

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

July 1, 2010 - June 30, 2011



September 30, 2011

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 2010, 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, 2010 through June 30, 2015. 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 2010-2015 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, 2010 through June 30, 2011.

Housing and Homelessness Accomplishments

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.

The table on page 8 lists goals and accomplishments for the period July 1, 2010 through June 30, 2011, and cumulatively for the entire five year period covered by the 2010-2015 Consolidated Plan. For the 2010-11 program year, the City's housing and homeless programs, funded through CDBG, HOME, HOPWA and ESG funds and leveraged funds, achieved the following:

1. Preservation/Expansion of the Supply of Affordable Rental, Ownership and Special Needs Housing

- Awarded \$9,597,000 in July 2010 to two affordable new construction projects totaling 153 units with remaining funds from 2009-10 NOFA round. Issued a NOFA in September, 2010, resulting in total awards of \$23,663,000 in March, 2011 to ten affordable housing projects (four existing affordable developments through the Rehabilitation NOFA (196 units) and six new affordable housing projects (374 units).
- Issued Notices to Proceed with construction for Project Pride in June, 2011 to rehabilitate 20 units that will rent at very low income levels.
- Construction was completed on 14 units, and begun on an additional 8 units, in a Habitat for Humanity development which is integrated into the much larger Tassafaronga Village of the Oakland Housing Authority.

- Rehabilitation of the historic St. Joseph's Senior Apartments was brought nearly to completion; leasing of the units was begun.
- Executed operating grant agreement with California Hotel Trustee, and 37 of 150 units are occupied. Predevelopment loan negotiations are in progress. Secured City and Agency financing, MHSA financing and 9% tax credit award for the California Hotel. Continued predevelopment activities.
- The Oakland Community Land Trust acquired 17 foreclosed properties to develop affordable homeownership housing; completed the rehabilitation of 8 homes and sold one home.
- Sold one affordable homeownership unit in Pacific Renaissance Plaza.
- Ramped up weatherization program including development and implementation of multi-family weatherization NOFA, and selection and training of single-family weatherization subcontractor. Developed pipeline of 900 units for multifamily weatherization. Completed weatherization of 11 single family dwellings.
- Preserved 42 units of existing affordable rental units for the Hugh Taylor House project.
- Preserved 14 units of existing affordable housing units for the Drachma Housing project.
- Executed Loan Agreement for Lion Creek Crossings, Phase IV- HOPE IV Project-72 new affordable rental units that will rent at very-low and low income levels.
- Executed Loan Agreement for 6th and Oak Senior Homes Project-70 new affordable rental units that will rent at low income levels.
- Preserved 100 units of existing senior affordable rental housing for Posada de Colores project. The rehabilitation project is currently 95% completed.
- Executed Loan two predevelopment loan agreements for the preservation and rehabilitation of James Lee Court Apartments – 26 affordable rental units that rent at low income levels.
- Executed Loan Agreement for the preservation and rehabilitation of James Lee Court Apartments-26 affordable rental units that rent at low income levels.
- Continuously assigning the two Construction Monitor Firms with new and rehabilitation affordable projects to monitor.

2. Assistance to First-Time Homebuyers

- The Mortgage Assistance Program (MAP) made 69 loans totaling \$3,087,030 including 13 Section 8 Homebuyers.
- The American Dream Downpayment Initiative (ADDI) program made 2 loans for a total amount of \$36,000. These loans were combined with loans from the Mortgage Assistance Program.
- No loans were made from the Down Payment Assistance Program (DAP) for Public Safety Officers and Oakland Unified School District (OUSD) Teachers, but two teachers (one OUSD and one from another city) and one university professor purchased homes through the MAP.
- The Homeownership Education Program had 444 attendees at homebuyer workshops; 407 participants completed the program and received certificates.
- The Homeownership Foreclosure Prevention program (Unity Council) conducted targeted mail outreach to 4,300 residents who received Notice of Default (NOD) or

Notice of Trustee Sale (NTS), conducted workshops reaching 481 homeowners, provided foreclosure counseling to 166 homeowners and provided financial and money management counseling to 426 distressed homeowners. The City mailed over 2,000 letters and information brochures to residents who received NOD or NTS.

3. Housing Rehabilitation and Neighborhood Improvement

- The Home Maintenance and Improvement Program (HMIP) completed rehabilitation of 23 units of owner-occupied housing. An additional 12 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 31 homes. An additional 6 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 Access Improvement Program (AIP) completed work on 22 units. An additional 6 units are underway.
- Minor Home Repair Program (MHRP) repaired 210 housing units.
- The Emergency Home Repair Program (EHRP) completed repairs on 10 units.
- The EHRP benefits homeowners by providing financial assistance for single-system repairs. Primary repairs performed are roofs, plumbing and sewer system repairs.
- Rebuilding Together Oakland Home Repairs for Elderly Homeowners-Safety Modifications for Senior Citizens Program renovated 75 homes. This benefits low income senior and/or disabled homeowners.
- Rebuilding Together Oakland received \$50,000 in FY 2010-11 in Central City East Redevelopment non-housing funds (second of a two year grant) to do necessary improvements to their homes. Funds assisted 18 homeowners; 9 households with extremely low-income (<30% AMI), 5 households with very low-income (30-50% AMI), and 4 households with low-income 50-80% AMI).

4. Homeless Services

- The City of Oakland awarded through a Request For Proposals process a combination of funding, services and other resources. Through this RFP process, eleven agencies that provide housing and/or services were awarded funds, services and other resources. Those agencies provide permanent housing through the means of homelessness prevention, rapid re-housing and housing resource services. Through PATH match funds and PATH partnering programs (Homeless Mobile Outreach Program, Oakland PATH Rehousing Initiative - OPRI and Oakland Army Base Temporary Winter Shelter), 2,304 homeless and/or near homeless persons received access to permanent housing, temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services. Of the 2,304 served, 912

obtained or maintained permanent housing; 247 maintained or obtained transitional, 60 received some form of rental assistance; over 155,024 meals were served, and 59,877 shelter and hotel/motel bednights were provided. Two PATH Capital Improvement projects are underway and are scheduled to be completed in March and December of 2012.

- The City was also awarded funds under the 2005 EHAP Grant in the amount of \$998,677 for major and minor rehabilitation work on the Matilda Cleveland Transitional Housing Program (MCTHP) facility, a 15 unit apartment facility, with office spaces in East Oakland serving families with children with transitional housing and support services. Major work (reported in 2009-10 CAPER) was completed in June 2010. Minor construction repairs for the MCTHP were completed in March 2011. All MCTHP living units as well as the offices, resource room and dining and lounge are completely rehabilitated to better serve MCTHP clients.
- With funds awarded under the 2006 EHAP Grant (\$999,998), rehabilitation work on the Henry Robinson Multi-Service Center (HRMSC) in Oakland is underway. The HRMSC houses the City's Homeless Families Support Network – Supportive Housing Program, with a capacity of serving 54 families with supportive housing, up to eight with emergency shelter, drop in center services, and hot meals. This rehabilitation involves the replacement of the elevator and sidewalk lift, repair of the HVAC system, installation of a master key and security system and the repair of two roofs. Replacement of the main roof has been completed. Mezzanine roof work is 95% complete. Mezzanine roof glass will be replaced soon. Assessment and work is underway for the sidewalk lift, HVAC system repairs and replacements, master key, and security system. Contractor has been secured to complete the elevator replacement. Work is estimated to be completed by December of 2012.
- The Crossroads Shelter, operated by East Oakland Community Project (EOCP) served approximately 629 homeless persons. At Crossroads, EOCP provided 37,525 shelter bednights and services. Eighty-four EOCP clients received HIV/AIDS services. Over 85,187 meals were provided. Of the 629 clients, 259 obtained income and/or employment, 101 entered into transitional housing, and 165 secured permanent housing.
- Through the City's Transitional/Supportive Housing Programs, 65 families (a total of 187 individuals) and 45 emancipated youth received transitional housing and/or transitional housing services, assisting each household to become more stable, as they move toward obtaining permanent housing.
- The Oakland Army Base Temporary Winter Shelter provided 14,715 shelter bednights and 30,800 meals to approximately 154 unduplicated homeless individuals that would otherwise be sleeping on the streets during the wet and cold winter weather.
- The Homeless Mobile Outreach Program conducted 294 field intakes with new homeless encampment clients; performed 131 homeless encampment site assessments; 174 encampment site clean-ups; 34,909 units of outreach; intensive case management for 54 clients; provided 34,909 units of harm reduction (20,903 meals and 14,006 supplies), and assisted 135 clients into permanent housing and 50 into transitional housing.
- Oakland PATH Rehousing Initiative (OPRI) which works in tandem with the HMOP, provides subsidized housing to persons living in homeless encampment situations or similar. Through OPRI 108 people received outreach, referral and services. Of the 108, seventy-five obtained permanent housing and Oakland Housing Authority subsidies.

- Through the Housing Opportunities for Persons with AIDS program, more than 264 persons with HIV/AIDS and their families (total of 358 individuals) with housing assistance (tenant based rental assistance, permanent supportive housing, and other housing services). Information and referrals were provided to over 428 persons for HIV/AIDS housing and service. Four new units of HOPWA housing (Fairmount Apartments) have been completed. Acquisition, rehabilitation and/or development of additional set-aside of thirty-four HIV/AIDS living units is underway, with fifteen HOPWA units to be completed in 2011, fourteen HOPWA units in 2012, and 5 more HOPWA units in 2013. Through the Hunger Program, more than 315,000 meals were provided through “brown bag food distributions”. Over 2,000 hot meals were provided at the City’s Annual Thanksgiving Dinner for the homeless, low-income, and seniors of Oakland. Through the CDBG-funded Bay Area Community Services contract, 9,883 meals were delivered to 123 frail homebound seniors five days a week.
- Two Project Homeless Connect fairs were held that linked 400 homeless individuals and homeless seniors to services for housing, benefits advocacy and meals. A total 550 meals were provided at the Project Connect fairs.

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

Economic Development Accomplishments

1. Economic Development

- Provide a comprehensive operating strategy to guide and prioritize business growth and employment, directing the City’s economic development efforts, actions and activities towards the goal of growing revenue and employment in the City.
- Encourage small business development growth by streamlining the process of starting, relocating and growing a business in Oakland.
- Enhance the business climate to support the growth of local existing mid and larger sized businesses
- Contribute resources to the development of the “Created in Oakland” initiative to help move existing small businesses beyond startup.
- Bolster workforce opportunities for local residents by connecting the needs of local employers, particularly in new emerging industries, with training programs for local residents.
- Facilitate streamlined and efficient permitting processes for businesses of all sizes
- Facilitate the cleanup and reuse of toxic sites through loan programs
- Encourage community revitalization in neighborhood commercial districts
- Expand mobility in the Greater Downtown area so as to spur greater vitality and business growth, including continuation and expansion of the free downtown shuttle linking upper Broadway with Jack London Square; this popular service was recently expanded to cover weekend nights as well
- Maintain and enhance existing BIDs and assist with formation of new BIDs over the next year

- Continue to support amendment of Mobile Food Vending regulations in appropriate commercial areas, respecting the concerns for local “brick and mortar” restaurants and cafes..
- Market Oakland’s successes and opportunities for “eating, shopping, doing” in Oakland (www.OaklandGrown.org).
- Provide economic development support to the four ongoing Specific Plan efforts: Lake Merritt Station Plan; Broadway Valdez; Central Estuary; West Oakland.
- Lead efforts to attract large office tenants and new office development, especially for downtown, entitled but not yet constructed projects,
- Work with Marketing, Visit Oakland and the Mayor’s Office to increase visitor counts, increase hotel usage and spur demand for new hotel development.
- Support usage of the Scotlan Convention Center and the recent investments made to the facility.
- Continue to work with the national railroads (UP and BNSF) to reach agreements on the improvement and or removal of vacated rail spurs throughout the West Oakland area. Worked with the West Oakland Specific Plan consultants for commercial area visioning to make the area more attractive to employers.
- Provide grants for exterior improvements to commercial buildings in Redevelopment areas, site/project development assistance, public improvements and technical assistance to merchant organizations through the Redevelopment Façade and Streetscape Improvement Programs
- Maintain the Commercial Lending Unit (CLU) for the purpose of providing small business technical assistance and lending services to Oakland’s business community.

2. Commercial Lending

For the current reporting period, July 1, 2010 – June 30, 2011, City staff and community partners have worked to improve existing services. During this review period, the Commercial Lending staff accomplished the following by utilizing City and federally funded commercial loan programs:

- Underwrote 28 new loans totaling \$1,956,694.
- Leverage \$1,681,693 in private financing and investment capital.
- Created 83 job opportunities in Oakland.
- Retained 136 jobs within Oakland businesses.

Public Services and Infrastructure (Neighborhood Improvements) Accomplishments

1. Public Services

Funding for public service activities were carried out through 16 subrecipient agreements with 15 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 11 City-administered programs were funded. The programs administered by the non-profits and the City are:

- Anti-Crime – Two programs received funding for the provision of neighborhood crime prevention to 1,952 individuals.
- Homeless – One program received funding for outreach and referrals services and community fairs for 400 homeless individuals.
- Hunger Relief - Three programs received funding to purchase and distribute food as well as provide an urban garden and healthy nutritional alternatives for 3,941 individuals.
- Microenterprise and Business Assistance – Two programs received funding for business development assistance, financial education, façade improvement and community revitalization coordination benefitting 7,479 individuals.
- Senior Services – Five programs received funding for the provision of support services, in-home support, companion services, outreach & education, home repairs, hot meals and social services to 1,319 individuals.
- Miscellaneous Public Services – One program received funding for the provision of technology training and access, and career and life skills training for 1,305 individuals.
- Youth Services – Eight 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, safety monitoring and green industry innovation services to 1,785 individuals. Funding for four additional programs were reprogrammed.

2. Infrastructure (Neighborhood Improvements)

Nine projects were awarded funds allocated for capital improvements to facilities owned by the City and subrecipients. Five were completed, three are underway, and funds for a predevelopment study will be reallocated for acquisition of an adjoining building for space expansion.

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

	5-Year (2010-2015) Goal	2010-2015	Current Year (FY 2010-2011) Goal	Actual
Objective 1: Expansion of the Supply of Affordable Rental Housing				
Rental Housing New Construction: Units Built	403 Units Built/Underway	70	214	70
Rental Housing New Construction: Units Underway				356
Objective 2: Preservation of the Supply of Affordable Rental Housing				
Rental Housing Preservation: Units Built	650 Units Built/Underway	75	585	75
Rental Housing Preservation: Units Underway				755
Public Housing Reconstruction: Units Built		87		87
Public Housing Reconstruction: Units Underway				21
Objective 3: Expansion of the Supply of Affordable Ownership Housing				
Ownership Housing Construction: Units Built	52 Units Built/Underway	0	26	0
Ownership Housing Construction: Units Underway				12
Objective 4: Expansion of Ownership Opportunities for First-Time Homebuyers				
Mortgage and Down Payment Assistance	165 Households	69	50	69
Housing Counseling	Prepare Residents	407	400	407
Mortgage Credit Certificates	100 Households	0	20	0
Cal Home Program	15 Households	18	15	18
Objective 5: Improvement of Existing Housing Stock				
Owner-Occupied Housing Rehabilitation: Units Completed	290 Housing Units	290	305	290
Owner-Occupied Housing Rehabilitation: Units Underway				113

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

		5-Year (2010-2015)	Current Year (FY 2010-2011)	
		Goal	2010-2015	Goal Actual
Objective 6: Provision of Rental Assistance for Extremely Low- and Very Low-Income Families				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	100	0	100
Objective 7: Provision of Supportive Housing for Seniors and Persons with Special Needs				
Senior Housing Development: Units Built	300 Units Built/Underway	80	250	80
Senior Housing Development: Units Underway				318
Special Needs Housing Development: Units Built		11	0	11
Special Needs Housing Development: Units Underway				81
Access Improvement: Units Completed	40 Housing Units	22	8	22
Access Improvement: Units Underway				6
Objective 8: Prevention of Foreclosures and Stabilization of Neighborhoods				
Ownership Housing: Acquisition and Rehabilitation	150 Units Built/Underway	11	20	11
Rental Housing: Acquisition and Rehabilitation	58 Housing Units	0	58	0
Board Up/Clean Up Program	30 Households	126	30	126
Foreclosure Counseling	1000 Households	166	200	166
Land Trust Pre- and Post-Purchase Counseling	200 Households	3	50	3
Objective 9: Removal of Impediments to Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities ¹		1,759	200	1,759
Referral, Information, and Counseling to Residents	7500 Households	3,200	2500	3,200
Discrimination Education and Investigation	300 Households	605	100	605

¹ The Action Plan FY 2010-11 incorrectly stated that this line item for Referral, Information, and Counseling to Residents with Disabilities was to be a subset of all information and referral clients served by these various grants. This is a stand-alone figure of all Oakland residents with a disability served by the contracted agency.

