665,392.83	3,873,807.83

IDIS - C04PR27

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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----- COMMITMENTS FROM AUTHORIZED FUNDS CONTINUED -----

(A) FISCAL YEAR	(E) CR/CC FUNDS AMOUNT RESERVED TO CHDOS + CC	(F) CHDO RSVD %	(G) SU FUNDS RESERVATIONS TO OTHER ENTITIES	(H) EN FUNDS PJ COMMITMENTS TO ACTIVITIES	(I) TOTAL AUTHORIZED COMMITMENTS
2002	2,831,899.00	57.5	0.00	0.00	2,831,899.00
2003	1,898,092.00	38.8	0.00	0.00	1,898,092.00
2004	3,789,173.00	71.4	0.00	0.00	3,789,173.00
2005	705,620.00	14.5	0.00	0.00	705,620.00
2006	1,600,000.00	35.6	0.00	0.00	1,600,000.00
TOTAL	26,709,890.77	41.5	0.00	17,904,350.83	44,614,241.60

----- PROGRAM INCOME (PI) -----

FISCAL YEAR	PROGRAM INCOME RECEIPTS	AMOUNT COMMITTED TO ACTIVITIES	% CMTD	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED	% DISB
2003	3,581,036.00	3,581,036.00	100.0	3,581,036.00	0.00	3,581,036.00	100.0
2004	987,978.00	987,978.00	100.0	987,978.00	0.00	987,978.00	100.0
2005	2,709,997.00	2,351,247.98	86.7	2,082,209.98	267,306.00	2,349,515.98	86.6
2006	524,684.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL	7,803,695.00	6,920,261.98	88.6	6,651,223.98	267,306.00	6,918,529.98	3.4

----- COMMITMENT SUMMARY -----

TOTAL COMMITMENTS FROM AUTHORIZED FUNDS	44,614,241.60
NET PROGRAM INCOME DISBURSED	+ 6,651,223.98
TOTAL COMMITMENTS	51,265,465.58

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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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	4,427,000.00	100.0	0.00
2000	4,435,000.00	4,435,000.00	100.0	0.00
2001	4,937,000.00	2,913,892.83	59.0	2,023,107.17
2002	4,918,000.00	3,322,699.00	67.5	1,595,301.00
2003	4,883,314.00	1,169,823.00	23.9	3,713,491.00
2004	5,304,734.00	3,829,325.32	72.1	1,475,408.68
2005	4,839,396.00	485,751.00	10.0	4,353,645.00
2006	4,494,122.00	0.00	0.0	4,494,122.00
TOTAL	64,319,566.00	46,664,490.92	72.5	17,655,075.08

DISBURSEMENTS CONTINUED					
(A)	(C)	(D)	(E)	(F)	(G)
FISCAL YEAR	DISBURSED	RETURNED	NET DISBURSED	DISBURSED PENDING APPROVAL	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	4,427,000.00	0.00	4,427,000.00	0.00	4,427,000.00
2000	4,435,000.00	0.00	4,435,000.00	0.00	4,435,000.00
2001	2,913,892.83	0.00	2,913,892.83	0.00	2,913,892.83
2002	3,322,699.00	0.00	3,322,699.00	0.00	3,322,699.00
2003	1,169,823.00	0.00	1,169,823.00	0.00	1,169,823.00
2004	3,829,325.32	0.00	3,829,325.32	0.00	3,829,325.32

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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----- DISBURSEMENTS CONTINUED -----					
(A)	(C)	(D)	(E)	(F)	(G)
FISCAL YEAR	DISBURSED	RETURNED	NET DISBURSED	DISBURSED PENDING APPROVAL	TOTAL DISBURSED
2005	485,751.00	0.00	485,751.00	0.00	485,751.00
2006	0.00	0.00	0.00	0.00	0.00
TOTAL	46,671,990.92	7,500.00	46,664,490.92	0.00	46,664,490.92

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
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----- 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	3,873,807.83	92.3	2,313,840.83	55.1
2002	4,180,300.00	2,831,899.00	67.7	2,830,899.00	67.7
2003	4,150,818.00	1,898,092.00	45.7	681,492.00	16.4
2004	4,574,759.00	3,789,173.00	82.8	3,789,173.00	82.8
2005	4,368,983.00	705,620.00	16.1	485,751.00	11.1
2006	4,051,459.30	1,600,000.00	39.4	0.00	0.0
TOTAL	55,438,419.30	44,614,241.60	80.4	40,016,805.60	72.1

----- 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	2,313,840.83	0.00	2,313,840.83	55.1	0.00	2,313,840.83	55.1
2002	4,180,300.00	2,830,899.00	0.00	2,830,899.00	67.7	0.00	2,830,899.00	67.7
2003	4,150,818.00	681,492.00	0.00	681,492.00	16.4	0.00	681,492.00	16.4

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----- 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
2004	4,574,759.00	3,789,173.00	0.00	3,789,173.00	82.8	0.00	3,789,173.00	82.8
2005	4,368,983.00	485,751.00	0.00	485,751.00	11.1	0.00	485,751.00	11.1
2006	4,051,459.30	0.00	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL	55,438,419.30	40,024,305.60	7,500.00	40,016,805.60	72.1	0.00	40,016,805.60	72.1