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

	5-Year (2010-2015)		Current Year (FY 2010-2011)	
	Goal	2010-2015	Goal	Actual
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Homeless Reduction	4,653 Ind/HH			
Outreach	2,800 Individuals	402	620	402
Winter Shelter	2,700 Individuals	154	525	154
Year-round Shelter and Services	3,500 Individuals	758	600	158
HIV/AIDS Housing and Services	2,500 Individuals	786	355	786
Elimination of Homelessness	4,427 Ind/HH		516	
Development & Maintenance of Existing Permanent & Supportive Housing	761 Beds	124	98	124
Support Collaboratives to Assist Chronically Homeless in Enrolling in Appropriate Public Benefits Programs	10 Agencies	14	9	14
Integrated Planning Activities thru the Continuum of Care Council	20 Agencies	14	10	14
Raising Awareness about Chronic Homelessness in the Community				
Homelessness Prevention	4,563 Households	1,433	916	1,433
Special Needs Objectives				
HIV/AIDS Housing & Development	216 Bedroom Units	5	28	5

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 a Five Year Consolidated Plan on May 15, 2010. 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 are 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, 2010 through June 30, 2011, 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, 2010 through June 30, 2011 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 15, 2010.

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

a. Federal Resources for Non-Housing Community Development Activities

PROGRAM
a. <u>Community Development Block Grant</u> The City received \$9,109,357 in Community Development Block Grant funding, plus program income of \$670,480. The City also reprogrammed \$317,575 prior year district program funds. The total funding received from all sources is \$10,097,412.
b. <u>Community Development Block Grant-Recovery Funds (CDBG-R)</u> Under the American Recovery and Rehabilitation Act, the City received \$2,259,291 in CDBG-R funds.
c. <u>Community Services Block Grant</u> The City received \$718,454 in CSBG funds to support anti-poverty programs and services.
d. <u>Head Start</u> The City's Department of Human Services received \$13,916,844.58 to provide child care and tutorial programs. In addition the City received \$354,283.40 for ARRA COLA and Quality Improvement and \$1,110,245.67 for Early Head Start Expansion ARRA.
e. <u>Department of Agriculture/Child Care Food Program</u> The USDA provided 552,165.74 to fund school lunch programs for children in the Head Start Program. .

b. 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.</i>

c. 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>There are nine active Redevelopment Areas in the City of Oakland that represent substantial public investment including: Acorn, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Knoll, Oakland Army Base, West Oakland and Stanford/Adeline. Funds will be available to implement redevelopment. The investment will leverage additional private investments. Many projects are completed and underway including residential, retail, office and industrial development projects and streetscape, public facilities and other infrastructure projects.</p> <p>During FY 2010-11, the Agency continued to pursue projects in the redevelopment areas aimed at eliminating blight and attracting private investment that will create new employment and provide additional retail services for Oakland residents.</p>

2. Economic Development

In FY 2010-2011, the Economic Development Division was involved in a variety of initiatives and activities to accelerate business creation, retention and expansion. These activities focused on increasing investment in Oakland for the benefit of its businesses, the City and its residents through continued improvements to Oakland's business-friendly environment. The largest single effort was made to attract the Second Campus of the Lawrence Berkeley National Lab to Oakland. In the effort to do so, staff illustrated the potential for success in attracting new campus-type facilities and other large users to Oakland.

In this report, Economic Development accomplishments in the last fiscal year and goals for the coming year are organized by industry sector and business support services and initiatives.

The Economic Development Division services were improved during this period through the expansion of staff at the Oakland Business Assistance Center (BAC). The purpose of the BAC is to operate as a first point of contact for small entry level business development inquiries; provide assistance with business-related information and city services; and make connections between entrepreneurs and business owners to the appropriate City and non-City service providers. The BAC also houses the Enterprise Zone Program staff and staff for the local BID programs. The Strategic Economic Development unit works with medium to larger "target sector" business types to grow and expand and attract business in Oakland, as well as larger programmatic initiatives.

Staff expanded its industry-focused efforts, welcomed the Workforce Investment Board staff back into the Community & Economic Development Agency, and focused on the attraction and retention of job-producing business to the City. Staff continues to support the already successful Downtown and Uptown restaurant and entertainment activities. Staff actively worked with Mayor Quan to promote Oakland to international business, and exchanged ideas of doing so with the Port of Oakland.

a. Economic Development Initiatives

i. Industry Sectors

The creation of the BAC allowed other Economic Development staff to focus their work on the specific growth industry clusters. These growth industry clusters include:

- Clean and Green Technology
- International Trade and Logistics
- Life Sciences / Medical
- Arts and Digital Media
- Advanced Manufacturing & Specialty Food Production
- Retail

Economic Development Targeted Industry Specialists enable Oakland to compete successfully in the marketplace for investment and business activity by working to improve Oakland's business climate in the following areas:

- Physical infrastructure
- Available, suitable and affordable business and investment locations
- Workforce
- Access to internal and external business support services
- Access to capital
- Ease of doing business with the City
- Access to financial incentives where needed to seed catalytic investments

Future reports will recognize the shift in economic development focus during FY 2011-12 from real estate (office, retail, industrial) to the emphasis on promoting job growth in the targeted cluster industries identified above.

ii. Office Sector Development

Oakland's Central Business Office market has remained fairly stable in the face of the worst recession in recent history. Oakland's location, excellent variety of Class A and B office space, access to transportation, educated workforce and affordable housing has sheltered it from the huge vacancies experienced in San Francisco's downtown. The Airport Business Park continues to have high vacancy rates, primarily due to the lack of adequate transportation, lack of access to fiber optics, and the general physical obsolescence of many of its buildings and the Business Park's infrastructure. Staff has begun work on a Vision Plan to re-market the opportunities for growth within the Park of tech, scientific, and international trade enterprises, and to promote physical revitalization and densification of the privately-held office and industrial facilities within the Park to accommodate such enterprises.

Oakland's attraction and retention efforts, focused on the innovative industries (digital media, clean/green tech, life sciences), have resulted in a number of new leases. Most notably, the Oakland-based Sungevity solar energy company, expanded from initial 50 employees to over 250 in the 2010-2011 year, with a goal of reaching 400 employees by the end of 2012. Bright Source Energy won new contracts for the construction of solar facilities in Southern California. Clorox vacated seven floors of its downtown office building, sending R&D employees to Pleasanton, opening the opportunity for new "Citi Center" office tenants in its newly-vacated space. Staff worked with brokers on the move and co-location of three large public agencies within Downtown, as well as the consolidated co-location of three major regional transit agencies into new headquarters.

In order to attract more innovative technology (IT) businesses , several Oakland business leaders (Pandora, North, Skytide), representatives from the Lake Merritt/Uptown and Downtown Districts and Economic Development staff collaborated to form Innovate Oakland (“InOak”). This collaborative is intended to bring together innovative businesses from throughout Oakland and the Bay Area to celebrate Oakland’s growing ability to attract and grow these types of technology businesses. See www.inoak.org for more information on the collaborative and its events.

iii. Retail Sector Development

Economic Development staff continued efforts to lead in the implementation of the Oakland Citywide Retail Enhancement Strategy, an effort to address the shopping needs of local residents and to curtail retail sales leakage to other cities. The Retail Enhancement Strategy works to grow retail in Oakland by working with individual retailers and developers as well as analyzing sector trends and marketing Oakland as a place for retail business. The most significant success in retail was the opening of the new Target Store, sharing Oakland’s border with Emeryville. In addition, at least four new auto dealers are in negotiations and or serious consideration of new retail space in Oakland. Another achievement in the 2010-2011 year was the attraction of Foods Co, a national grocery chain, to Oakland, with groundbreaking occurring on one East Oakland site for a large grocery store, and commitments by Foods Co. on two other Oakland locations for a second and third store by the year 2012.

The most significant new major project in retail is the involvement of Oakland in the Urban Land Institute’s Daniel Rose Fellow program, which will bring national experts together to help staff study the potential of the Broadway Corridor for its various retail nodes.

In the past two years, several hundred retailers were assisted by CEDA and other City partners with a variety of retail development services: identifying locations, signing a lease, opening for business, expanding in Oakland, or making improvements to their storefront. These retailers represent more than 1 million square feet of retail space in Oakland. Other significant retail development work included:

- Initiation of the Broadway/Valdez District Specific Plan, an effort to guide City officials in developing strategies to provide destination retail and mixed use development along Broadway between 23rd Street and Interstate 580. The Upper Broadway Retail Strategy calls for anchored, continuous comparison goods retail at ground level along major arterials of Broadway, 27th Street and Valdez Street, as the primary use, with residential and/or office development above the ground level retail creating approximately 1.1 million square feet of total retail space.

- Facilitated tours and information to interested retail developers, brokers and national tenants. Hosted tours by the Urban Land Institute, ICSC Alliance Retail Group, SPUR and others;
- Provided direct services to retailers large and small seeking information, sites and funding assistance - staff conduct in-takes with an average 100 new retailers per year;
- Coordinated with other City staff on retailer and retail site issues, including two Safeway store expansions. Staff manages the Oakland Merchant Leadership program contract; through staff efforts, OMLF participated in the Citywide Retail Enhancement Project, completed two merchant watch outreach workshops – in East and West Oakland. OMLF held 10 monthly merchant workshops and managed a successful Shop Oakland campaign.

iv. Industrial Sector Development

Economic Development industrial sector staff worked on helping attract new business to Oakland, aiding the retention and expansion of existing commercial-industrial businesses citywide. In addition to day-to-day contact with a range of businesses, including 3,000 square foot specialty food businesses to 200,000 square foot production bakeries, staff conducts a number of sector projects and overall programs. These include sector strategies (Oakland Food Trail, identifying and marketing specialty and artisan food production and distribution); and the upcoming Green Design Engineering & Supply Initiative, which highlights Oakland's green building trades.

Industrial Sector staff runs several programs for industrial business. Business Alert (East and West Oakland) identifies the conditions of blight, graffiti, dumping and crime, activities that deter and directly affect business operations, and makes recommendations for action. These meetings involve the Oakland Police Dept. and Neighborhood Services Division, the Public Works Agency Litter Patrol, the Graffiti Abatement units, CEDA Code Enforcement, Redevelopment and other staff as needed.

Staff has produced three full color four-page industrial newsletters and an economic development presentation folder for West Oakland. Staff completed a major Business survey provided to 2,500 industrial businesses located in East and West Oakland. The City received 250 responses (10% return rate) detailing comments about the quality of their building to the need for improvements in infrastructure, lighting, and other areas of safety transportation and amenities. Staff is following up on a one to one basis with survey respondents. Some of the specific industrial business retention and attraction successes include:

- Acted as Strategic Partner to the State of California as well as recipient to the Environmental Protection Agency for funds in the Brownfield Loan & Grant Program.

- Completed a West Oakland Industrial District Infrastructure Assessment and District Strategy, complementing the East Oakland Industrial Infrastructure Plan, funded by \$100,000 of U.S. Department of Commerce funds (Economic Development Administration).
- Continued to host tours of the Oakland Waterfront Food Trail with media, lenders, dignitaries and food industry specialists.
- Relocated and helped the expansion of artisan manufacturing, foods and design engineering firms.
- Maintained and enhanced the West Oakland Works website, a directly which encourages business to business networking and sales. (www.westoaklandworks.com).

v. Green & Clean Tech Sector

Because it is a growing and strategically important sector, Oakland has for many years had one full-time staff person dedicated to assisting green businesses, with additional effort contributed by other team members when necessary. Green business projects include work with companies which offer a product or service which reduces environmental impacts. More specifically, this sector includes firms which produce value added products from recycled materials, energy efficiency, renewable energy, green building products and services, etc. Specific activities and accomplishments in FY 2010-11 included the following:

During FY 09-10, Oakland staff helped to attract three major green business firms to Oakland, ultimately adding 135 high quality new jobs. Renewable Funding was the first of these three companies to set up shop in Oakland, outgrowing its original space within the year. Now employing 40, Renewable Funding is focused on designing practical financing for energy efficiency and alternative energy improvements for commercial buildings, residences, and for local government initiatives.

Solar Millennium, which is affiliated with a German parent company and develops utility scale solar thermal power plants in the Mojave Desert and elsewhere in the arid western U.S., expanded to Oakland from its original location in Berkeley; this dynamic company employs 70 workers, mostly engineers and environmental scientists, and is still growing.

Among the trio of major newcomers attraction cases is Build It Green, which offers training and verification for residential green building projects throughout California, and has a staff of 25 here in Oakland. Adding prestige firms like these to Oakland's existing green energy sector makes it easier for staff to make the case to other firms seeking an attractive location, and bodes well for future growth of this critical sector.

Just as important as these attraction cases were the efforts to assist existing Oakland green businesses to expand, or even just to weather the storm of this

past year's turbulent macro economy. The most auspicious success story in this category was the retention and continued rapid growth of on line solar integrator Sungevity, which arrived in Oakland in March 2010 with 55 employees, but recently committed to a phased expansion in Jack London Square that has already reached 300 employees.

Other expansions efforts which staff assisted on included the doubling of space for eCullet, the glass recycling technology leader that now has about 20 employees in Oakland; and the expansion and relocation of energy efficiency software leader Lucid Design Group, which moved into new quarters on the edge of Chinatown, and also has approximately 20 employees. Solar thermal design and development pioneer BrightSource Energy also continued its growth in Oakland, nearing 100 employees.

Economic Development staff teamed up with staff from the Environmental Services Division, produced green business content for the fourth annual "Oakland: Building Green Business" special supplement to the April 8, 2011 edition of the San Francisco Business Times. This edition reaches 100,000 readers in the region, and featured information about Build It Green, Renewable Funding, and Solar Millennium landing in Oakland (see above). The cover story for this year's edition highlighted a stimulus-funded energy efficiency initiative for commercial properties known as Oakland Shines. The supplement also profiled the impressive cluster of energy efficiency firms clustered along Broadway, which helped coin a new moniker for that thoroughfare, Negawatt Alley.

Green business staff also monitored and advised Celilo, Inc. on creation of the fourth edition of the East Bay Chinook Book (formerly the EcoMetro Guide), the marketing and education coupon book featuring local, organic, and sustainable products and services. The first three editions exceeded all sales expectations, and the Guide represents a successful nexus of sustainability and business development. The upcoming edition will once again feature over 100 Oakland businesses and organizations, with over 25 schools and non-profits selling the book to raise funds, and will for the first time also be available as an electronic application on certain smart phones.

Economic Development staff is in a lead role representing Oakland on the Business Development, Marketing, and Steering committees of the regional East Bay Green Corridor Partnership economic development initiative, which is an alliance of 8 cities and 5 education/research institutions that are working together to create an "innovation ecosystem" for startups and established green and clean technology firms. This past year, the Corridor has been focused on working with its eight member cities to develop a common, streamlined approach to permitting of commercial and residential solar installations.

Economic Development, Green business staff, also serves as the President of the California Association of Recycling Market Development Zones, which organizes and advocates for the utilization of recycled materials in local, value-added processing and manufacturing. Finally, staff represents the city on the Economic Development Technical Advisory Committee of the STAR Communities initiative. Sponsored by the International Council for Local Environmental Initiatives (ICLEI), the STAR initiative is a multi-year project involving over 200 experts from all over the country, ultimately seeking to create a tool for cities to measure and advance sustainability, similar to the LEED tool for green building. Participation in this effort is a chance to share what is working here in Oakland, but also to learn from others not only on economic development measures, but for best practices in environmental protection and social equity, as well as ways to integrate all three approaches.

b. Business Support Services Initiative

i. Small Business Development Programs

Business Assistance Center: One of the primary recommendations of the Mayor's Small Business Task Force was to develop a Business Assistance Center (BAC). The Center opened in May 2009. It has grown over the years and in FY 2010-11 sponsored several business service provider forums and events. In addition, staff accomplished the following:

- Staff has created over 761 new business leads from walk in clients, City staff referrals, and our Web-to lead database system;
- Staff also has made over 13 community presentations to over 316 business people or prospective business owners; participated in over 4 Merchants Associations meetings that represented over 282 businesses; and developed or participated in activities for the business community representing over 751 business owners, groups or individuals. Staff tracks clients using the web-based Salesforce client management system. The BAC's website, www.OaklandBAC.com, features a web-to-lead client intake form to allow clients to receive services online.