----- 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	491,800.00	100.0	0.00
2003	488,331.40	358,103.60	488,331.00	57.6	358,104.00	488,331.00	100.0	0.00
2004	506,752.20	98,797.80	486,650.00	80.3	118,900.00	40,152.32	8.2	446,497.68
2005	470,413.30	270,999.70	470,413.00	63.4	271,000.00	0.00	0.0	470,413.00
2006	442,662.70	52,468.40	442,662.70	89.4	52,468.40	0.00	0.0	442,662.70
TOTAL	6,387,959.60	780,369.50	6,367,856.70	88.8	800,472.40	5,008,283.32	78.6	1,359,573.38

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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	221,350.00	100.0	0.00
2000	221,750.00	221,750.00	100.0	0.00	221,750.00	100.0	0.00
2001	246,850.00	246,850.00	100.0	0.00	106,352.00	43.0	140,498.00
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
2004	243,325.00	243,325.00	100.0	0.00	0.00	0.0	243,325.00
2005	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2006	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	2,513,290.70	2,513,290.00	99.9	0.70	1,639,402.00	65.2	873,888.00

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	2,831,899.00	383.8	2,831,899.00	100.0	0.00	2,830,899.00	99.9	1,000.00
2003	732,497.10	1,898,092.00	259.1	1,898,092.00	100.0	0.00	681,492.00	35.9	1,216,600.00
2004	729,975.00	3,789,173.00	519.0	3,789,173.00	100.0	0.00	3,789,173.00	100.0	0.00
2005	705,619.95	705,620.00	100.0	705,620.00	100.0	0.00	485,751.00	68.8	219,869.00
2006	663,994.05	1,600,000.00	240.9	1,600,000.00	100.0	0.00	0.00	0.0	1,600,000.00
TOTAL	9,551,786.10	26,709,890.77	279.6	26,709,890.77	100.0	0.00	23,672,421.77	88.6	3,037,469.00

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CHDO LOANS								
FISCAL	AMOUNT	AMOUNT	AMOUNT	%	BALANCE	TOTAL	%	BALANCE
YEAR	AUTHORIZED	RESERVED	COMMITTED	AUTH CMTD	TO COMMIT	DISBURSED	DISB	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	283,189.90	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2003	189,809.20	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2004	378,917.30	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2005	70,562.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2006	160,000.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	2,670,989.10	0.00	0.00	0.0	0.00	0.00	0.0	0.00

CHDO CAPACITY (CC)								
FISCAL	AMOUNT	AMOUNT	AMOUNT	%	BALANCE	TOTAL	%	BALANCE
YEAR	AUTHORIZED	RESERVED	COMMITTED	AUTH CMTD	TO COMMIT	DISBURSED	DISB	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
2004	150,000.00	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2005	145,181.88	0.00	0.00	0.0	0.00	0.00	0.0	0.00
2006	134,823.66	0.00	0.00	0.0	0.00	0.00	0.0	0.00
TOTAL	1,920,444.96	0.00	0.00	0.0	0.00	0.00	0.0	0.00

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----- 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
2004	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2005	0.00	0.0	0.00	0.0	0.00	0.00	0.0	0.00
2006	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

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----- TOTAL PROGRAM FUNDS -----				
(A)	(B)	(C)	(I)	(J)
FISCAL	TOTAL	PROGRAM INCOME	TOTAL	AVAILABLE
YEAR	AUTHORIZATION	AMOUNT	DISBURSED	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	4,427,000.00	0.00
2000	4,435,000.00	0.00	4,435,000.00	0.00
2001	4,937,000.00	0.00	2,913,892.83	2,023,107.17
2002	4,918,000.00	0.00	3,322,699.00	1,595,301.00
2003	4,883,314.00	3,581,036.00	4,750,859.00	3,713,491.00
2004	5,304,734.00	987,978.00	4,817,303.32	1,475,408.68
2005	4,839,396.00	2,709,997.00	2,835,266.98	4,714,126.02
2006	4,494,122.00	524,684.00	0.00	5,018,806.00
TOTAL	64,319,566.00	7,803,695.00	53,583,020.90	18,540,240.10

----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL	COMMITTED	NET DISBURSED	NET DISBURSED	NET	DISBURSED	TOTAL
YEAR	AMOUNT	FOR ACTIVITIES	FOR ADMIN/OP	DISBURSED	PENDING APPROVAL	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	664,050.00	4,427,000.00	0.00	4,427,000.00
2000	3,769,750.00	3,769,750.00	665,250.00	4,435,000.00	0.00	4,435,000.00
2001	3,873,807.83	2,313,840.83	600,052.00	2,913,892.83	0.00	2,913,892.83
2002	2,831,899.00	2,830,899.00	491,800.00	3,322,699.00	0.00	3,322,699.00
2003	5,479,128.00	4,262,528.00	488,331.00	4,750,859.00	0.00	4,750,859.00

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----- TOTAL PROGRAM FUNDS CONTINUED -----						
(A)	(D)	(E)	(F)	(G)	(H)	(I)
FISCAL	COMMITTED	NET DISBURSED	NET DISBURSED	NET	DISBURSED	TOTAL
YEAR	AMOUNT	FOR	FOR	DISBURSED	PENDING	DISBURSED
		ACTIVITIES	ADMIN/OP		APPROVAL	
2004	4,777,151.00	4,777,151.00	40,152.32	4,817,303.32	0.00	4,817,303.32
2005	3,056,867.98	2,567,960.98	0.00	2,567,960.98	267,306.00	2,835,266.98
2006	1,600,000.00	0.00	0.00	0.00	0.00	0.00
TOTAL	51,534,503.58	46,668,029.58	6,647,685.32	53,315,714.90	267,306.00	53,583,020.90