Created in Oakland: City staff assisted with this initiative to help move existing small businesses with the goal of increasing annual sales. The program is up and running with up to ten clients. In the last year Created in Oakland has had another successful class of 16 businesses that represent over 5 million dollars in sales.

Small Business events: Staff participated-in and led efforts to produce, or attend, a number of events this past fiscal year. They included the 8th annual Small Business Symposium sponsored by the Councilperson Larry Reid. City Staff participated in IRS small Business quarterly meetings and the Women in Business Conference sponsored by City Council President Jane Brunner. Staff supported or had booths at a number of local and regional conferences including the

Governor's Small Business Conference held in May at the Marriott Hotel / Oakland Convention Center.

ii. Enterprise Zone Tax Credit Program

The State of California Enterprise Zone (EZ) Program targets economically distressed areas using special state and local incentives to promote business investment and job creation. By encouraging entrepreneurship and employer growth, the program strives to create and sustain economic expansion in the communities. This is one of the State's premier community development programs. Most importantly, Enterprise Zones play a key role in linking newly created jobs with individuals in the community who are either underemployed or unemployed. Oakland's Enterprise Zone was established in 1993 and in January 2009 was awarded another 15 years. The zone covers most of the City west of Interstate 580. Oakland's EZ is now one of 42 statewide.

- For FY 2010-11 the EZ program exceeded its goals and revenues of issuing 3,800 tax vouchers to a total of 3,807 and revenues of \$345,850. Each tax voucher issue represents a new or existing job. Over 850 businesses participated in the EZ program identifying new jobs for Oakland residents. For prior years FY 2009-10 4,297 issued; FY 2007-08 3,682 issued; and 2006-07 4,559; and vouchers were issued.
- In 2005 Oakland launched the first (in the State of California) EZ On-line Vouchering System. Businesses can submit and retrieve tax vouchers completely on line eliminating paper submittals. In January 2011 the EZ program unveiled the new upgraded version for a completely sustainable, paperless version of the EZ On-Line Vouchering System. Staff is currently working on a point of sales payment feature for businesses to pay on line to be introduced in FY 2011-12.
- Plans are currently underway to expand Oakland's Enterprise Zone back into the City of Emeryville (Phase 1) originally expanded in 1998 to include Novartis (formerly Chiron). The expansion will allow the original Emeryville EZ businesses to continue the successful program and create jobs for residents of Oakland. Eighty percent of Phase 1 businesses hire from Oakland's Targeted Employment Area (TEA). Staff is waiting for final street ranges and maps for the expansion.
- Plans are currently underway to expand Oakland's Enterprise Zone to cover large portions of the City of Emeryville (Phase 11) that were not include in Phase 1 expansion, helping attract new businesses, keeping existing ones strong in a challenging economy and creating jobs for residents of Oakland and nearby areas. The expansion will generate a yearly administrative fee from the City of Emeryville to operate the new EZ. Staff is waiting for final street ranges and maps for the expansion.
- Plans are underway to expand back into Oakland commercial areas, originally expanded in 1998. Areas for expansion include: Upper

Piedmont, Grand, Lakeshore, Fruitvale, 35th and Redwood Avenues and the Oak Noll property.

- September 2010 the EZ Program physically co located its program into the Business Assistance Center (BAC) consolidating business services to a convenient one stop center.

iii. Oakland Brownfield Program

A top priority of the City of Oakland is to encourage infill development by reutilizing brownfields, underutilized sites where reuse is complicated by the real or perceived threat of environmental contamination. Staff approves two new environmental assessment loans using state funds for the remediation of several properties in West Oakland, and continued to service and manage four other existing brownfields loans.

iv. Community Benefit Districts/Business Improvement Districts

The Oakland Community Benefit District (“CBD”) and Business Improvement District (“BID”) Programs have proven successful mechanisms to support economic revitalization in the City of Oakland. In FY 2009-10, the nine CBD and BIDs generated approximately \$3.3 million in assessments. CBD/BID revenues pay for enhanced cleaning, security, streetscape improvements, marketing and economic development activities in member commercial/residential districts throughout the City. As Oakland increases mixed use development along commercial corridors, residential property owners will also benefit from the enhanced services of a CBD.

Oakland’s nine CBD/BIDs represent approximately 1,900 business and property owners located in Rockridge, Montclair, Lakeshore/Lake Park, Temescal/Telegraph, Lake Merritt/Uptown, Downtown Oakland, Laurel, Koreatown/Northgate, and Fruitvale. There are approximately four additional commercial and/or industrial districts currently soliciting community interest and discussion on formation of a BID. Economic Development staff continues to inform and participate in such discussions.

v. Scotlan Convention Center

In FY 2009-10, Economic Development staff had oversight over the Management Agreement between the City and Integrated Services Corp. (“ISC”- a subsidiary of the CIM Group, Inc.) to operate and maintain the Scotlan Convention Center. The Scotlan is Oakland’s only operating convention and conference center. The economic impact of having a conference center includes an increased ability to attract large office tenants and new office development; increased hotel usage (business and tourist), resulting in growing Transient Oriented Taxes (TOT) for the City; increased revenue from the visitors to the retail and restaurants surrounding the conference center; and the ability to showcase Oakland cultural

and business activities. The CIM Group is midway through a \$30 million upgrade of the 30-year old Marriott Hotel, which is attached to the Scotlan.

In July 2010, the City Council approved a \$4 million upgrade of the Scotlan, and construction is expected to begin by the end of 2010. To improve bookings and revenue at the Scotlan, June 2010 ISC contracted with EDG Entertainment to assist with booking more entertainment and sports activities at the Scotlan. Full implementation of the event attraction effort is anticipated to begin around March 2011.

Oversight of the Management Agreement was transferred to Redevelopment staff in July 2010 concurrent with City Council's decision to lease the Scotlan to the Redevelopment Agency.

vi. Oakland World Trade Program

The Bay Area World Trade Center project is dormant as a result of recessionary impacts.

Staff continues to provide administrative and marketing support to Oakland's very successful Foreign Trade Zone, with over \$400 million of domestic and foreign merchandise moving through the Zone in 2009.

Staff's 3-year effort to support development of one or more Regional Centers under the U.S. Dept. of Homeland Security's EB5 program is finally bearing fruit. The first investment of direct funds from China into an Oakland business under this program (\$15 million) is anticipated to occur in October 2010; Comprehensive Care of California, LLC is developing the first of several skilled nursing facilities in Oakland in partnership with Kaiser Permanente; and direct job creation is expected to be at least 100 jobs per facility.

vii. Downtown Shuttle

In August 2010, the City of Oakland launched a free shuttle service serving the Central Business District. The Broadway Shuttle enables workers, residents and visitors to conveniently circulate between downtown's commercial districts, including Jack London Square, Old Oakland, Chinatown, the Downtown and Lake Merritt Financial Districts, and the Uptown Arts & Entertainment District. The Broadway Shuttle has already proven itself to be an effective economic development tool by assisting in the attraction of at least three office tenants to Downtown Oakland. Employers and workers see a great value in the shuttle because it links BART, Amtrak, the Ferry and AC Transit to office buildings and other downtown destinations. A robust public-private partnership – including the Bay Area Air Quality Management District, Jack London Square Partners, Oakland Redevelopment Agency, two downtown Business Improvement Districts, Forest City LLC, and the Water Emergency Transportation Authority –

should ensure the long-term financial sustainability of the project. The Broadway Shuttle, also called the “Free B” or the “B,” operates Monday-Friday from 7am-7pm.

viii. Promoting Oakland

CEDA Marketing staff secured \$50K in funding from the Oakland Redevelopment Agency to develop a comprehensive economic development marketing campaign aimed at attracting business, development and investment. The campaign strategy is complete and includes important social media outreach, brand identity, new marketing materials. The City worked with the San Francisco Business Times to publish a special supplement, at no cost to the City (advertiser driven) on its success in growing and attracting business and jobs to Oakland. Major CEDA Marketing achievements in FY 2010-11 include: ongoing promotion and marketing for the Broadway Shuttle; production and promotion of the 11th Anniversary Art & Soul festival; launch of the OaklandGrown.org campaign to enhance consumer support for locally-owned, independent businesses; promotion of Oakland’s hot dining scene that has garnered positive regional and national publicity; co-sponsorship of the annual Oakland Holiday Parade that attracted more than 50,000 attendees and many other projects.

ix. Citywide Wireless Initiative

Research for the Citywide Wireless Initiative, completed in 2008, revealed that the City’s underdeveloped fiber network would delay any implementation of a City-wide wireless project. In 2010, the City embarked on the OaklandWEB project in partnership with Cisco Systems and IP Networks. A \$25 million BTOP stimulus grant application (ARRA/Broadband Technology Program) was submitted to the federal government in March 2010 to fund the construction of a middle-mile fiber network throughout Oakland. Funding however was not received. The proposed network, if built, would touch 97% of the City’s underserved population, including both residential and commercial clients. The economic impact to Oakland would be significant – many of the City’s existing office space, and most of its industrial space, is not connected to fiber due to lack of fiber availability close by or because of the prohibitive expense of “last mile” connections through private providers. If approved, the City-owned fiber network is projected to be more affordable to both residents and businesses than privately owned fiber. Staff continues to work on a strategy to coordinate in-kind efforts by City multi-divisional staff to create a Broadband Strategy Plan for Oakland.

x. Business Loan Program

Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$249,500. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund

(NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also track and monitors jobs creation and retention for all City commercial loans.

xi. Micro Loan Program

OBDC operates a micro-loan program (maximum loan amount of \$50,000) on behalf of the City. This loan program provides start-up and direct financing to Oakland-based businesses for working capital, inventory and equipment. These programs are unique in the ability to provide much needed capital to Oakland's underserved business communities. Loans are intended for micro-enterprises with fewer than 5 employees whose owners are low and moderate income.

xii. Commercial Lending Program (CLP)

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 for Oakland businesses unable to obtain credit through traditional resources. The Commercial Lending Unit maintains a couple of professional services contracts with qualified service providers capable of delivering business technical support, strategic planning, and commercial lending services.

The commercial lending revolving loan funds previously established by the City and the Agency continue to be available to Oakland's business community. The Commercial Lending (CL) Unit oversees, either directly or through contracted services, a loan portfolio of seven loan programs. The administration of each loan program is guided by federal regulations, crafted to ensure targeted audiences receive program benefits.

Throughout the Enhanced Enterprise Community (EEC) grant period, staff has endeavored to make occasional program structure modifications to enable delivery of a program that is responsive to the community's need and also functions within federal standards for job creation and default rates. Since last reporting period, staff has established a newly expanded HUD 108 Loan Program. Due to the downturn of the economy, municipal lending has increased throughout Oakland, to assist small businesses. Commercial loan funds that have historically been available and have been an integral financing component have been virtually depleted. To better impact the small business community, an expansion of the three Enhanced Enterprise Community (EEC) designated target areas have been extended to Oakland's seven Community Development (CD) districts. The EEC loan guidelines will remain fundamentally equivalent to the original EEC lending guidelines, with the exception of geographical boundaries of the revised program will be expanded to mirror the boundaries of existing CD districts.

The current activities of the Neighborhood Economic Development Fund (NEDF) and the Micro Loan Program provide start-up and direct financing to Oakland-

based businesses for working capital, inventory and equipment. These programs are unique in the ability to provide much needed capital to Oakland's underserved business communities. There have been 18 loans funded under these programs during this reporting period.

For the current reporting period, July 1, 2010 – June 30, 2011, City staff and community partners have worked to improve existing services. During this review period, the Commercial Lending staff accomplished the following by utilizing City and federally funded commercial loan programs:

- Underwrote 28 new loans totaling \$1,956,694.
- Leveraged \$1,681,693 in private financing and investment capital.
- Created 83 job opportunities in Oakland.
- Retained 136 jobs within Oakland businesses.

xiii. Business Façade Improvement Program

In FY 10 -11 eight façade improvement projects were completed in NCR target areas. This represents a total investment of \$138,600; \$48,000 in CDBG funded façade improvement grants and \$70,000 in private funds. There is currently no money encumbered for façade improvement projects due to the legislation barring redevelopment from entering into agreements or contracts at this time. There is \$180,000 encumbered in four contracts with architectural firms to provide on-call design services to the Façade Improvement Program for a two year period (FY 2009-11). Of the \$180,000 encumbered in design service contracts, \$65,600 was expended in FY 2010-11. Design assistance was provided to approximately 15 projects.

Economic Development Activities and Accomplishments

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS	ACCOMPLISHMENTS
Business Development <i>Citywide</i>	Business Development Activities; provides management, technical, referral and financial assistance to retain and increase employment; provide technical assistance.	CDBG: \$195,580	Assist 100 businesses to remain in Oakland; attract 13 new businesses and create and/or retain 1000 jobs.	Staff aided over 150 businesses (retail, commercial and industrial) directly in FY 2010-11 with some substantial service. More than 979 “walk-in” clients were served. Another 1222 business “leads” had contact with the Business Assistance Center (BAC). Over 800 jobs were retained in these efforts, slightly fewer than anticipated in the prior year, due to the slow or virtual non-recovery from the recession.
Business Loan Program (Program Delivery Costs) <i>Citywide</i>	Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$249,500. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also track and monitors jobs creation and retention for all City commercial loans.	CDBG: \$231,840 CDBG and EEC Section 108 loan guaranty authority as authorized agent of the City.	10 NEDF loans and 3 EEC Section 108 loans. Technical and referral assistance to eligible clients.	The City continues their agreement with OBDC to underwrite loans up to \$249,500. OBDC was successful in marketing City loan programs and underwrote 30RA loans, 8 NEDF, 1EEC HUD 108 loan, 4 2010 HUD 108 loans & 1 EDA loan

Economic Development Activities and Accomplishments (cont'd)

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS	ACCOMPLISHMENTS
Commercial Lending Program (CLP) <i>Citywide</i>	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 and 7 Community Development (CD) districts are also eligible to apply for specifically designated low interest business financing programs.	CDBG \$220,270	Oversee lending and technical assistance provided to Oakland's small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of delinquent loan. Oversee the provision of technical assistance to approximately 700 clients; fund approximately \$1m of loans; increase employment opportunities and create approximately 60 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation.	The Commercial Lending office continues to offer the Oakland Small Business community core services through contract services with area non-profits. Commercial Lending Unit continues with its scope of services with the Oakland Business Development Corporation (OBDC) authorizing that organization to underwrite commercial loans up to \$249,500. In FY 10-11 there were 28 loans underwritten totaling \$1,956,694, leveraging \$1,681,693 in private financing and investment capital and creating 83 jobs opportunities and assisting businesses to retain 136 jobs in Oakland.
Commercial Property Façade Improvement Program <i>Citywide in selected areas</i>	Redevelopment staff works with businesses and property owners to improve the physical and economic condition of commercial districts through the Commercial Property Façade Improvement Program.	CDBG \$416,380	Complete of 40 façade improvement projects.	In FY 2010-11, the Façade Improvement Program completed eight façade improvement projects, an Agency investment of \$40,000 and a private investment of \$70,000. The program failed to reach its goal in large part due to state legislation to eliminate redevelopment which impacted the Agency's ability to enter into contracts for the better part of FY 2010-11.

Economic Development Activities and Accomplishments (cont'd)

PROJECT/ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	PROGRAMS & RESOURCES	ONE YEAR GOALS	ACCOMPLISHMENTS
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.	CDBG funds as part of Business Loan Program.	5 micro loans. Technical and referral assistance to eligible clients	10 Micro loans.

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 has allocated \$2,017,575 in FY 2010-11 funding for CDBG-eligible activities based on recommendations from the City's seven Community Development District Councils. These activities were carried out through 16 subrecipient agreements with 15 private, nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, 11 City-administered programs were funded. The activities are in the categories identified in the Strategic Plan for Non-Housing Community Development Needs contained in the Consolidated Plan for July 1, 2005 to June 30, 2010. The number of programs by category are as follows:

Anti-Crime	2
Homeless	1
Hunger Relief	3
Microenterprise and Business Assistance	2
Miscellaneous Public Services	1
Senior Services	6
Youth Services	9

Three subrecipients that were awarded funding for Youth Services declined their awards and the funds were reprogrammed. Funds that were allocated for a City-owned teen center program services were reprogrammed to assist with design costs for the center.

b. Infrastructure (Neighborhood Improvements)

Nine projects received awards from the FY 2010-11 funds allocated for capital improvements to facilities in which programs serving low- and moderate-income residents are housed. Improvements to 5 City-owned facilities were undertaken – 4 parks and recreation facilities and 1 senior center. Design for construction of 1 City-owned teen center was undertaken with funding supplemented by reprogramming the funds allocated for program services. Improvements were made to 2 facilities owned by private, non-profit subrecipients, and funds allocated for a subrecipient to complete 1 facility predevelopment study will be reallocated for acquisition of the adjoining building to expand available service space.