----- TOTAL PROGRAM PERCENT -----									
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
FISCAL	TOTAL	PROGRAM INCOME	COMMITTED	DISB FOR	DISB FOR	DISB FOR	DISBURSED	DISBURSED	AVAILABLE
YEAR	AUTHORIZATION	AMOUNT	FOR	ACTIVITIES	ACTIVITIES	ADMIN/OP	NET	PENDING	TO
			ACTIVITIES	%	%	%	%	%	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	15.0	100.0	0.0	100.0	0.0
2000	4,435,000.00	0.00	85.0	85.0	15.0	100.0	0.0	100.0	0.0
2001	4,937,000.00	0.00	78.4	46.8	12.1	59.0	0.0	59.0	40.9
2002	4,918,000.00	0.00	57.5	57.5	10.0	67.5	0.0	67.5	32.4
2003	4,883,314.00	3,581,036.00	100.0	50.3	5.7	56.1	0.0	56.1	43.8
2004	5,304,734.00	987,978.00	90.0	75.9	0.6	76.5	0.0	76.5	23.4
2005	4,839,396.00	2,709,997.00	63.1	34.0	0.0	34.0	3.5	37.5	62.4
2006	4,494,122.00	524,684.00	35.6	0.0	0.0	0.0	0.0	0.0	100.0
TOTAL	64,319,566.00	7,803,695.00	80.1	64.7	9.2	73.9	0.3	74.2	25.7

Status of HOME Activities
(Report from HUD IDIS System)

IDIS - C04PR22

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

DATE: 06-26-07
TIME: 20:57
PAGE: 1

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

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- NEW CONSTRUCTION ---									
1988	1070 ALCATRAZ AVE OAKLAND, CA 94608	0	0	08-23-04	1,045,800.00	1,023,715.00	97.8	OP	05-09-07
1990	881 69TH AVENUE AND 6814 - 6846 HAWLEY OAKLAND, CA 94621	0	0	12-22-04	1,500,000.00	1,499,000.00	99.9	OP	12-27-04
2295	928-988 66TH AVE OAKLAND, CA 94621	0	0	03-05-07	1,600,000.00	0.00	0.0	OP	03-05-07
--- REHABILITATION ---									
1832	1101 PERALTA STREET OAKLAND, CA 94607	0	1	05-12-03	40,000.00	40,000.00	100.0	FD	05-09-07
1877	5701 WALNUT ST OAKLAND, CA 94605	1	1	11-25-03	40,000.00	40,000.00	100.0	CP	06-25-07
1878	1705 81ST AVE OAKLAND, CA 94621	1	1	11-25-03	36,999.74	36,999.74	100.0	CP	06-25-07
1946	3941 GARDENIA PLACE OAKLAND, CA 94605	1	1	01-13-04	52,785.00	52,785.00	100.0	CP	06-25-07
1953	438 43RD ST OAKLAND, CA 94609	0	0	04-12-04	40,000.00	7,970.00	19.9	OP	05-09-07
2007	3437 66TH AVE OAKLAND, CA 94605	1	1	02-26-05	40,000.00	40,000.00	100.0	CP	06-25-07
2008	5407 WADEAN PL OAKLAND, CA 94601	0	0	02-26-05	40,000.00	38,112.00	95.2	OP	05-09-07
2011	2520 13TH AVE OAKLAND, CA 94606	1	1	02-26-05	30,850.00	30,850.00	100.0	CP	06-25-07
2075	1944 107TH AVE OAKLAND, CA 94603	1	1	07-01-05	11,517.00	11,517.00	100.0	CP	06-25-07
2076	1074 106TH AVE OAKLAND, CA 94603	0	0	07-01-05	40,000.00	39,945.00	99.8	OP	05-09-07
2077	10712 ACALANES DRIVE OAKLAND, CA 94603	1	1	07-01-05	52,185.00	52,185.00	100.0	CP	06-25-07
2078	745 60TH ST OAKLAND, CA 94609	0	0	07-01-05	55,070.00	48,875.00	88.7	OP	05-09-07
2079	714 37TH ST OAKLAND, CA 94609	1	1	07-01-05	39,819.00	39,819.00	100.0	CP	06-25-07
2104	1235 89TH AVE OAKLAND, CA 94621	1	1	08-30-05	32,525.00	32,525.00	100.0	CP	06-25-07
2105	634 DOUGLAS AVE OAKLAND, CA 94303	0	0	08-31-05	75,000.00	66,610.00	88.8	OP	05-09-07

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

IDIS - C04PR22

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

DATE: 06-26-07
TIME: 20:57
PAGE: 2

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

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- REHABILITATION ---									
2106	2032 24TH AVE OAKLAND, CA 94601	1	1	08-31-05	75,000.00	75,000.00	100.0	CP	06-25-07
2107	432 HALE AVE OAKLAND, CA 94603	0	0	08-31-05	75,000.00	74,549.00	99.3	OP	05-09-07
2109	3045 COOLIDGE OAKLAND, CA 94602	0	0	01-03-06	45,000.00	42,573.00	94.6	OP	05-09-07
2110	4722 BOND ST OAKLAND, CA 94601	0	0	10-24-05	75,000.00	74,894.00	99.8	OP	05-09-07
2113	1714 70TH AVE OAKLAND, CA 94621	0	0	10-24-05	40,000.00	500.00	1.2	OP	06-30-06
2114		0	0	10-24-05	0.00	0.00		XX	06-30-06
2116	15 FOSTER ST OAKLAND, CA 94603	0	0	10-24-05	47,000.00	36,939.00	78.5	OP	05-09-07
2117		0	0	01-03-06	0.00	0.00		XX	06-30-06
2200	6015 MARTIN LUTHER KING, JR WAY OAKLAND, CA 94609	0	0	06-28-06	162,100.00	160,650.00	99.1	OP	05-09-07
2204	1627 15TH ST OAKLAND, CA 94607	0	0	06-30-06	75,000.00	61,175.00	81.5	OP	05-09-07
2205	2927 HARRISON OAKLAND, CA 94611	0	0	06-30-06	28,000.00	24,150.00	86.2	OP	05-09-07
2340	2425 26TH AVE OAKLAND, CA 94601	0	0	06-26-07	75,000.00	0.00	0.0	OP	06-26-07
2341	10207 DANTE AVE OAKLAND, CA 94603	0	0	06-26-07	75,000.00	0.00	0.0	OP	06-26-07
2342	994 63RD ST OAKLAND, CA 94608	0	0	06-26-07	20,300.00	0.00	0.0	OP	06-26-07
2343	3220 61ST AVE OAKLAND, CA 94605	0	0	06-26-07	62,672.00	0.00	0.0	OP	06-26-07
--- ACQUISITION ONLY ---									
2201	614 DOUGLAS OAKLAND, CA 94603	1	1	06-28-06	18,900.00	18,900.00	100.0	CP	12-24-06
2202	3038 LINDEN ST OAKLAND, CA 94608	1	1	06-29-06	10,000.00	10,000.00	100.0	CP	05-07-07
2335	9837 LAWLOR ST OAKLAND, CA 94605	1	1	05-07-07	20,940.00	20,940.00	100.0	CP	06-25-07

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

IDIS - C04PR22

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

DATE: 06-26-07
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STATUS OF HOME ACTIVITIES
BUDGETED/UNDERWAY ACTIVITIES AND ACTIVITIES COMPLETED/CANCELED IN THE LAST YEAR
OAKLAND, CA

IDIS ACT ID	ACTIVITY ADDRESS	TOTAL UNITS	HOME UNITS	COMMIT DATE	COMMITTED AMOUNT	DRAWN AMOUNT	PCT	ST*	STATUS DATE
--- ACQUISITION ONLY ---									
2336	407 ORANGE STREET #203 OAKLAND, CA 94610	1	1	05-07-07	20,940.00	20,940.00	100.0	CP	06-25-07
2337	7322 NEY AVE OAKLAND, CA 94605	1	1	05-07-07	19,500.00	19,500.00	100.0	CP	06-26-07
2338	758 KINGSTON, UNIT 39 OAKLAND, CA 94611	1	1	05-07-07	14,400.00	14,400.00	100.0	CP	06-25-07
2339	77 FAIRMOUNT, UNIT 216 OAKLAND, CA 94611	1	1	05-07-07	15,120.00	15,120.00	100.0	CP	06-25-07
--- ACQUISITION AND REHABILITATION ---									
2159	1720 MACARTHUR BLVD OAKLAND, CA 94108	0	0	01-12-06	1,901,740.00	1,519,780.00	79.9	OP	03-29-06
--- ACQUISITION AND NEW CONSTRUCTION ---									
1958	2946 INTERNATIONAL BLVD OAKLAND, CA 94601	0	0	08-10-04	1,216,600.00	0.00	0.0	OP	08-10-04
1989	2400 MACARTHUR BLVD OAKLAND, CA 94602	82	81	08-26-04	1,500,000.00	1,500,000.00	100.0	CP	06-25-07
2203	160 14TH ST OAKLAND, CA 94612	0	0	06-30-06	2,472,585.00	2,274,335.00	91.9	OP	05-09-07
2294	8TH ST AND MANDELA PARKWAY OAKLAND, CA 94612	0	0	03-05-07	771,300.00	0.00	0.0	OP	03-05-07
--- TENANT-BASED RENTAL ASSISTANCE ---									
2344			5	06-26-07	250,000.00	0.00	0.0	OP	06-26-07

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

Program Specific Narrative

EMERGENCY SERVICES GRANT AND CONTINUUM OF CARE FOR HOMELESS PERSONS

2006-07 EMERGENCY SHELTER GRANT - ACCOMPLISHMENT NARRATIVE

Assessment Goals & Objectives:

Through ESG funded activities and activities supported by other match funding sources, more than 5,638 persons received services and/or shelter that either prevented episodes of homelessness, provided temporary relief from homelessness or assisted in the transition out of homelessness.

Coupled with various resources and/or programs, the 2006-07 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 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.

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.

Leveraging Resources:

To meet the dollar-for-dollar matching requirements for the \$365,386 awarded in 2006-07 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	\$188,545
Homeless Mobile Outreach Program	179,310
TOTAL MATCH	\$482,855

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.

The 2006-07 ESG and other homeless service program activities provided for more than 2,060 units of legal and support services to prevent homelessness, 53,674 shelter and hotel/motel voucher bednights, rental assistance to more than 360 homeless or near-homeless individuals and families, and assistance to 335 households 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. A summary of ESG statistics are provided below in the IDIS ESG Statistics Report (C04PR19)

The City operated an additional temporary winter shelter at the Oakland Army Base site, housing and providing daily meals to and the average of 90 persons per night from November 15, 2006 through April 30, 2007. Approximately 14,267 shelter bednights and approximately 10,320 meals were provided through this program, serving approximately 789 people. This effort was a partnership between Alameda County, City of Berkeley, Anka Behavioral Health, Inc., and the City.