CDBG Infrastructure (Neighborhood Improvements) and Public Services

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACCOMPLISHMENTS
<u>Anti-Crime</u> <ul style="list-style-type: none"> City of Oakland/City Administrator's Office, Neighborhood Services Division City of Oakland/Dept. of Human Services, Policy and Planning 	Community outreach and education Community organizing and building Leadership development	1,700 individuals	1,952 Individuals
<u>Homeless</u> <ul style="list-style-type: none"> City of Oakland/Dept. of Human Services, Community Housing Services 	Outreach Resources fair Referrals	400 individuals	400 individuals
<u>Hunger Relief</u> <ul style="list-style-type: none"> City of Oakland/Dept. of Human Services, Community Housing Services City Slickers Farm Bay Area Community Services 	Food purchase & distribution Urban farming and healthy nutritional alternatives	1,359 individuals	3,941 individual
<u>Microenterprise and Business Assistance</u> <ul style="list-style-type: none"> AnewAmerica Community Corporation Oakland Citizens' Committee for Urban Renewal 	Business development training, counseling and technical assistance Resource access Financial planning education Façade improvement referral Community revitalization coordination	6,050 individuals	7,479 individuals
<u>Miscellaneous Public Services</u> <ul style="list-style-type: none"> Oakland Citizens' Committee for Urban Renewal, Eastmont 	Youth activities Career and life skills training Technology training and internet access	600 individuals	1,305 individuals

CDBG Infrastructure (Neighborhood Improvements) and Public Services (cont'd)

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACCOMPLISHMENTS
<u>Seniors</u> <ul style="list-style-type: none"> ▪ Alzheimer's Services of the East Bay ▪ City of Oakland/Dept. of Human Services ▪ Legal Assistance for Seniors ▪ Rebuilding Together Oakland ▪ Southeast Asian Community Center 	In-home support Companion services Support services and referrals Training and education Case management Community education Counseling and advocacy Respite daycare Legal advice and representation Home improvements and safety modifications	1,172 individuals	1,319 individuals
<u>Public Facilities and Infrastructure</u> <ul style="list-style-type: none"> ▪ City of Oakland/ Office of Parks & Recreation ▪ City of Oakland/West Oakland Teen Center ▪ First Place for Youth ▪ Friends of Oakland Parks and Recreation ▪ Rebuilding Together Oakland ▪ Spanish Speaking Citizens' ▪ FoundationSeventh Step Foundation 	Rehabilitation of recreational facilities and centers Rehabilitation of parks Rehabilitation of community facilities Improvements to a transitional housing facility Predevelopment feasibility study Tenant improvements to a multi-service center Design for a community teen center	9 Facilities	9 Facilities <ul style="list-style-type: none"> • 5 completed • 4 underway

CDBG Infrastructure (Neighborhood Improvements) and Public Services (cont'd)

ACTIVITY NAME	DESCRIPTION OF ACTIVITY	ONE YEAR GOALS	ACCOMPLISHMENTS
Youth <ul style="list-style-type: none"> ▪ California Youth Outreach (cancelled) ▪ City of Oakland/Dept. of Human Services ▪ City of Oakland/Parks and Recreation ▪ City of Oakland/West Oakland Teen Center Program Services (cancelled) ▪ EastSide Arts Alliance ▪ First Place for Youth ▪ Girls, Inc. of Alameda County ▪ Oakland Asian Students Educational Services (cancelled) ▪ Oakland Parents Together ▪ Project Re-Connect ▪ Spanish Speaking Citizen's Foundation ▪ Youth for Environmental Sanity/Art in Action (cancelled) 	<ul style="list-style-type: none"> Work experience and career preparation Case management Tutoring and instruction Academic assistance Counseling and support services Leadership and personal development Mentor and peer support Cultural diversity education Parental participation After-school and summer programs Resource access and referral Crime and violence prevention Green industry awareness and innovations 	1,606 Individuals	1,785 individuals

Narrative B: Fair Housing

1. Summary of the Analysis of Impediments to Fair Housing

The City of Oakland's Community and Economic Development Agency completed an updated Analysis of Impediments to Fair Housing (AI) in January 2011. Copies are available on the City's web site. The following narrative is a summary of the 2011 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 as well as several studies on current lending practices.

The foreclosure crisis has wiped out equity in communities of color and these communities are having difficulty rebounding due to the lack of access to loans. Many of those who have lost their homes are re-entering the rental market with poor credit scores and loss of assets. Some are at risk of homelessness. In addition, foreclosures cause blight and lower property values in neighborhoods with a history of redlining. This, in turn, threatens the remaining homeowners' ability to refinance homes or homebuyers to buy homes in these areas of minority concentration.

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.

2. Actions Taken to Overcome Impediments to Fair Housing

The table on the following pages lists the fair housing impediments described in the AI that were addressed in by City programs in FY 2010-11. In addition the table specifies actions taken to remove those impediments and identifies City staff or City-funded programs that carried out those actions. Also included are the recommended activities from the AI and related accomplishments in the FY 2010-11 supported by the City of Oakland to address impediments to, and affirmatively further fair housing in the City.

3. Actions to Affirmatively Further Fair Housing

IMPEDIMENT ACTION <i>Responsible Organization</i>	DESCRIPTION OF ACTIVITY	ACCOMPLISHMENTS FY 2010-11
<p>Lack of Affordable Housing</p> <p>Support the development of affordable housing.</p> <p><i>City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> • <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Housing Development Section</i> ○ <i>Housing Policy & Programs Section</i> • <i>Planning Department</i> <ul style="list-style-type: none"> ○ <i>Strategic Planning Section</i> 	<ul style="list-style-type: none"> • Work with developers to identify and pursue all available funding for affordable housing. • Work to remove constraints to the development of housing as specified in the Housing Element. • In annual NOFA, give priority to following activities: <ul style="list-style-type: none"> ○ Housing developments that include units for extremely low- and very low-income households. ○ Encourages the siting of affordable housing in areas without concentrations of poverty. 	<p>Please refer to the following sections of this report for details on these activities:</p> <ul style="list-style-type: none"> • Narrative C • Narrative E, #3 Actions to address public policy barriers to affordable housing

IMPEDIMENT ACTION <i>Responsible Organization</i>	DESCRIPTION OF ACTIVITY	ACCOMPLISHMENTS FY 2010-11
<p>Community Opposition to the Siting of Affordable Housing</p> <p>Participate in community outreach and education.</p> <p><i>City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> • <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Housing Development Section</i> ○ <i>Housing Policy & Programs Section</i> • <i>Planning Department</i> <ul style="list-style-type: none"> ○ <i>Strategic Planning Section</i> 	<ul style="list-style-type: none"> • Encourage affordable housing developers to include a community outreach program as a part of their predevelopment process. • Participate in public information and education activities to highlight affordable housing accomplishments and their positive impacts in communities where they are located. • Conduct briefings and work sessions with the City Council to provide decision makers with information on the City's low income housing needs and the impact of past and current affordable housing developments and policies. • Encourage developers to assist in the formation of resident councils in affordable housing developments. • Monitor existing affordable housing to ensure that management and maintenance are of the highest quality. 	<p>Please refer to the following sections of this report for details on these activities:</p> <ul style="list-style-type: none"> • Narrative C, Affordable Housing Activities • Narrative E, #3Actions to address public policy barriers to affordable housing <p>In addition,</p> <ul style="list-style-type: none"> • The City provides assistance to East Bay Housing Organizations for its annual Affordable Housing Week, which includes tours, presentations and other activities that highlight the accomplishments of affordable housing developments in the City of Oakland. • There are four active Community Housing Development Organizations (CHDOs) in the City of Oakland that certify their annual activities that align with this action to reduce impediments to fair housing. • The City's Housing Policy & Programs Section regularly consults with City Council members on their questions regarding affordable housing policy development. • The City's Housing Development Section's Asset Manager regularly monitors HOME funded developments to insure proper management and maintenance of these properties, including compliance with fair housing requirements.

IMPEDIMENT ACTION <i>Responsible Organization</i>	DESCRIPTION OF ACTIVITY	ACCOMPLISHMENTS FY 2010-11
<p>Discrimination in the Sale or Rental of Housing</p> <p>Support counseling, education, and advocacy programs.</p> <p><i>Causa Justa :: Just Cause</i> <i>Center for Independent Living</i> <i>Centro Legal de la Raza</i> <i>East Bay Community Law Center</i> <i>Eden Council on Hope and Opportunity</i> <i>City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> • <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Housing Development Section</i> 	<ul style="list-style-type: none"> • Provide funding to nonprofit agencies to provide fair housing counseling, investigate complaints, provide information and referrals. • Provide outreach and information materials in other languages in order to reach out to underserved populations. • Encourage owners and managers of affordable housing to provide translation assistance or referrals to community-based organizations that can assist with the translation for housing applicants. 	<p>Please refer to the following sections of this report for details on these activities:</p> <ul style="list-style-type: none"> • Narrative C, Affordable Housing Activities, Objective #9: Removal of Impediments to Fair Housing <p>In addition,</p> <ul style="list-style-type: none"> • 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, as part of the special submission requirements for the HOME Program.
<p>Lack of Accessible Features in Housing</p> <p>Fund accessibility improvement grant program.</p> <p><i>City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> • <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Residential Lending Section</i> 	<ul style="list-style-type: none"> • Provide Access Improvement Grants to existing homeowners and owners of rental developments 	<p>Please refer to the following sections of this report for details on these activities:</p> <ul style="list-style-type: none"> • Narrative C, Affordable Housing Activities, Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs

IMPEDIMENT ACTION <i>Responsible Organization</i>	DESCRIPTION OF ACTIVITY	ACCOMPLISHMENTS FY 2010-11
<p>Barriers to the Provision of Supportive Housing</p> <p>Participate in community outreach and education.</p> <p><i>City of Oakland:</i></p> <ul style="list-style-type: none"> ○ <i>Department of Human Services</i> <p><i>City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> ● <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Housing Development Section</i> ○ <i>Housing Policy & Programs Section</i> 	<ul style="list-style-type: none"> ● Work with PATH/Everyone Home partnerships to find sources for long-term services linked to housing, particularly for the homeless and those at-risk of being homeless. ● Provide education and outreach regarding housing with supportive services. 	<p>Please refer to the following sections of this report for details on these activities:</p> <ul style="list-style-type: none"> ● Narrative D, Prevention and Elimination of Homelessness <p>In addition:</p> <ul style="list-style-type: none"> ● The City provides assistance to East Bay Housing Organizations for its annual Affordable Housing Week, which includes tours, presentations and other activities that highlight the accomplishments of affordable housing developments in the City of Oakland.
<p>Discrimination in Mortgage Lending</p> <p>Increase private lending activity in minority areas through community reinvestment efforts.</p> <p><i>Eden Council on Hope and Opportunity</i> <i>The Unity Council</i> <i>City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> ● <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Housing Policy & Programs Section</i> ○ <i>Homeownership Section</i> ○ <i>CDBG Section</i> 	<ul style="list-style-type: none"> ● Monitor and assess HMDA data and Community Reinvestment Act lender evaluations. ● Encourage financial institution participation in mortgage lending to low and moderate income individuals and in low and moderate income communities through joint efforts by the City and industry organizations to promote existing lending programs and create new lending programs. ● Fund consumer counseling that includes financial literacy and credit counseling in particular for households considering lending choices. 	<p>Analysis of HMDA data was conducted for the research and writing of the Analysis of Impediments to Fair Housing, January 2011.</p> <p>The City continues to be an active participant in efforts to insure that lenders comply with their obligations under the Community Reinvestment Act.</p> <p>The City has a linked-banking ordinance that limits the City's banking business to lending institutions that are meeting community credit needs. In June 2009 the City surveyed 31 banks with branches in the City; 7 responded and 6 achieved their fair share goal. The City intends to circulate a similar survey requesting updated information in September 2011. Additionally, a group of City staff and community organizations are meeting to address several banking related concerns including foreclosure activity.</p> <p>CDBG funds supported a Home Equity Conversion counseling program and a Foreclosure Counseling and Prevention program.</p>

IMPEDIMENT ACTION <i>Responsible Organization</i>	DESCRIPTION OF ACTIVITY	ACCOMPLISHMENTS FY 2010-11
<p>Foreclosures</p> <p>Participate in community outreach and education.</p> <p>Support the rehabilitation and resale of foreclosed homes.</p> <p><i>The Unity Council Oakland Community Land Trust City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> • <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Housing Development Section</i> 	<ul style="list-style-type: none"> • Use NSP funds and other funding sources to acquire, rehabilitate and resell foreclosed homes to low income homebuyers. • Work with non-profit housing service providers to target programs to extremely low, low and moderate income homeowners at risk of losing their homes to foreclosure. 	<p>Please refer to the following sections of this report for details on these activities:</p> <ul style="list-style-type: none"> • Narrative C, Affordable Housing Activities, Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods
<p>Housing Conditions</p> <p>Support the rehabilitation of owner- and renter-occupied housing stock.</p> <p><i>City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> • <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Residential Lending Section</i> 	<ul style="list-style-type: none"> • Fund housing rehabilitation both inside and outside areas of minority concentration. 	<p>Please refer to the following sections of this report for details on these activities:</p> <ul style="list-style-type: none"> • Narrative C, Affordable Housing Activities, Objective #5: Improvement of the Existing Housing Stock

IMPEDIMENT ACTION <i>Responsible Organization</i>	DESCRIPTION OF ACTIVITY	ACCOMPLISHMENTS FY 2010-11
<p>Access to Transportation</p> <p>Support the development of transit oriented development.</p> <p><i>City of Oakland, Community & Economic Development Agency:</i></p> <ul style="list-style-type: none"> • <i>Housing & Community Development Department</i> <ul style="list-style-type: none"> ○ <i>Housing Development Section</i> 	<ul style="list-style-type: none"> • Prioritize affordable housing developments near transit to provide better access to jobs and services. 	<p>Please refer to the following sections of this report for details on these activities:</p> <ul style="list-style-type: none"> • Narrative C, Affordable Housing Activities, MacArthur Transit Village development description

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 2010-11, 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.

a. Community Development Block Grant (CDBG)

The City allocated \$3,975,557 in CDBG grant funds and program income for housing activities, including housing rehabilitation programs and services such as housing counseling. An additional \$405,000 was allocated to homeless programs and \$358,000 was allocated for fair housing activities.

b. Neighborhood Stabilization Program (NSP)

The City submitted a Substantial Amendment to HUD to secure \$2,070,087 in funding from the NSP3 program for acquisition and rehabilitation of vacant and foreclosed single-family and multi-family housing. At least 25 percent of these

funds will be used to benefit very low income households. Specific projects have not yet been approved by the City Council.

c. 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.

d. HOME

The City received a total HOME grant of \$4,753,166. Funds were allocated to the following uses:

Housing Development	\$4,277,850
Program Administration/Monitoring	\$475,316
TOTAL	\$4,753,166

The City also received program income in the amount of \$60,741 in the form of repayment of loans made for housing development and for rehabilitation of owner-occupied homes. This program income was re-allocated for additional housing rehabilitation activities. 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.

e. Emergency Shelter Grant (ESG)

The City received \$368,902 in Emergency Shelter Grant Funds, of which \$18,445 was allocated to cover the City's program administration costs and \$350,457 allocated for housing services provided to the homeless and near homeless under the City's Permanent Access To Housing strategy.

f. Supportive Housing Program

The City received four Supportive Housing Program grants for the 2010-11 fiscal year, supporting the following City programs: Matilda Cleveland Transitional Housing Program (\$259,824); Families In Transition/Scattered Sites Program (\$245,420), the Homeless Families Support Network (\$1,826,618), and the Oakland Homeless Youth Housing Collaborative (\$699,770). In addition, a total \$22,596,846 was awarded to the Alameda County Continuum of Care through the HUD SuperNOFA process. Of the \$22.6 million awarded county-wide, the \$3.1 million

benefitted SHP programs granted directly to the City of Oakland. Another \$3.3 million out of the \$22.6 million awarded under the SHP HUD SuperNOFA benefits agencies based in Oakland or providing substantial direct benefit to persons residing in Oakland. Those programs include the following:

Walker House, \$208,502

Walker House in Oakland, operated by the Ark of Refuge, provides permanent supportive housing for 10 homeless, medically fragile dual and triply diagnosed adults living with disabling HIV disease and/or other disabilities who have critical need of care and supervision. Supportive services include attendant care by nursing attendants, meals, registered nurse case management, medication management (to assist with complex medical regimens), and on-site drug counseling as well as a 24-hour supervision for medical emergencies and crisis intervention.