The City, along with Operation Dignity administered the Homeless Mobile Outreach Program, serving the homeless living in encampments. Within the 2006-07 program year, assessments for 7 encampments were completed. 747 unduplicated intakes were completed. Approximately 59 housing placements were made. 10,862 blankets, items of clothing and hygiene kits were distributed. 16,500 meals were provided, various referrals and 1,543 bednights of shelter placements.

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

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 2007

DATE:
TIME:
PAGE:

GRANTEE NAME: OAKLAND

PROJECT NUMBER: 19 PLAN YEAR: 2006 PROJECT TITLE: Emergency Shelter Program/Dept of Human Services

***** ESG OPERATIONS *****

ESG SHELTERS	TRANSITIONAL HOUSING	VOUCHERS FOR SHELTERS	OUTREACH	DROP IN SHELTERS
SOUP KITCHEN MEALS	FOOD PANTRY	HEALTH CARE	MENTAL HEALTH	HIV/AIDS SERVICES
CHILD CARE	ALCOHOL/DRUG PROBLEM	EMPLOYMENT	HOMELESS PREVENTION	OTHER

REPORT TO BE INSERTED

IDIS - 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 2006
OAKLAND, CA

DATE:
TIME:
PAGE: 1

REPORT TO BE INSERTED

COMMITTED

PERCENT

Program Specific Narrative

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

EXHIBIT A & B

Housing Opportunities for Persons With AIDS (HOPWA) Annual Progress Report

Grant Number(s) CA-H06-F001, CA-H05-F001, CA-H04-F001, and CA-H03-F001,	Program Year for this report From (mm/dd/yy) 07-01-06 To (mm/dd/yy) 06-30-07
Grantee Name City of Oakland	
Name of EMSA (if applicable) Oakland EMSA	
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31U.S.C.3729,3802)	
Name & Title of Authorized Official Susan Shelton	Signature & Date (mm/dd/yy)
Name & Title of the Person who can answer questions about this report Gregory Garrett	Phone (include area code) 510.238.6187
Address 150 Frank H. Ogawa Plaza, Suite 4340, Oakland, CA 94612	

Housing Opportunities for Persons with AIDS (HOPWA) Consolidated Annual Performance and Evaluation Report – Measuring Project Performance	
Grantee Name	City of Oakland
Grant Reporting Period	07/01/2006 to 06/30/2007

PART 1-A. Executive Summary.

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 2006 Housing Opportunities for People With AIDS (HOPWA), in the amount of \$1,905,000.

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 1,458 square miles. Approximately 2.4 million people reside within the Oakland EMSA, with an estimated 9,290² cumulative AIDS cases diagnosed as of December 31, 2004. The Oakland EMSA has the 21st largest number of cumulative diagnosed AIDS cases of any U.S. Metropolitan Area, and a cumulative AIDS case load larger than that of 18 U.S. states. Oakland itself has the 18th highest reported cumulative AIDS caseload out of 107 metropolitan areas listed by the U.S. Centers of Disease Control and Prevention (CDC).

Alameda County Housing & Community Development Department and Contra Costa County Community Development Department are the project sponsors for the City's HOPWA grants. Office/service site information available at the end of this executive summary.

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.

² Oakland, California Eligible Metropolitan Area 2006-2009 Comprehensive HIV Services Plan

2006 HOPWA grant sponsors are required to 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.

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 EMSA³.

How HOPWA funds are to be used have been determined in the past by multi-year AIDS Housing Plans developed for each county. AIDS Housing Plans were developed and adopted in 1996 for both counties. These plans were 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.

Starting in 2004, the efforts of HIV/AIDS planning were combined with the efforts of a county-wide Multi-Year Plan (Alameda Countywide Homeless and Special Needs Housing Plan) or EveryOne Home Plan to address homeless and special needs housing. This groundbreaking approach of combining three systems:

1. HIV/AIDS Housing and Services;
2. Behavioral Health; and,
3. Affordable Housing and Services Related to Homelessness

The Plan was adopted and approved by Oakland City Council on April 12, 2006, envisioning building on the efforts of ending chronic homelessness, engaging the mental health and HIV/AIDS service systems to forge a comprehensive approach to increasing supportive housing.

Through the Plan, HIV/AIDS housing in the Oakland EMSA will be enhanced through greater collaboration with homeless services and behavioral health care programs. These expanded partnerships will ultimately assist more people living with HIV/AIDS to achieve and maintain housing stability, increase access to care and services, and help prevent homelessness. For more information on the Alameda County Multi-Plan, go to http://www.aidshousing.org/usr_doc/FINAL_2006_Alameda_Plan.pdf or www.EveryOneHome.org.

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:

³ Less 2% of the total HOPWA grant awarded to the City. The two percent is used to cover a portion of the City's administration costs.

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 2006/07 operating year to support property acquisitions, rehabilitation, and construction of 466 living units, with approximately nineteen units dedicated to persons living with HIV/AIDS and their families. No developments are reported as “completed” during the 2006-07 fiscal year. However approximately eight units are scheduled for completion by December 31, 2007.

Approximately 57 households living with HIV/AIDS in Contra Costa County received some form of housing assistance with services. *Number of households served in Alameda County will be reported the week of August 20, 2007.*

Since 1993, 768 housing units have been created with HOPWA funds, with 227 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.

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 been maintained.

As a result various support services have been provided under the HOPWA program, ranging from case management, information and referrals, housing placements, social service coordination, education and addictions counseling, pain management, herbal remedy services,

support groups, medication management, benefits advocacy, emergency shelter, career development and income generation for HOPWA clients.

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

Rubicon secured a new property management company to remedy some of the prior year management issues. Once Rubicon identifies eligible tenants for the Idaho Apartments, the applications are passed on to the Housing Authority. Housing Authority takes 2 – 3 months to process the paperwork and enroll the clients into the Section 8 program. As a result the tenant remains homeless during this process and in some cases the potential tenant has expired prior to receiving housing. Contra Costa County maintains regular contact with the Housing Authority to follow up on status of applications.

Lack of public funding for critically needed on-site support services is experienced as a barrier at the Garden Park Apartments.

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.

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. Alameda County

Over 7,000 cases of AIDS have been reported in Alameda County.

AIDS case rate is twenty-five percent higher than that for the state of California overall (9.5 versus 7.6 per 100,000)

Alameda County has been in a “state of emergency” as a result of the high rate of diagnosed and undiagnosed HIV cases since 1998.

**TABLE #1
COMPLETED HOPWA HOUSING BEDROOM UNITS FROM 1993/94 TO 2006/07**

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	AQUIRED	CONSTRUCTED	REHABILITATED
Adeline Apartments 3222 Adeline Street Oakland, CA	19	4	Permanent Rental Multi-Family Housing		X	
Allied Housing Associates- University Avenue 1719 University Avenue Berkeley, CA	29	2	Mixed Use Residential over Commercial		X	
Allen Temple Housing Corporation Arms IV (Allen Temple Manor) 7607 International Blvd., Oakland	24	24	Multi-Family Rental Housing		X	
Alvarez Court 760 Alvarez Court Pinole, CA	19	10	Permanent Housing		X	
Amara House 1631 Cypress Richmond, CA	5	5	Group Home		X	
Ark of Refuge 9702 International Blvd. Oakland, CA	7-9	7-9	Emergency Housing/ Service Enriched	X		X
Aspen Court 121 Aspen Drive Pacheco, CA	12	12	Community Residence			X
Bay Bridge Apartments 1134 36 th Street Emeryville, CA	6	6	Community Residence			X
Bella Monte Apartments (Bayview) 2420 Willow Pass Road, Bay Point, CA	52	5				
BOSS-Rosa Parks 521 West Grand Avenue Oakland, CA	13	13	Transitional Housing- Community Residence			X
Concord House 20373 Concord Avenue Hayward, CA	8	8	SRO dwelling	X	X	
Dwight Way House 2501 Sacramento Street Berkeley, CA	2	2				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		
EBALD Swan's Market Oakland, CA	4	4	Family Rental Housing		X	
Garden Parks Apartments 2387 Lisa Lane Pleasant Hill, CA	28	6			X	
Hale Laulima 396 Fairmont Avenue Oakland, Ca	5	5	Group Home	X		X
Harrison Hotel 1415 Harrison Street Oakland, CA	81	14	SRO dwelling	X		X

FACILITY	# OF BEDROOM UNITS	# OF HIV/AIDS DEDICATED BEDROOM UNITS	TYPE OF HOUSING	AQUIRED	CONSTRUCTED	REHABILITATED
Housing Alliance Project 22198-22200 Center St. Castro Valley, CA	27	2	Affordable		X	
Idaho Apartments 10203 San Pablo Avenue El Cerrito, CA	28	11	SRO dwelling	X		X
International Boulevard Family Housing Initiative 6006 International Boulevard, Oakland, CA	24	2	Permanent Multi-Family Rental Housing		X	
Marlon Riggs Apartments 269 Vernon Oakland, CA	13	13	1-Bedroom Units	X (LEASE)		
Miramar Housing 101-111 Corpus Chisti & 100-110 Pensacola Alameda, CA	24	24	Single Family Rentals	X		X
North County Women's Transitional Housing 2140 Dwight Way Berkeley, CA	10	4	Transitional Housing-Community Residence			X
Oaks Hotel 587-15 th Street Oakland, CA	84	4	SRO dwelling			X
OCHI-California Hotel 3501 San Pablo Avenue Oakland, CA	149	5	SRO dwelling			
Peter Babcock House 2350 Woolsey Street Oakland, CA	5	5	Group Home	X		X
Providence House 540 - 23 rd Avenue Oakland, CA	40	4	Disabled	X		X
Resources for Community Development-Eastmont Court Apartments	29	4	Affordable		X	
Shelter, Inc. 935 East Street Pittsburg, CA	8	4	Affordable Rental			X
Spirit of Hope 1 & 2 Alameda, CA	23 22	6 2	Community Residence			X
The Landings 811 East Street Pittsburg, CA	4	4	Affordable Rental	X	X	
Victoria Apartments 1650, 1670, 1680 Detroit Avenue Concord, CA	12	4	Community Residence			X
TOTAL BEDROOM UNITS	768⁴	227				

⁴ Does not include total beds to be made available upon the construction of the new East Oakland Community Project Site.