Rosa Parks House, \$164,038

Building Opportunities for Self-Sufficiency operates Rosa Parks House, a transitional housing program in Oakland serving homeless individuals with mental disabilities and/or with HIV/AIDS. Rosa Parks provides transitional housing and supportive services (case management, mental health and recovery services and HIV/AIDS services) to 23 individuals. The program is designed to provide a structure for residents to achieve a level of personal and financial stability in order to move them along to a more permanent, independent living arrangement and to sustain that housing over time.

InHOUSE (Homeless Management Information System (HMIS)), \$384,582

Information about Homelessness, Outcomes, and Service Engagement (InHOUSE), will be a unified data hub that provides an on-going structure to deliver and manage client service, assess needs within the Alameda County homeless service system, enumerate the homeless, monitor efforts to end homelessness, and coordinate data with multiple systems of care.

Alameda County Health Housing and Integrated Services, \$539,398

The Health, Housing and Integrated Services Network is an interagency partnership which, through the establishment of Integrated Services Teams, provides a full range of support services linked to permanent housing for homeless individuals. Services are provided to 400 tenants each year, the majority of whom has one or more special needs, including serious mental illness, substance use related problems, and HIV/AIDS. The Project provides support services at seven permanent housing sites located across Oakland and Berkeley.

Housing Stabilization Team, \$274,259

Building Opportunities for Self-Sufficiency's Housing Stabilization Team provides two levels of service to homeless people with disabilities and special needs: (1) rental subsidies for up to 18 months with case management and services; and (2) services provided on-site in SROs to help residents who came from the streets or shelters stabilize in housing.

Bonita House, \$123,192 & \$33,080

Bonita House, Inc., (BHI) is a private non-profit mental health agency offering a range of services for adults diagnosed with co-occurring serious psychiatric disabilities and substance use disorders, including intensive residential treatment, supported independent living programs, housing and supported employment, outpatient case management and clinic services. Our outpatient day rehabilitation program works both with adults who have single mental health diagnosis as well as those who are dual-diagnosed.

Fred Finch – Turning Point, \$651,460

Turning Point provides transitional housing and services to adolescents, young adults and families facing complex challenges. All Turning Point clients have mental or emotional impairments and many also have developmental delays. Many have experienced trauma and abuse, live at or below the poverty line; have been institutionalized or incarcerated, have a family member that has been involved in the criminal justice system; have a history of substance abuse; or have experienced discrimination or stigma.

Operation Dignity, \$55,392

Provides up to 18 months of transitional housing (at 30% of household income) with the following services available to resident: full kitchen services (including assistance with special diets), laundry services on site, telephone messages and mail services, kitchen & microwave, facilities for emergency and medical use, transformation services and training, health care assistance and educational programming, parenting classes, relapse prevention and anger management training, empowerment training and skills building activities, childcare and full children services programming, employment counseling and referrals, benefits & income advocacy, computer and Internet assistance for housing and employment search, (EBT) Electronic Banking Transactions for housing & food fees available, and clothing assistance.

Goodwill Industries of the Greater East Bay-Homeless Services One Stop Employment Center, \$863,257

This program offers employment and comprehensive supportive services. Provides outreach to the homeless population, addiction recovery counseling and referrals, job preparation assistance, job placement assistance, supportive services (food/clothing/transportation), referrals to mainstream social services, computer skills training, and paid work experience training.

g. Housing Opportunities for Persons With AIDS (HOPWA)

The City received an award of \$2,208,481 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	\$1,636,885
Contra Costa County	\$527,426
Grantee Administration (City)	<u>\$44,170</u>
TOTAL	\$2,208,481

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, including those with special supportive services needs. 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 from using 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 2009-10 OHA did not use the City's Notice of Availability to distribute project-based assistance. In 2010-11 OHA will resume linking the award of the project based assistance to the City's NOFA process. In addition, in 2009-2010, the City allocated \$2,500,000 in HOME funds to assist the acquisition and rehabilitation of single-room occupancy hotel to be used for permanent housing with supportive services for homeless and other extremely low income households.

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 brings together affordable housing developers and service providers to create and operate permanent supportive housing for homeless persons. An "Oakland Pipeline" has been established to coordinate financing and plan 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 and Accomplishments, FY 2010-2011

Objective #1: Expansion of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
720 E. 11th Street Project 720 E. 11 th Street <i>Chinatown/Eastlake/San Antonio</i> See also Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs	New construction of 55 rental units: 18 1-BR units 17 2-BR units 17 3-BR units 3 4-BR units	25 units for households at or below 35% AMI (including 3 HOPWA units and 6 MHSA units); 12 units for households at or below 50% AMI (including 2 MHSA unit); 17 units for households at or below 60% AMI.	HOME: \$1,669,500 Redevelopment Agency: \$5,827,497 Total City/Agency Funds: \$7,497,000	Secure other financing sources including TCAC and AHP funds, continue with predevelopment activities. Estimated construction start date: August 2010 Anticipated completion date: December 2011	Secured 9% tax credit financing and closed all loans in February 2011. Commenced construction in February 2011.
94th and International 9400-9500 International Blvd. <i>Elmhurst</i>	New Construction of 54-unit family affordable housing project (including 1 managers unit) 37 2-BR 17 3-BR 2,999 sq. ft. commercial	6 units affordable at 30% Area Median Income 16 units affordable at 35% Area Median Income 31 affordable at 50% Area Median Income	Redevelopment Agency: \$5,597,000	Project is being revised: Complete revision, seek City approval, apply for tax credits.	Secured NOFA loan and agreement with Acts CDC for donation of site.

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Grove Park 3801-3807 Martin Luther King Jr. Way <i>North Oakland</i>	Purchase of 3801-3807 Martin Luther King Jr. Way for possible assembly with two adjacent parcels.	8 units must be kept affordable at 80% AMI for 45 years.	Redevelopment Agency Funds (via V-HARP): \$800,000	No one year goals. Developer for project is in bankruptcy. City is unclear of status of parcels (bankruptcy courts? foreclosure?). Scale of originally proposed development scenario is likely too costly to proceed as planned. Major review and reworking is necessary if property's affordability restrictions are maintained in bankruptcy proceedings.	All details at left still correct. Senior lender is auctioning their note as part of a pool, which will cause substantial further delays. A major developer is interested in purchasing the parcel.

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Development Program <i>Citywide</i>	Funding for new construction of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	<p>Low income renters with incomes between 30% and 60% of AMI.</p> <p>Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds.</p>	HOME: \$4,277,850 Redevelopment Agency: \$6,741,039	<p>Award funds for projects that will produce 80-120 new affordable housing units</p> <p>A portion of these funds may be used for rehabilitation of existing affordable housing (see below under "Preservations of Existing Rental Housing.")</p> <p>A portion of the Redevelopment Agency funds is reserved specifically for activities in the Central City East and West Oakland Redevelopment Areas.</p>	<p>Awarded \$9,597,000 in July 2010 to two affordable new construction projects totaling 153 units (with remaining funds from 2009-10 NOFA round)</p> <p>Issued a NOFA in September, 2010. Awarded a total of \$23,663,000 in March, 2011 to ten affordable housing projects. Of this, \$4,506,000 was awarded to four existing affordable developments through the Rehabilitation NOFA (196 units)—see Preservation and Rehabilitation of Existing Affordable Rental Housing Program; and \$19,157,000 was awarded to six new affordable housing projects (374 units).</p>

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) New Rental Housing, Phase IV 69 th Avenue at Snell Street <i>Elmhurst / Central East Oakland</i>	New construction of 72 income restricted, family apartments (1- manager's unit). 16 1-BR units 28 2-BR units (inc. manager's unit) 28 3-BR units (Phase IV consists of a total of 72 units: 51 units of new construction, including 1 manager's unit, in addition to the new construction of 51 units of family apartments recorded under "Objective #2: Preservation of the Supply of Affordable Rental Housing.)	21 units to serve extremely low-income households (0-30% Area Median Income) 50 units to serve very low-income households (31-50% Area Median Income) 1 unit set aside for an onsite manager and has no income restrictions	Redevelopment Agency: \$2,980,547 HOME: \$3,499,453 Total City/Agency Funds: \$6,480,000	Secure the remaining financing for the project including a 4% Tax Credit. Construction scheduled to commence in April/May 2010 Anticipated completion date: 2011	Secured the remaining financing for the project including a 4% Tax Credit. Began construction in October of 2010. Anticipated completion date: December 2011

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
MacArthur Apartments 9800 MacArthur Blvd <i>Elmhurst</i>	New construction of 32 rental units 14 1-BR 8 2-BR 10 3-BR 1,000 sq. ft. commercial space Supportive services for 6 MHSA units	14 units to serve tenants with extremely low incomes (0-30% Area Median Income) 16 units to serve tenants with very low incomes (31-50% Area Median Income) 1 unit to serve a tenant with low income (51- 80% Area Median Income) Units are to serve small families (2-4 persons) and large families (5+ persons) 6 Special needs units for individuals with mental illness or emotional disturbance that are homeless or at-risk of homelessness	Redevelopment Agency \$4,485,000	Design review, CUP, variance approval January to March 2010 Land acquisition June 2010 Building permits October 2010 Construction start November 2010 Anticipated complete January 2011	Awarded 9% tax credits

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
MacArthur Transit Village 40th Street and Telegraph Ave. <i>North Oakland</i>	New construction of 90 units 2 studio units 22 1-BR units 29 2- BR units 36 3- BR units Of these units 53 units are for small families 36 units are for large families	29 units for extremely low income households at or below 30% AMI. 60 units for low income households at or below 50% AMI.	Redevelopment Agency: \$17,200,000	Apply for and receive Low Income Housing Tax Credits and Bonds Anticipate construction start date June 2012 Anticipated completion date February 2014.	Received planning approvals. Preparing to submit applications for bonds and 4% tax credits this summer/fall. Received award of project- based vouchers from OHA.
MLK/MacArthur 3829 Martin Luther King Jr. Way <i>North Oakland</i>	Site acquisition of a parcel for future housing.	25% of parcel purchased with these fund to be affordable to households earning not more than 80% AMI.	Redevelopment Agency Site Acquisition Loan: \$52,000	City to negotiate with Developer to include this parcel with Grove Park site assembly. See Grove Park for further details.	Developer now bankrupt; City will likely eventually foreclose to get control of parcel and combine into Grove Park plans. See Grove Park for further details.
Saint Joseph's Affordable Family Apartments 2647 International Blvd. <i>Fruitvale/San Antonio</i>	New construction of 58 units: 7 1-BR units 27 2-BR units (inc. 1 manager's unit) 24 3-BR units	24 units for households at or below 35% AMI; 29 units for households at or below 50% AMI; 4 units for households at or below 60% AMI.	Redevelopment Agency: \$6,152,656 HOME: \$3,850,344 City Affordable Housing Trust Fund: \$275,000 Total City/Agency Funds: \$10,278,000	Arrange financing; complete entitlements. Construction start anticipated November 2010. Anticipated completion date: Early 2012	Entitlements except for building permits completed; permits in process; loan documentation completed.

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Tassafaronga Village Rental, Phase I 919 85 th Avenue <i>Elmhurst</i> See also Objective#2: Preservation of the Supply of Affordable Rental Housing	50 units of new construction. (Phase I includes 137 units total: reconstruction of 87 units of public housing, in addition to 50 units of new construction tax credit units reported under "Objective #2: Preservation of the Supply of Affordable Rental Housing".)	Public Housing units with incomes at or below 30% AMI. All other units for households with incomes at or below 60% AMI.	Redevelopment Agency: \$3,000,000	Anticipated completion date: April 2010. Expected full lease- up: July 2010	Lease-up was completed July 2010 (construction done in April).
Tassafaronga Village Rental, Phase II 919 85 th Avenue <i>Elmhurst</i>	New construction of 20 units in an existing warehouse on the site.	Households with incomes at or below 60% AMI.	No City funds invested in this development.	Construction to finish May 2010 Lease-up to finish in August 2010	Lease-up was completed August 2010.

Objective #1: Expansion of the Supply of Affordable Rental Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
<p>Vacant Housing Acquisition & Rehabilitation Program (V-HARP)</p> <p><i>Citywide</i> (currently only funding for West Oakland properties)</p>	<p>Assist developers in the acquisition and rehabilitation of 1- to 20-unit vacant and blighted residential properties located throughout the City. However, only projects in West Oakland will be funded at this time.</p> <p>Program expanded to include construction of new units on vacant lots. Rehabilitated or newly constructed units may be rental or ownership units.</p> <p>Units to remain affordable for 55 years if rental units or 45 years if they become ownership units.</p>	<p>Rental projects: Households earning not more than 80% AMI.</p> <p>Ownership projects: Households earning not more than 120% AMI, most at 80% AMI or less.</p>	<p>Redevelopment Agency Low/ Mod Housing Fund: \$743,898</p> <p>*This includes \$593,898 in West Oakland Low/Mod funds set aside for this program from 2003 to 2009 and \$150,000 in anticipated additional funds for 2009-2010.</p>	<p>Take program back to City Council for approval to modify the program and to allocate the West Oakland Low/Mod funds, identified in the 2008-2013 Implementation Plan for the V-HARP program.</p>	<p>Program approved by Council in Spring 2011.</p>

Objective #2: Preservation of the Supply of Affordable Rental Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
California Hotel 3501 San Pablo Avenue <i>Western Oakland</i> See also Objective #7: Provision of Supportive Housing for Seniors and Other Persons with Special Needs	Rehabilitation of 150-unit SRO historic property to 137 units with the following unit mix: 4 2-BR 12 1-BR 119 Studios 2 manager's units	55 units for Extremely Low Income Tenants (at or below 30% AMI) 80 units for Very Low Income Tenant (at or below 50% AMI). 34 units targeted to homeless people with special needs. 12 MHSA units.	Redevelopment Agency: \$5,253,000 HOME: \$3,168,000 Total City/Agency Funds: \$8,421,000	Continue predevelopment activities and secure other financing. Close City and Agency financing in November 2011 and begin construction in December 2012.	Secured City and Agency financing, MHSA financing and 9% tax credit award. Continued predevelopment activities.
Drachma, Inc., Phase I 1428 8 th Street; 1510 9 th Street; 1711 Goss Street; 1030 Wood Street; 1479 12 th Street; 1107 Center Street; 1503 12 th Street <i>Western Oakland</i>	Rehabilitation of 14 units: 1 2-BR units 12 3-BR units 1 4-BR units	7 units for households at or below 35% AMI 7 units for households at or below 50% AMI	Redevelopment Agency: \$840,000	Estimated Rehabilitation start date: March 2010 Estimated Rehabilitation end date: March 2011	Rehabilitation Complete
Drachma, Inc., Phase 2 1428 8 th Street; 1510 9 th Street; 1711 Goss Street; 1030 Wood Street; 1479 12 th Street; 1107 Center Street; 1503 12 th Street <i>Western Oakland</i>	Rehabilitation of 14 units: 1 2-BR units 12 3-BR units 1 4-BR units	7 units for households at or below 35% AMI 7 units for households at or below 50% AMI	HOME: \$840,000	Estimated Rehabilitation start date: January 2012 Estimated Rehabilitation end date: December 2012	The development continues with predevelopment work.

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Drasnin Manor 2530 International Boulevard <i>Fruitvale/San Antonio</i> See also Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods	Rehabilitation and ownership interest transfer of 26 existing affordable rental units 3 1-BR units 9 2-BR units (inc. manager's unit) 14 3-BR units 2,958 sq. ft. commercial	25 units targeted to Low-Income households below 50% of AMI. Project Based Section 8 vouchers on 25 units will push effective affordability levels much deeper. Units are for small (2-4 persons) and large families (5+ persons). 1 Unit for mobility impaired	Redevelopment Agency: \$1,800,000 Neighborhood Stabilization Program: \$1,159,031	Transfer all OCHI interests out of property, begin tenant outreach and commence rehabilitation efforts by Fall 2010. Anticipated completion date: August 2011.	Ownership interested transferred Fall 2010. Tenant outreach no longer applicable as all units except for on-site manager vacant at the time of ownership transfer. Project scope of work was expanded, so the new owner applied for and received 4% tax credits in spring 2011.
Effie's House 829 E 19th Street <i>Chinatown/Eastlake/San Antonio</i>	Rehabilitation of 21 units (including 1 manager's unit) 11 studios 10 1-BR units	2 units for households at or below 35% AMI 2 units for households at or below 50% AMI 17 units for households at or below 60% AMI.	Redevelopment Agency (2008-09): \$1,257,000 Redevelopment Agency (2009-10): \$1,260,000 Total City/Agency Funds: \$2,517,000 ARRA-WAP: \$35,000	Estimated Rehabilitation start date: April 2010 Estimated Rehabilitation completion date: September 2010	Loan closed January 2011. Received their notice to proceed with the rehab in July 2011. Developed WAP scope of work. Anticipate final award of WAP financing in October 2011.