General Project Sponsor Information (for each project sponsor):

Project Sponsor Agency Name	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT		
Name & Title of Contact at Project Sponsor Agency	Hazel Weiss, Housing & Community Development Manager		
Email Address	hazel. weiss@acgov.org		
Business Address	224 West Winton Avenue, Room 108		
City, State, Zip	Hayward	CA	94541
Phone (include area code)	510.670.5404	Fax Number (include area code)	510.670.6374
Website	http://www.acgov.org/cda/hcd		
Total HOPWA Subcontract Amount for this organization	\$5,632,283 (GRANT YEARS 2004 -2006)		
Primary Service or Site Information: Project Zip Code(s)	Alameda County Housing & Community Development 224 W. Winton Avenue, Room 108 Hayward, CA 94541		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

Project Sponsor Agency Name	Contra Costa County Community Development Department		
Name & Title of Contact at Project Sponsor Agency	Kara Douglas Affordable Housing Program Manager		
Email Address	kdoug@cd.cccounty.us		
Business Address	2530 Arnold Drive, Suite 190		
City, State, Zip	Martinez	CA	94553
Phone (include area code)	925 . 335 . 7223	Fax Number (include area code)	925 . 335 . 7201
Website	http://www.ccreach.org/		
Total HOPWA Subcontract Amount for this organization	\$1,443,457 (Grant years 2005 and 2006)		
Primary Service or Site Information: Project Zip Code(s)	Contra Costa County Community Development Department 2530 Arnold Drive, Suite 190 Martinez, CA 94553		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

1-B. Program Year 1 CAPER Specific HOPWA Objectives -- Annual Performance under the Action Plan:

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1-C. Program Year 1 CAPER Specific HOPWA Objectives -- Barriers or Trends Overview:

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PART 2: Accomplishments Data - CAPER Chart 1 (planned goal) and Chart 2 (actual)

Instructions: Please enter the performance information for all activities during the operating year in the following chart. Generally, the grantee's operating year and Consolidated Plan year are the same. Output performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local and private funds for the purposes of providing housing assistance or residential support to persons living with HIV/AIDS and their families. Note that the number of households reported, receiving support from HOPWA funds must be the same as reported in the annual year-end IDIS data.

	HOPWA Performance Charts 1 (planned goal) and 2 (actual)	Outputs Households				Funding		
		HOPWA Assistance		Non-HOPWA				
		a.	b.	c.	d.	e.	f.	g.*
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
1.	Tenant-based Rental Assistance							
2.	Units in facilities supported with operating costs: <u>Number of households supported</u>							
3.	Units in facilities developed with capital funds and placed in service during the program year: <u>Number of households supported</u>	4				115,680	115,673	
4.	Short-term Rent, Mortgage and Utility payments							
	Housing Development (Construction and Stewardship of facility based housing)	Output Units						
5.	Units in facilities being developed with capital funding but not yet opened (show units of housing planned)							
6.	Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to 3- or 10- year use agreements		71			\$71,483	0	6,228,000
7.	Adjustment to eliminate duplication (i.e., moving between types of housing)		71					
	Total unduplicated number of households/units of housing assisted							
	Supportive Services	Output Households						
8.	i) Supportive Services in conjunction with <u>HOPWA</u> housing activities ¹		49			200,000	94,952	
	ii) Supportive Services <u>NOT</u> in conjunction with <u>HOPWA</u> housing activities ²		9	6				10,000
9.	Adjustment to eliminate duplication		49					
	Total Supportive Services		49					
	Housing Placement Assistance³							
10.	Housing Information Services		9					
11.	Permanent Housing Placement Services		9					
	Total Housing Placement Assistance		9					
	Housing Development, Administration, and Management Services							
12.	Resource Identification to establish, coordinate and develop housing assistance resources							
13.	Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)							
14.	Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)							
	Total costs for program year					94,431	\$4,998.44	

* Leverage information will be added prior to final CAPER submission.

1. Supportive Services in conjunction with HOPWA Housing Assistance: if money is spent on case management and employment training, outcomes must be reported in Access to Care and Support (See Chart 4-a).

2. Supportive Services NOT in conjunction with HOPWA Housing Assistance: if money is spent on case management and employment training, outcomes must be reported in Access to Care and Support (See Chart 4-c).

3. Housing Placement Activities: if money is spent on housing placement activities in conjunction with HOPWA Housing Assistance, outcomes must be reported in Access to Care and Support (See Chart 4-a); if not in conjunction with HOPWA Housing Assistance, outcomes must be reported in Access to Care and Support (See Chart 4-c).

3. Instructions on HOPWA CAPER Chart 3 on Measuring Housing Stability Outcomes:

Please enter in column 1 the total number of eligible households that received the types of housing assistance specified. In column 2, enter the number of eligible households continuing to participate in each specified type of assistance (which might involve a temporary absence of not more than 90 days for treatment purposes, with an intent to return). In column 3, enter the number of households within each specified type of housing assistance who left the program during the program year by destination. If a household fractured during the program year, report only on the destination of the individual that made the household HOPWA eligible. Please refer to the destination codes that appear below this table for reviewing the stability housing outcomes.

Type of Housing Assistance	[1] Total Number of Households Receiving HOPWA Assistance	[2] Number of Households Continuing	[3] Number of Exited Households Component and Destination
Tenant-based Rental Assistance			1 (Emergency Shelter) =
			2 (Temporary Housing) =
			3 (Private Housing) =
			4 (Other HOPWA) =
			5 (Other Subsidy) =
			6 (Institution) =
			7 (Jail/Prison) =
			8 (Disconnected) =
			9 (Death) =
Facility-based Housing Assistance	57	43	1 (Emergency Shelter) =
			2 (Temporary Housing) =
			3 (Private Housing) = 5
			4 (Other HOPWA) = 3
			5 (Other Subsidy) = 1
			6 (Institution) = 1
			7 (Jail/Prison) =
			8 (Disconnected) = 1
			9 (Death) = 3
Short-term Housing Assistance	Total Number of Households Receiving HOPWA Assistance	Of the Total number Households Receiving STRMU Assistance this operating year	Status of STRMU Assisted Households at the End of Operating Year
Short-term Rent, Mortgage, and Utility Assistance		What number of those households received STRMU Assistance in the prior operating year: <div>0</div>	1 (Emergency Shelter) =
			2 (Temporary Housing) =
			3 (Private Housing)* =
		What number of those households received STRMU Assistance in the two (2) prior operating years (ago): <div></div>	4 (Other HOPWA) =
			5 (Other Subsidy) =
			6 (Institution) =
			7 (Jail/Prison) =

			8 (Disconnected)	=
			9 (Death)	=

4. HOPWA Outcomes on Access to Care and Support.

a. Support in conjunction with HOPWA-funded Housing Assistance. Please report on the access to care and support for households receiving case management, employment training, and/or housing placement assistance (ONLY) that is in conjunction with HOPWA-funded housing assistance only (See Part 2, item 8-i, 10 and 11). Report on the household status at program entry (or beginning of operating year for households continuing from previous year) and program exit (or end of operating year for households continuing services in the following operating year), if eligible individual living with HIV/AIDS accessed services.

Category of Services Accessed	Number of Households receiving HOPWA Housing Assistance		Number of jobs that included health benefits
	At Entry or Continuing	At Exit or Continuing	
i. Has a housing plan for maintaining or establishing stable on-going residency	39	8	
ii. Had contact with a case manager/benefit counselor at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	40	8	
iii. Had contact with a primary health care provider at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	40	8	
iv. Had medical insurance coverage or medical assistance	39	8	
v. Obtained an income-producing job created by this project sponsor during the year			0
vi. Obtained an income-producing job outside this agency during the year		3	1

b. Income. Report the household monthly income of households receiving case management, employment training, and/or housing placement assistance (ONLY) that is in conjunction with HOPWA-funded housing assistance (See Chart 2, box 9 i).

	A. Monthly Household Income at Entry or Residents continuing from prior Year End	Number of Households
i.	No income or Not Reported	20
ii.	\$1-150	
iii.	\$151 - \$250	1
iv.	\$251- \$500	
v.	\$501 - \$1,000	33
vi.	\$1001- \$1500	5
vii.	\$1501- \$2000	
viii.	\$2001 +	

	B. Monthly Household Income at Exit/End of Year	Number of Households
i.	No income or Not Reported	9
ii.	\$1-150	
iii.	\$151 - \$250	1
iv.	\$251- \$500	
v.	\$501 - \$1,000	33
vi.	\$1001- \$1500	5
vii.	\$1501- \$2000	
viii.	\$2001 +	

C. Support NOT in conjunction with HOPWA-funded Housing Assistance. Please report on the access to care and support only for households receiving case management, employment training, and/or housing placement assistance (ONLY) that is not in conjunction with HOPWA-funded housing assistance (See Part 2, item 8-ii, 10 and 11). Report on the household status at program entry (or beginning of operating year for households continuing from previous year) and program exit (or end of operating year for households continuing services in the following operating year), if eligible individual living with HIV/AIDS accessed services.

Category of Services Accessed	Number of Households receiving HOPWA Housing Assistance		Number of jobs that included health benefits
	At Entry or Continuing	At Exit or Continuing	
i. Has a housing plan for maintaining or establishing stable on-going residency	9	9	
ii. Had contact with a case manager/benefit counselor at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	9	9	
iii. Had contact with a primary health care provider at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	9	9	
iv. Had medical insurance coverage or medical assistance	9	9	
v. Obtained an income-producing job created by this project sponsor during the year			
vi. Obtained an income-producing job outside this agency during the year			

5. Appendix

Worksheet on Determining HOPWA Housing Stability Outcomes.

This chart is designed to help you access program results based on the information reported above.

Background on HOPWA Housing Stability Codes

Short-term Housing

1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, and temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center). * *STRMU assistance is considered short-term housing assistance. Refer to outcome indicators below to correctly categorize households. STRMU is considered unstable, if there is a reasonable expectation that additional support is needed.*

Stable Permanent Housing/Ongoing Participation

3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self sufficient arrangements) with reasonable expectation that additional support is not needed.

4 = Other HOPWA-funded housing assistance (not STRMU), e.g. TBRA or Facility-based Assistance.

5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, public housing).

6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility, hospital).

Life Events

7 = Jail /prison.

8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

STRMU assistance: **Stable Housing** is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain private housing arrangements (as this is a time-limited form of housing support) as shown as items: 3, 4, 5, and 6. **Unstable Situations** is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year. Report under items 1, 2, 7, and 8.

Tenant-based Rental Assistance: **Stable Housing** is the sum of the number of clients who (i) remain in the housing and (ii) those who left the assistance as shown as items: 3, 4, 5, and 6. **Unstable Situations** is the sum of numbers reported under items 1, 2, 7, and 8.

Facility-based forms of housing assistance: **Stable Housing** is the sum of the number of clients who (i) remain in the housing and (ii) those who left the assistance as shown as items: 3, 4, 5, and 6. **Unstable Situations** is the sum of numbers reported under items 1, 2, 7, and 8.

Prior Year Results. As a baseline for assessment purposes, please indicate information of this nature collected in the prior performance year (if available) and compare these numbers and percentages to the current year assessment.