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Eldridge Gonaway 1165 Third Avenue <i>Chinatown/Eastlake/San Antonio</i>	Rehabilitation of 40 existing affordable rental units: 10 1-BR units 14 2-BR units 14 3-BR units 2 4-BR units	39 units targeted to Low-Income households below 50% of AMI. 24 units are for smaller families 16 units are for larger families	Redevelopment Agency: \$1,655,000 Predevelopment Loan: \$35,000	Transfer the property to the new ownership entity and begin construction by July, 2010. Anticipated completion date: February 2011	Project was delayed due to the complicated ownership structure and unwillingness of the lessee. Developer successfully substituted themselves in as a managing General Partner in June, 2011 and is moving toward ownership transfer and rehabilitation.
Fairmount Apartments 401 Fairmount Avenue <i>Western Oakland</i> See also Objective #7: Provision of Supportive Housing for Seniors and Other Persons with Special Needs	Acquisition and rehabilitation of existing apartment building into 31 (one manager's unit) rental units for families and those with special needs. 26 1-BR units 5 2-BR units 5 units will be designated for supportive housing units for formerly homeless adults; 6 units will be designated for disabled households with special needs.	9 units for Extremely Low Income Households (0-30% Ami) 21 units for Low Income Households (31%-50% AMI) All units are for small families. 11 special needs units will be assisted with Project Based Section 8 Vouchers.	Redevelopment Agency: \$3,700,000	Anticipated completion date: March 2011	Completed rehabilitation in March, 2011. Received an additional \$300,000 from the Agency due to budget shortfall in March, 2011. Will complete permanent loan conversion and remaining close out by summer/fall 2011.

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Foothill Plaza 6311 Foothill Blvd <i>Central East Oakland</i>	Acquisition and rehabilitation of a 54-unit family rental development: 18 1-BR units 36 2-BR units (inc. manager's unit)	Households with incomes not exceeding 60% of AMI.	No public funds are being allocated for this project	Project was acquired by private investors who intend to rehabilitate and manage the property for low income rental housing. Completion expected in mid-2010.	Project was transferred to new ownership and has been rehabilitated. The project is no longer City/Agency regulated.
Hugh Taylor 1935 Seminary Avenue <i>Central East Oakland</i>	Rehabilitation of 42 units: 5 SRO 37 1-BR units	42 units for households at or below 50% AMI	Redevelopment Agency: \$1,220,000	Estimated Rehabilitation start date: August 2010 Estimated Rehabilitation end date: December 2010	Rehabilitation Completed

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
James Lee Court 690 15 th Street <i>Western Oakland</i>	Rehabilitation of 26 rental units 5 1-BR 7 2-BR 10 3-BR 4 4-BR	10 units serving extremely low- income tenants (0-30% Area Median Income) 5 units serving very low-income tenants (31-50% Area Median Income) 9 units serving low-income tenants (51-80% Area Median Income) 2 units for those with incomes greater than 80% of Area median Income. Those tenants include small families (2-4 persons) and large families (5+ persons). 5 Special needs units for formerly homeless persons and families	Redevelopment Agency: \$867,000 ARRA-WAP: \$40,000	Rehabilitation start March 2010 Rehabilitation complete August 2010	Awarded two predevelopment loans. Awarded additional NOFA Rehab money in 2011. Completed NEPA review 3/11. Property appraisal completed. State paid outstanding Property Tax Liens and Refuse bills. Project is under new management effective April 1, 2011. Developed WAP scope of work Anticipate final award of WAP financing in September 2011

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Kenneth Henry Court 6455 Foothill Blvd. <i>Central East Oakland</i>	Rehabilitation of 51-unit property 27 2-BR 14 3-BR 2 4-BR	22 units at 40% Area Median Income 21 units at 50% Area Median Income 7 units at 60% Area Median Income	Redevelopment Agency: \$1,375,000 ARRA-WAP: \$80,000	Rehabilitation to be completed by spring 2012. (Only needed relocation will be temporary, and within the project.)	NOFA app reviewed and award made by Council Spring 2011. (Loan will not close until FY 11-12.) Developed WAP scope of work Anticipate final award of WAP financing in October 2011
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Public Housing Reconstruction, Phase IV 69 th Avenue at Snell Street <i>Elmhurst / Central East Oakland</i>	Reconstruction of 21 public housing units. (Phase IV consists of a total of 72 units: 51 units of new construction, including 1 manager's unit, in addition to the new construction of 51 units of family apartments recorded under "Objective #1: Expansion of the Supply of Affordable Rental Housing.")	21 units for households at less than 30% of AMI.	Redevelopment Agency: \$2,980,547 HOME: \$3,499,453 <i>Total City/Agency Funds: \$6,480,000</i>	Secure the remaining financing for the project including a 4% Tax Credit. Construction scheduled to commence in April/May 2010 Anticipated completion date: 2011	Secured the remaining financing for the project including a 4% Tax Credit. Began construction in October of 2010. Anticipated completion date: December 2011

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Madison Park Apartments 100 9 th Street <i>Chinatown/East Lake/San Antonio</i>	Rehabilitation of 98 units (including 2 managers' units) 20 studios 69 1BR units 9 2BR units	21 units for households at or below 30% AMI 75 units for households at or below 50% AMI	Redevelopment Agency: \$1,250,000 ARRA WAP: \$200,000	Estimated construction start date: November 2011 Estimated construction completion date: August 2012	Awarded ORA financing in March 2011 Developed WAP scope of work Anticipate final award of WAP financing in August 2011 Anticipated construction start in November 2011
Marcus Garvey Commons 721 Wood Street <i>Western Oakland</i>	Rehabilitation of 21 units of affordable family housing. 4 1BR units 7 2BR units 8 3BR units 2 4 BR units 1 Manager's Unit	12 units reserved for very low-income households (30-50% Area Median Income) 9 units reserved for low income households (50-80% Area Median Income)	Redevelopment Agency: \$352,000	Begin Rehabilitation in November 2011 Estimated construction completion date: June 30, 2012	As of August 2011 Noise Assessment study has been completed.
Marin Way Court 2000 International Boulevard <i>Chinatown/Eastlake/San Antonio</i> See also Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods	Rehabilitation and ownership interest transfer of 20 existing affordable rental units 20 2-BR units	5 units targeted to low-income households at or below 50% AMI 14 units targeted to moderate income households at or below 80% AMI	Predevelopment Loan: \$35,000 Redevelopment Agency: \$2,400,000 NSP: \$200,000	Transfer ownership by summer 2010. Start construction by November 2010. Anticipated completion date November 2011.	Property transferred to new ownership entity in April, 2011. Newly selected entity was able to finance privately. Previously awarded Agency funding commitment was therefore withdrawn. Rehabilitation to start August, 2011

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Nueva Vista 3700 International Boulevard <i>Fruitvale/San Antonio</i>	Rehabilitation and ownership interest transfer of 30 existing affordable rental units 8 1-BR units 14 2-BR units (inc. manager's unit) 8 3-BR units	30 units targeted to Low to moderate Income households. 10 HODAG (1 one bedroom, 7 two bedrooms and 2 3 bedrooms) units serving Low Income households through 2036; all units reserved for Moderate Income Households at or below 80% AMI through 2062. Units are for small to large families	No additional City/Agency funds projected.	Transfer all OCHI interests out of property, begin tenant outreach and rehabilitation efforts by Summer 2010. Anticipated completion date: December 2010	Ownership transfer occurred Fall 2010, rehab and tenant outreach underway.
Oakland Point Limited Partnership 915-17 Chester St., 1025 Center St., 1442-46 10 th St., 1430 10 th St., 963 Center St., 1734 9 th St., and 1501 8 th St. <i>Western Oakland</i>	Rehabilitation of 31 rental units: 6 Studio units 2 1-BR units 15 2-BR units 3 3-BR units 5 4-BR units	All units to serve low income tenants (35-50% AMI). In addition, units to serve small families (2-4 persons) and large families (5+ persons).	Redevelopment Agency: \$2,397,000	Contractor selection May 2010 Tenant notification August 2010 Building permits/notice to proceed October 2010 Rehabilitation start October 2010 Rehabilitation complete May 2011	June 2011 – loan ready to close but for final signatures; construction contract and building permits in place.

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Posada de Colores 2221 Fruitvale Avenue <i>San Antonio/Fruitvale</i>	Rehabilitation of existing affordable rental housing for senior citizens. 99 1 BR 1 2BR (managers unit)	99 residential units for Very Low-Income Seniors (30%-50% AMI)	Redevelopment Agency: \$450,000 ARRA-WAP: \$250,000	Replace boilers, replace building's sanitary waste and ventilation system. Estimated completion date: September 2010	Replaced boilers, replaced building's sanitary waste and ventilation system and upgraded public restrooms to conform with ADA guidelines. Estimated completion date: August 2011 Developed WAP scope of work Anticipate final award of WAP financing in August 2011
Preservation and Rehabilitation of Existing Affordable Rental Housing Program (aka Rehab NOFA and formerly called in this report Capital Needs Rehabilitation Program) <i>Citywide</i>	Funding for rehabilitation and preservation of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.	Low income renters with incomes between 30% and 60% of AML.	A portion of the funds allocated for the affordable housing NOFA under "Expansion of Supply of Affordable Housing" may be used for this purpose.	Award funds for one or more projects.	Issued a Preservation and Rehabilitation NOFA for Existing Affordable Housing in September, 2010. Awarded \$4,506,000 to four existing affordable developments through the Rehabilitation NOFA (196 units). (See also Housing Development Program).

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Saint Andrew's Manor 3250 San Pablo Avenue <i>Western Oakland</i>	Rehabilitation of 60 units of senior affordable housing.	During Section 8 term, all units will be affordable to senior households earning at or below 50% AMI. Afterwards, 10% of units will be affordable at 35% AMI, and the remainder at 50% of AMI.	HOME: \$1,248,300 ARRA WAP: \$100,000	Previously closed \$748,000 loan of City HOME funds (Phase I). Additional \$500,000 awarded in March 2010 (Phase II). Finalize construction and permanent financing for project and close Phase II by October 2011. Construction to begin in November 2011. Anticipated completion date November 2012.	Phase II closing delayed due to selection of permanent lender Anticipate closing financing by October 2011 Anticipated construction start in November 2011

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Slim Jenkins 700 Willow Street <i>Western Oakland</i>	Rehabilitation and ownership interest transfer of existing affordable rental development. 32 2-BR units	27 Low Income households (serving 50 to 80% Area Median Income) 3 Moderate Income households (serving > 80% Area Median Income) 2 Other income households (1 manager's unit) (Previous City/Agency funds may require more deeply targeted affordability levels). Units are for smaller families.	Redevelopment Agency: \$1,920,000 ARRA-WAP: \$55,000	Transfer all OCHI interests out of property, begin tenant outreach and rehabilitation efforts by summer 2010. Anticipated completion date: December 2010	Ownership transfer completed, and tenant outreach is on-going. Rehabilitation is underway after some delays/scope revisions, and is scheduled to be completed in October 2011. Developed WAP scope of work Anticipate final award of WAP financing in August 2011
Tassafaronga Village Rental, Phase I 919 85th Avenue <i>Elmhurst</i> See also Objective#1: Expansion of the Supply of Affordable Rental Housing	Reconstruction of 87 units of public housing. (Phase I includes 137 units total: reconstruction of 87 units of public housing, in addition to 50 units of new construction tax credit units reported under "Objective #1: Expansion of the Supply of Affordable Rental Housing".)	Public Housing units with incomes at or below 30% AMI. All other units for households with incomes at or below 60% AMI.	Redevelopment Agency: \$3,000,000	Anticipated completion date: April 15, 2010. Expected full lease-up: July 31, 2010	Lease-up was completed July 2010 (construction done in April).

Objective #2: Preservation of the Supply of Affordable Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
The Savoy (Formerly: Jefferson Oaks Apartments or Oaks Hotel) 587 15th Street and 1424 Jefferson Street <i>Western Oakland</i>	Rehabilitation of 85 existing SRO units at the Oaks Hotel. Adding an additional 31 units from the Jefferson Hotel (the adjacent property), for a total of 106 units (105 affordable units).	42 units at for households at or below 25% AMI; 63 units for households at or below 50% AMI.	Redevelopment Agency: \$1,100,000 HOME: \$2,500,000 Total City/Agency Funds: \$3,600,000 ARRA-WAP: \$75,000	Secure other financing sources including LIIF or LISC Predevelopment Funds, construction financing and 9% tax credit financing. Estimated construction start date: November 2010 Anticipated completion date: September 2012	Secured 9% tax credit equity, and closed all financing in December 2010. Started construction in February 2011. Developed WAP scope of work Anticipate final award of WAP financing in October 2011

Objective #3: Expansion of the Supply of Affordable Ownership Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
1574 – 1590 7th Street (aka Peralta Gardens) <i>Western Oakland</i>	New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable.	2 households with incomes at or below 100% AMI. Large families (two 3-bdrm units)	Redevelopment Agency: \$127,327	Project stalled due to financial markets and infeasibility.	Sponsor declared bankruptcy and the project is infeasible.
3701 Martin Luther King Jr. Way <i>Western Oakland</i>	Site acquisition of a lot for future ownership housing.	Households with incomes at or below 80% AMI.	Redevelopment Agency: \$109,510	Soil cleanup continuing. Developer now bankrupt; City will foreclose to gain control. Anticipated completion date: N/A	No one is in developer role, due to bankruptcy (former developer will not return). City foreclosure remains a low priority.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Community Development District 7th & Campbell Properties (formerly Faith Housing) Corner of 7 th and Campbell Streets <i>Western Oakland</i>	Site acquisition/land assembly for 30 ownership housing units.	To be determined	Redevelopment Agency (Low/Mod): \$689,598 Redevelopment Agency (Non-Housing): \$100,000	Project is essentially dead. The current owner of the properties is no longer a functioning organization.. The Redevelopment Agency purchased the LISC lien (2 nd lien holder) on the property for \$100,000 in March 2010. The Agency will hold onto the property until the market improves for development and then release an RFP for the site. Council approved removing the affordability restrictions from property if the Low/Mod funds are paid back in full.	Market conditions have not improved; however, Housing Development and Redevelopment staff are pursuing foreclosure on the property to secure ownership and avoid the property being sold by Alameda County for overdue property tax liens.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Brookfield Court 9507 Edes Avenue <i>Elmhurst</i>	Acquisition and development of the currently owned City of Oakland property for the construction of 12 wood framed duet style family residences. 2-2 BR 8-3 BR 1-4 BR 1-4 BR—accessible unit	3 households with incomes between 31-50% Area Median Income (very low-income). 9 households with incomes between 51-80 % Area Median Income (low-income).	Predevelopment Loan: \$35,000 Redevelopment Agency: \$1,867,000	Funds to be used towards predevelopment loan activity, including architectural services, appraisal, cultural study and Phase 1/11 work.	Awarded HUD-Building Equity and Growth in Neighborhoods Program (BEGIN) Prop 1C funding in the amount of \$470,000. Estimated Loan Closing: October 2011. Estimated completion of Disposition and Development Agreement (DDA) October 2011.
Byron Ave. Homes 10211 Byron Ave. <i>Elmhurst</i>	Site acquisition loan and predevelopment loan for future ownership housing units. <i>Approximately</i> 10 units.	4 households with incomes at or below 60% AMI; 4 households with incomes at or below 80% AMI; 2 households with incomes at or below 100% AMI. Details will be renegotiated this year.	City: \$378,000 (Site Acq. Loan) \$29,200 (Predevelopment loan)	Neighborhood opposition to development makes further goal setting impossible for foreseeable future. Council action recommended with 09-10 NOFA: Forgive accrued interest (184k) Rewrite note at 0% int. Extend due date for 10 years. Anticipated completion date: N/A	Development postponed, perhaps for years, due to difficult neighborhood politics (opposition to any development). No further progress with this development.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Edes Avenue Homes; Phase B 10800 Edes Ave. <i>Elmhurst</i>	New construction of 28 ownership units and infrastructure. 6 2-BR 11 3-BR 11 4-BR	Homebuyers with incomes at or below 60% AMI (17 units) and at or below 80% AMI (11 units)	Redevelopment Agency: \$3,601,000	Last 8 units will be finished in July 2010.	Final 8 units finished in Fall 2010; infrastructure & certificate of occupancy finished in early 2011.
Golf Links Infill Project 2824 82nd Avenue, 8207 Golf Links Road., 8251-8329, 8379, 8395, 8177 Golf Links Road. <i>Outside Community Development Districts</i>	New construction of 10 homeownership units	5 are set at 30% of 100% AMI, 5 are 30% of 120%.	Agency is providing building sites at no cost, and forgivable loan of \$584,000 for first 3 homes.	First three units, affordable at 100%, were completed late 2008; market and financing problems have prevented sales. Goal: complete sales of all 3 (7 still-vacant lots delayed indefinitely.)	Of the three units completed, one was sold June 2010, a second was sold August 2010. Third home never sold and was given to construction lender via deed-in-lieu of foreclosure.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Ownership <i>Elmhurst / Central East Oakland</i>	New construction of 28 ownership units.	Households with incomes at or below 100% AMI	TBD	<p>Project stalled due to market downturn for ownership units.</p> <p>Anticipated completion date: TBD.</p>	<p>Due to sustained market conditions that continue to make affordable ownership with long-term restrictions infeasible, as well as state-mandated unit production requirements for the infill infrastructure grant, this project is now being re-worked as an affordable rental project. Exact configuration is not yet certain, but is likely to feature somewhere between 60-128 units, depending on whether the development is family and/or senior housing. In either case, units are likely to be targeted to extremely- to low-income households.</p>

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Pacific Renaissance Plaza Below Market Rate Units 989 Webster Street <i>Chinatown/Eastlake/San Antonio</i>	Sale of 50 one, two, and three bedroom condominium units to moderate income homebuyers Portion of proceeds to reimburse City litigation expenses incurred per a 2007 settlement agreement.	Fifty households earning up to 100% AMI on initial sale of units. Subsequent re-sale of the units are limited to households earning up to 120% AMI. Affordability period is 30 years, enforced by agreement with East Bay Asian Local Development Corporation.	Reimbursement of City General Fund Homebuyers may be eligible to utilize the City's First-Time Homebuyer Mortgage Assistance Program to purchase units	Complete sale of remaining units; pass changes to program to make it easier to sell units in a declining ownership market.	Due to continuing deterioration in the homeownership market, only one unit was sold in FY 10-11. Staff and the developer are in discussions re: options for restructuring this deal.
Redwood Hill (formerly Calaveras Townhomes) 4862-4868 Calaveras <i>Outside Community Development Districts</i>	New construction of 17 or 18 affordable for-sale townhomes. Owner has agreed to sell to Habitat for Humanity East Bay once NOFA funds are in place.	Households with incomes at or below 110% AMI.	Redevelopment Agency Site Acquisition Loan: \$1,310,000 New NOFA financing may be sought.	No schedule is available—plans TBD. Site will probably be expanded. Goal: commit to expansion or proceed with original plan.	Although some efforts were made toward securing funding, and possibly even expanding scope, project remained largely on hold.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Sausal Creek Townhomes 2464 26 th Avenue <i>Fruitvale/San Antonio</i>	New construction of 17 ownership units. 9 2 BR units 8 3 BR units	Moderate Income households at or below 100%AMI. (Restrictions on subsequent re-sales are at or below 120% AMI.) Units are for small to large families.	Redevelopment Agency: \$2,329,000 Redevelopment Agency 2006 Housing Bond: \$1,651,000	Construction completed in Spring 2008; Due to market conditions, unit sales have been slow. With additional funds provided in Spring 2009, sales prices have been lowered on remaining units. One year goals include selling the remaining 5 units (3 two bedroom units and 3 three bedroom units).	Sold three units—two units remain unsold due to market conditions.
Tassafaronga Village Homeownership (New name: Kinsell Commons) 949 85th Ave. <i>Elmhurst</i>	Construction of infrastructure and new construction of 22 ownership units (2- and 3-bdrm units).	Homebuyers at following income levels: 11 units at or below 60% AMI; 6 units at or below 80% AMI; 5 units at or below 100% of AMI.	Redevelopment Agency: \$1,868,000.	14 homes to be completed by early 2011.	First phase (84 th Ave – 14 units) completed Feb 2011. Second phase (81 st Ave – 8 homes) to be completed in early 2012.
Wang Infill Program Various locations <i>Outside Community Development Districts</i>	New construction of 13 homeownership units	7 units have prices set per 30% of 70% of AMI. Six are unrestricted.	City is providing building sites at no cost.	4 homes remain unsold due to market and financing difficulties; 2 affordable and 2 market rate.	Project was 100% complete as of mid-June 2011.

Objective #3: Expansion of the Supply of Affordable Ownership Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Wood Street Affordable Housing Parcel Wood Street between 18 th and 20 th Streets <i>Western Oakland</i>	New construction of between 140 and 170 affordable housing units.	Not yet determined	Redevelopment Agency: \$8,000,000	RFP for developer currently on hold due to housing market conditions. Anticipated completion date: Unknown at this time.	RFP continues to be on hold due to housing market conditions.

Objective #4: Expansion of Ownership Opportunities for First-Time Homebuyers

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Downpayment Assistance Program (DAP) 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 \$50,000.	Public safety officers and OUSD teachers with incomes less than or equal to 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 loans were made from this program during the reporting period.
First-Time Homebuyers Mortgage Assistance Program (MAP) <i>Citywide West Oakland Redevelopment Area Central City East Redevelopment Area</i>	Assist first-time homebuyers with deferred loans. For low-income buyers, (\leq 80% of AMI): 30% of purchase price not to exceed \$75,000; For moderate income buyers (81-100% AMI): 20% of purchase price not to exceed \$50,000.	First-time homebuyers with incomes less than or equal to 100% of AMI.	Redevelopment Agency: \$2,500,000	Offer financial assistance to 50 first-time homebuyers.	69 MAP loans were made that totaled \$3,087,030. This number includes three loans made to educators.
First-Time Homebuyers CalHOME Program <i>Citywide</i>	Operated by State Department of Housing and Community Development. Assist first-time homebuyers with deferred loans of up to \$40,000.	First-time homebuyers with incomes less than or equal to 80% of AMI.	State: \$800,000	Offer financial assistance to 20 first-time homebuyers.	18 loans were provided that totaled \$513,500

Objective #4: Expansion of Ownership Opportunities for First-Time Homebuyers (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Homeownership Education Program <i>Citywide</i>	Assist potential first-time homebuyers by offering certificated homeownership classes, that aid in qualifying for special loan programs offered by program lender partners.	Potential first-time homebuyers.	Department operating funds for staff time and materials.	Offer monthly homebuyer-education classes to a total of 400-600 potential first-time homebuyers annually.	444 persons attended classes; 407 persons received Certificates of Completion
Homeownership Foreclosure Prevention <i>Citywide</i> See also Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods	Provide informational mailings and outreach to homeowners facing possible foreclosure, and tenants in homes facing foreclosure.	All Oakland residents of properties that have recorded a notice of default or notice of trustee sale from a lending institution.	Department operating funds for postage and staff time.	Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented..	Over 2100 letters and informational brochures were mailed to residents who received notices of default (NOD) or trustee sale (NOTS) and were in danger of losing their home due to foreclosure.

Objective #5: Improvement of the Existing Housing Stock

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Automatic Gas Shut-off Valve Program West Oakland Redevelopment Project Area <i>Portions of Western Oakland</i>	Provide grants to install automatic shut-off valves at existing gas meters throughout the West Oakland Redevelopment Area	Homeowners with incomes at or below 80% AMI	Redevelopment Agency: \$250,000	Installation of gas shut-off valves on 40 units.	Applications Received: 0 Applications Approved: 0 Units Rehabilitated: 0
Central City East Housing Rehabilitation Program Central City East Redevelopment Project Area <i>Portions of Elmhurst, Central East Oakland, Fruitvale/San Antonio/ Chinatown/East Lake/San Antonio</i>	Provide loans up to \$150,000 for rehabilitation work on homes owned and occupied by low and moderate income households in the Central City East Redevelopment Area.	Household income must be at below or below 100% of the area median income.			Applications Received: 14 Applications Approved: 7 Units Rehabilitated: 2
Emergency Home Repair Program <i>Citywide</i>	Emergency repair and rehabilitation financing (deferred loan). Minimum loan of \$2,500 and maximum of \$15,000.	Homeowners with incomes at or below 50% AMI.	CDBG: \$382,620	10 units will be assisted in FY 2010-11.	Applications Received: 22 Applications Approved: 6 Units Rehabilitated: 10

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Rehabilitation Loan Program (aka: Home Maintenance and Improvement Program) <i>7 Community Development Districts</i>	Housing rehabilitation financing (deferred loans at zero interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.	Homeowners with incomes at or below 80% AMI.	CDBG: \$2,656,037 (of which \$783,850 is reserved for the loan pool) Other program income from prior years will be used to supplement these funds.	25 units will be assisted in FY 2010-11.	Applications Received: 53 Applications Approved: 28 Units Rehabilitated: 23
Lead Safe Housing Program <i>7 Community Development Districts</i>	Grants for seniors, disabled and some families for exterior painting and lead hazard remediation.	Senior and disabled homeowners with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI.	CDBG: \$215,290	50 units will be repainted after lead hazards are removed or contained.	Applications Received: 43 Applications Approved: 24 Units Rehabilitated: 31
Minor Home Repair Program <i>Citywide</i>	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County.	Senior and disabled homeowners with incomes at or below 50% AMI.	CDBG: \$242,930	90 units will be assisted.	Units Repaired: 210

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Neighborhood Housing Revitalization Program <i>Citywide</i>	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. Maximum loan amount is \$150,000 at 10% interest deferred for 2 years.	All interest is waived if the property is sold to a first-time homebuyer with household income not exceeding 120% AMI	Rental Rehabilitation Program Income : \$1,000,641	10 Units will be assisted within the Consolidated Plan Period.	Applications Received: 0 Applications Approved: 0 Units Rehabilitated: 0

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Rebuilding Together Oakland Home Repairs & Improvements for Elderly Homeowners <i>North Oakland, Chinatown/Eastlake/San Antonio, San Antonio/Fruitvale</i>	Renovation of homes	Low income seniors homeowners	CDBG: \$74,950	Renovate 10 homes	<p>The two programs were combined to one program contract “Home Repairs and Improvements for Elderly Homeowners- Safety Modifications for Senior Citizens.” The project served low-income elderly and disabled residents in Districts 1, 2 and 5 by rehabilitating homes to improve safety, comfort and independence and by installing accessibility aids to assist with mobility and prevent falls as well as making safety upgrades to reduce in-home hazards.</p> <p>There were two program goals: 1) install safety and accessibility appliances – the projected number of homes to be improved was 65 – work was done on 67 homes; 2) repair homes to address safety and comfort – the projected number of homes to be improved was 7 – work was done on 8 homes.</p>
Rebuilding Together Oakland Safe at Home Modifications for Senior Citizens <i>North Oakland, Chinatown/Eastlake/San Antonio, San Antonio/Fruitvale</i>	Renovation of homes for Mobility and Disability issues	Low income seniors and/or disabled homeowners.	CDBG: \$76,133	Renovate 65 homes	

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Seismic Safety Incentive Program <i>Portions of Elmhurst, North Oakland, Central City Eas and Western Oakland</i>	Provides matching grants to owner-occupied low-income households for the completion of seismic retrofit repairs.	Homeowners with incomes at or below 80% AMI	Redevelopment Agency: \$540,500	Complete seismic retrofits of 10 Units in FY 2010-11	Applications Received: 7 Applications Approved: 8 Units Rehabilitated: 5
Weatherization and Energy Retrofit Program <i>Citywide</i>	Loans to owner-occupied low-income and moderate-income households to provide weatherization and baseline energy efficiency upgrades. Minimum loan of \$6,500 maximum loan of \$30,000 Deferred loans at zero interest	Homeowners with income at or below 80% AMI	CDBG-R: \$1,450,121	Complete energy retrofits and efficiency modifications for 60 units within the Consolidated Plan Period.	Applications Received: 28 Applications Approved: 15 Units Rehabilitated: 9

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Community Development District Weatherization Assistance Program <i>Citywide</i>	<p>Funding for eligible energy efficiency upgrades to affordable housing.</p> <p>Multifamily dwellings in the City of Oakland responding to a Notice of Funding Availability (NOFA) will be served on a first-come-first-served basis.</p> <p>City is subcontracting with Alameda County to weatherize single-family dwellings throughout Alameda County (except Albany, Berkeley and Emeryville).</p>	<p>Households earning less than 75% of State Median Income with eligible energy efficiency needs.</p> <p>49% of program funds will target households in multifamily dwellings in the City of Oakland; 6% of program funds will target households in single-family dwellings in the City of Oakland; 45% of program funds will target households in single- and multi-family dwellings throughout Alameda County (except Albany, Berkeley and Emeryville).</p>	<p>Department of Energy, American Recovery and Reinvestment Act of 2009 (DOE-ARRA) Weatherization Assistance Program (WAP) grant through the State of California Department of Community Services and Development:</p> <p>\$3,981,177 total</p> <p><i>Phase I: \$1,937,978 awarded June 2010</i></p> <p><i>Phase II: \$2,043,190 Awarded June 2011</i></p>	<p>Per ARRA deadline, completion of program by March 31, 2012 including 100% expenditure of funds and weatherization of approximately 350 multifamily units and 275 single-family units.</p>	<ul style="list-style-type: none"> - Ramped up program including: <ul style="list-style-type: none"> - Development of multi-family weatherization NOFA, guidelines, procedures, and agreements - Development of single family program infrastructure, including execution of subcontract with Alameda County - Trained staff, selected contractor/consultant pools - Developed multifamily project pipeline and commenced predevelopment, including initiation/completion of energy audits for over 900 units in 14 projects - Developed single-family pipeline and completed weatherization of 11 units

Objective #5: Improvement of the Existing Housing Stock (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
West Oakland Owner Occupied Rehabilitation Program <i>Portions of Western Oakland</i>	Housing rehabilitation financing (deferred loans at zero interest) of up to \$125,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.	Homeowners with incomes at or below 80% AMI	Redevelopment Agency: \$2,000,000	Complete the rehabilitation of 10 units	Applications Received: 0 Applications Approved: 0 Units Rehabilitated: 0

Objective #5: Improvement of the Existing Housing Stock (cont'd)

The following table provides additional information regarding loan applications and their status for the housing rehabilitation programs offered by the Community and Economic Development Agency.

HOUSING REHABILITATION PROGRAM	APPLICATIONS RECIEVED	APPLICATIONS APPROVED	CONSTRUCTION STARTED (UNITS) 7/1/10 – 6/30/11	CONSTRUCTION COMPLETED (UNITS) 7/1/10 – 6/30/11		UNITS UNDERWAY AS OF 6/30/11
				Goal	Actual	
Access Improvement Program	29	19	22	8	22	6
Automatic Gas Shut-off Valve Program	0	0	0	0	0	0
Central City East Housing Rehabilitation Program	14	7	5	N/A	2	4
Emergency Home Repair Program	22	6	5	10	10	0
Housing Rehabilitation Loan Program (aka: Home Maintenance and Improvement Program)	53	28	24	25	23	12
Lead Safe Housing Program	43	24	25	50	31	34
Minor Home Repair Program	210	210	210	90	210	54 (waiting list)
Neighborhood Housing Revitalization Program	0	0	0	10	0	0
Seismic Safety Incentive Program	7	8	5	10	5	4
Weatherization and Energy Retrofit Program	28	15	14	60	9	5
West Oakland Automatic Gas Shut-off Valve installation program	0	0	0	40	0	0
West Oakland Owner Occupied Housing Rehabilitation Program	0	0	0	10	0	0
West Oakland Vacant Housing Rehabilitation Program	0	0	0	N/A	0	0

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Family Unification Section 8 Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Eligible Family Unification Program (FUP) households that are involved with the Alameda County Child and Family Services (CFS) department who lack adequate housing and have incomes at or below 50% AMI.	0 new Section 8 vouchers.	Currently OHA reserves fifty slots for FUP program families. Each year the program experiences turn over of approximately 5-10 families. OHA submitted an application to HUD for an additional one hundred FUP vouchers in FY 2010. OHA will admit additional FUP eligible families to achieve 100% lease-up based on current program size plus any new funding received. OHA will apply for additional vouchers if new funding is made available in FY 2011.	<p>No new funding received in FY 2010-11.</p> <p>The Housing Authority reserved 50 vouchers for FUP eligible participants</p> <p>During the fiscal year, OHA admitted nine new FUP eligible youth and eight new FUP families.</p> <p>The FUP program ended FY 2010-11 at 84% lease up.</p>

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Local Housing Assistance Program (LHAP) <i>Citywide</i>	Alternate form of rental assistance for residents impacted by OHA administered public housing disposition.	Current Public Housing participants, 30% to above 80% of AMI in units approved for disposition.	0 new Section 8 vouchers. OHA will fund Local Housing Assistance Programs (LHAP) assisted units from the Authority's MTW.	OHA will provide LHAP assistance to current Public Housing participants who are not eligible or who would be negatively impacted by the conversion to Section 8, as a result of the disposition and permanent removal of the unit they currently occupy from the public housing inventory. OHA estimates that approximately (50) families will be assisted by LHAP in FY 2011.	In FY 2010-11, OHA assisted 44 families in the Local Housing Assistance (LHAP) program.

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Project-Based Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Renter households with incomes at or below 50% AMI.	0 new Section 8 vouchers. Project-Based Vouchers (PBV) are funded from OHA's existing tenant-based voucher allocation. At present, the Authority has set aside 2,650 units of voucher funding for the Project Based Voucher (PBV) Program.	Through FY 2010, OHA will have awarded 2,304 units to specific projects. This includes 1,553 units which have been reserved to replace scattered site public housing units that are being permanently taken off line. In FY 2011, OHA will consider awarding an additional 200 vouchers to the PBV projects that support "housing first" initiatives, service enhanced housing, affordable housing rehabilitation / preservation and for SRO units OHA will continue to work with local nonprofits and the City to explore project-based opportunities in Oakland. Through FY 2010, OHA has 427 PBV units that are under HAP contracts and housing families. In FY 2011, the number of PBV units assisting families under a PBV HAP contract will be increased to approximately 1,150.	No new funding received during the FY 2010-11. Project-based Vouchers (PBV) are funded from the Authority's existing tenant-based voucher allocation. During FY 2010-11, OHA awarded 569 new PBV units to 16 different projects; 106 units were completed, placed under HAP contract, and are housing families. OHA ended FY 2010-11 with a total of 2,438 PBV units committed and 603 PBV units under HAP contract.

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Section 8 Mainstream Program <i>Citywide</i>	Rental assistance for disabled families and individuals.	Disabled renters with incomes at or below 50% AMI.	0 new Section 8 vouchers.	No new funding is anticipated. Maintain 100% lease-up based on funding. OHA will apply for additional vouchers if new funding is made available in FY 2011.	No new funding received during the FY 2010-11. The Housing Authority is budgeted for 175 Mainstream Program Vouchers and ended FY 2010-11 at 85% lease up.
Section 8 Rental Assistance Program <i>Citywide</i>	Rental assistance to families and individuals.	Renters with incomes at or below 50%.	0 new Section 8 vouchers.	No new funding is anticipated. Maintain 100% lease-up based on funding. OHA will apply for additional vouchers if new funding is made available in FY 2011.	No new funding received during the FY 2010-11. The Housing Authority is budgeted for 12,518 Housing Choice Vouchers and ended FY 2010-11 at 100% lease up.
Shelter Plus Care Rental Assistance <i>Citywide</i>	Rental assistance to families and individuals.	Formerly homeless renters with disabilities and incomes at or below 50% AMI.	0 new Section 8 vouchers.	Alameda County is the lead agency in applying for Shelter Plus Care Vouchers. The OHA will continue to support Alameda County to renew existing vouchers. No increase in the amount of program funding is anticipated for FY 2010-11.	No new funding received during the FY 2010-11. The Housing Authority is budgeted for 286 units of Shelter Plus Care Rental Assistance and ended FY 2010-11 at 97% lease up.

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Sponsor Based Housing Assistance Program <i>Citywide</i>	Align OHA's programs to address a community need by leveraging new resources and expertise to serve traditionally underserved populations.	Individuals and families that do not normally benefit from OHA's programs because they need services to successfully maintain housing. Income requirements consistent with Sect. 8 rules $\leq 50\%$ of AMI	The funding leveraged by OHA through the SBHAP program	OHA will target 100 households in this new program. Partner agency will serve as recipient of SBHAP from OHA and will be responsible for making payment to participants or on their behalf to housing provider	OHA targeted 90 households for FY 2010-11. Sponsor Based Housing Assistance Program (SBHAP) initial lease up is still in progress. At the end of FY 2010-11, 56 families were being served in the SBHAP program.

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Tenant Protection Vouchers <i>Citywide</i>	Section 8 rental assistance for residents at public housing scattered sites units to be converted to project based voucher assistance.	Low income households at or below 80% of AMI	OHA received 1,553 Section 8 Tenant Protection Vouchers in FY 2010 for resident of Public Housing scattered site developments approved for disposition.	OHA will issue tenant protection vouchers to all eligible occupants of scattered site developments approved for disposition (To be completed before the next program year). Families eligible for tenant protection vouchers may use tenant protection vouchers to lease in-place, move to another location in the City of Oakland or move to the jurisdiction of another Housing Authority. As families vacate units (permanently removed from the public housing inventory), PBV assistance will be attached to preserve the long term affordability of the unit.	<p>In FY 2010-11, OHA completed the issuance of Tenant Protection Vouchers (TPV), to eligible occupants of scattered site developments approved for disposition.</p> <p>During FY 2010-11, OHA also received funding for seven Expired Rent Supplement Program units at Northgate Terrace Apartments. All 7 TPVs were issued to the in- place residents.</p>

Objective #6: Provision of Rental Assistance for Extremely and Very Low Income Families (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Veterans Affairs Supportive Housing (VASH) <i>City-wide</i>	Rental assistance for homeless veterans.	Homeless veterans with incomes at or below 50% AMI.	OHA received 105 Veterans Administration Supportive Housing (VASH) program vouchers in FY 2010	OHA will work in partnership with the Department of Veterans Affairs (VA) to lease up and administer one hundred five VASH program vouchers. The vouchers will provide rental assistance for eligible homeless veterans engaged in VA provided case management and supportive services programs that promote recovery and maintaining housing. OHA expects to achieve 100% lease-up based on program funding.	<p>No new funding received during the FY 2010-11.</p> <p>The Housing Authority is budgeted for 105 VASH program vouchers, reserved for eligible homeless veterans participating in VA case management and supportive service programs.</p> <p>VASH program initial lease up is still in progress. At the end of FY 2010-11, 94 families were being served in the VASH program</p>

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
6th & Oak Senior Homes 609 Oak Street <i>Chinatown/Eastlake/San Antonio</i>	New construction of 70 affordable units for senior citizens. 5 Studios 55 1-BR 10 2-BR (including 1 manager's unit)	13 units at or below 30% Area Median Income 56 units between 31-50% Area Median Income	Redevelopment Agency: \$3,699,656 HOME: \$3,850,344 Total City/Agency Funds: \$7,550,000	Secure all the necessary funding, including reapplying for tax credits in March 2010. Continue with construction planning. Estimated completion date: April 2011	Secured all the necessary funding, rec'd tax credits in 2010. Estimated completion date: April 2012
720 E. 11th Street Project 720 E. 11 th Street <i>Chinatown/Eastlake/San Antonio</i> See also Objective #1: Expansion of the Supply of Affordable Rental Housing	New construction of 55 rental units: 18 1-BR units 17 2-BR units 17 3-BR units 3 4-BR units	25 units for households at or below 35% AMI (including 3 HOPWA units and 6 MHSA units); 12 units for households at or below 50% AMI (including 2 MHSA unit); 17 units for households at or below 60% AMI.	HOME: \$1,669,500 Redevelopment Agency: \$5,827,497 <i>Total City/Agency Funds:</i> \$7,497,000	Secure other financing sources including TCAC and AHP funds, continue with predevelopment activities. ` Estimated construction start date: August 2010 Anticipated completion date: December 2011	Secured 9% tax credit financing and closed all loans in February 2011. Commenced construction in February 2011.
Access Improvement Program <i>7 Community Development Districts</i>	Grants for accessibility modifications to one to four unit properties where owners or tenants have disabilities.	Physically challenged owners or tenants with incomes at or below 50% AMI.	CDBG: \$207,680	Complete accessibility modifications for 8 units.	Applications Received: 29 Applications Approved: 19 Units Rehabilitated: 22

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Altenheim Senior Housing – Phase II 1720 MacArthur Blvd <i>Outside Community Development Districts</i>	New construction of 81 units for low income senior households, including 31 supportive housing units.	Extremely low to moderate income senior households 28 households with incomes at or below 20% AMI (Extremely Low Income); 20 households at or below 50% AMI (Low Income); 32 households at or below 55% AMI (Moderate Income); 1 manager's unit. 31 units for homeless/special needs seniors.	Redevelopment Agency: \$1,753,000 HOME: \$6,440,000 Total City/Agency Funds: \$8,193,000	Lease up of first two buildings by summer 2010. Completion of third 26-unit building by August 2010, lease-up by December 2010, permanent loan conversion and project closeout in early 2011.	Final building completed September 2010. Development fully occupied by October 2010. Project close-out and permanent loan conversion completed by June 2011.
California Hotel 3501 San Pablo Avenue <i>Western Oakland</i> See also Objective #2: Preservation of the Supply of Affordable Rental Housing	Rehabilitation of 150-unit SRO historic property to 137 units with the following unit mix: 4 2-BR 12 1-BR 119 Studios 2 manager's units	55 units for Extremely Low Income Tenants (at or below 30% AMI) 80 units for Very Low Income Tenant (at or below 50% AMI). 34 units targeted to homeless people with special needs. 12 MHSA units.	Redevelopment Agency: \$5,253,000 HOME: \$3,168,000 Total City/Agency Funds: \$8,421,000	Redevelopment Agency: \$5,253,000 City: \$3,168,000	Secured City and Agency financing, MHSA financing and 9% tax credit award. Continued predevelopment activities.

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS	
Cathedral Gardens 688 21 st Street <i>Western Oakland</i>	New construction and rehabilitation of 100 units.	40 units for extremely low income households at or below 30% AMI.	Redevelopment Agency: \$9,840,000	Apply for and receive 9% Low Income Housing Tax Credits.	Received all planning approvals. Received commitments for HOPWA, MHSA, and AHP funding (as well as an additional award of Agency funds).	
	35 1-bdrm units 34 2-bdrm units 31 3-bdrm units	30 units for low income households at or below 50% AMI		Anticipate construction start date February 2012.		
	Of these units	29 units for moderate income households at or below 60% AMI		Anticipated completion date is October 2013.		Applied for 9% tax credits, but was unsuccessful. Project will re-apply in the 2 nd round, and may also apply for state MHP funds.
	69 units are for small families					
	31 units are for large families					
	5 units for homeless households					
	15 units for people with developmental disabilities or HIV/AIDS					
There will also be services available for developmentally disabled, persons with HIV/AIDS, and formerly homeless households with a mental disability						

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Center for Independent Living <i>Citywide</i> See also Objective #9: Removal of Impediments to Fair Housing	Provide housing services and housing-rights counseling to persons with physical and mental disabilities.	Persons with disabilities and incomes at 30-80% AMI.	CDBG: \$70,000	Provide information and referral and housing counseling to 350 Oakland residents with disabilities. Provide specialized housing services to 200 low-income Oakland residents with disabilities. Provide landlord/tenant dispute resolution and education to 100 low-income Oakland households with a disabled member.	1,234 Oakland residents with disabilities were provided housing related information and referrals. 324 Oakland residents with disabilities were provided specialized housing services. 201 Oakland residents with disabilities were provided landlord/tenant dispute resolution and educational services.
Emancipation Village 3800 Coolidge Avenue <i>Outside Community Development Districts</i>	New construction of 32 units (including 2 manager units) for emancipated foster youth/foster youth nearing emancipation	30 emancipated young adults between 18-24 at or below 35% AMI	Redevelopment Agency: \$1,652,000	Secure remainder of funding, obtain planning approvals, prepare construction drawings for building permit submittal. Anticipated completion date: December 2011	This development continues with predevelopment work.

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Fairmount Apartments 401 Fairmount Avenue <i>Western Oakland</i> See also Objective #2: Preservation of the Supply of Affordable Rental Housing	Acquisition and rehabilitation of existing apartment building into 31 (including one manager's unit) rental units for families and those with special needs. 26 1-BR units 5 2-BR units 5 units will be designated for supportive housing units for formerly homeless adults; 6 units will be designated for disabled households with special needs.	9 units for Extremely Low Income Households (0-30% Ami) 21 units for Low Income Households (31%-50% AMI) All units are for small families. 11 special needs units will be assisted with Project Based Section 8 Vouchers.	Redevelopment Agency: \$3,700,000	Anticipated completion date: March 2011	Completed rehabilitation in March, 2011. Received an additional \$300,000 from the Agency due to budget shortfall in March, 2011. Will complete permanent loan conversion and remaining close out by summer/fall 2011.
Harrison Senior 1633 Harrison St. & 321 17 th St. <i>Western Oakland</i>	New construction of 73 affordable senior rental units and 1 managers unit (total of 74 units constructed).	29 senior households with incomes at or below 35% AMI; 44 senior households at or below 50% AMI; 1 manager's unit	Redevelopment Agency: \$5,133,000	Secure remainder of funding, obtain planning approvals, complete construction drawings for building permit submittal. Anticipated completion date: May 2011	Construction started May 2011.

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Hill-Elmhurst Senior Housing 9415-9437 International Blvd <i>Elmhurst</i>	New Construction of 64 senior rental units: 63 1-BR units 1 2 BR unit	Seniors with incomes at or below 60% AMI 1 resident manager unit	Redevelopment Agency (non-housing): \$1,096,222 Redevelopment Agency: \$6,032,000	Continue predevelopment activities. Applied for HUD 202 and will hear about funding award in July 2010. If received, construction to begin in Spring 2011.	Project did not receive HUD 202 funding award, and the project's Agency funding commitment has been withdrawn.

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Housing Opportunities for Persons With AIDS (HOPWA) <i>Alameda County & Contra Costa County</i>	<p>Housing and continued services for individuals and family members of individuals living with HIV/AIDS.</p> <p>Acquisition of housing units</p> <p>New construction of permanent housing for persons with HIV/AIDS.</p>	<p>Persons with HIV/AIDS and incomes at 30-50% AMI, and their families.</p>	<p>HOPWA \$2,208,481</p> <p>Alameda County: \$1,636,885</p> <p>Contra Costa County: \$527,426</p> <p>City Administration: \$44,170</p>	<p>Assist approximately 300 persons with HIV/AIDS and their families with housing assistance (tenant based rental assistance, permanent supportive housing, and other housing).</p> <p>Approximately 30 households will gain access to stable permanent housing.</p> <p>Provide information and referral for HIV/AIDS services and housing to at least 200 households.</p> <p>Maintain capacity of existing housing inventory and support services.</p> <p>Continue acquisition, rehabilitation and/or development of additional set-aside of 28 HIV/AIDS living units.</p>	<p>Assisted over 358 persons with housings assistance (264 of 358 living with HIV/AIDS) through HOPWA. Of the 358 receiving housing assistance, 164 received TBRA and 92 received STRMU.</p> <p>More than 90 HOPWA clients gained access to stable permanent housing.</p> <p>Information and Referral for HIV/AIDS services and housing information provided to over 428 clients (315 of the 428 living with HIV/AIDS)</p> <p>Maintained and added to HOPWA housing inventory 152 HOPWA housing units and 25 shelter beds.</p> <p>Upcoming housing development will add 15 HOPWA units in 2011, 14 in 2012, and 5 in 2013.</p>

Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Saint Joseph Senior 2647 International Blvd. <i>Fruitvale/San Antonio</i>	Adaptive re-use/historic rehabilitation of former senior residence (currently offices) into 78 affordable rental units for seniors.	32 senior households with incomes at or below 35% AMI; 20 senior households at or below 50% AMI; 25 senior households at or below 60% AMI	Redevelopment Agency: \$4,639,000 HOME: \$3,991,000 Total City/Agency Funds: \$8,630,000	Tax Credit & bond closing March 2010, with construction to start ASAP. Anticipated construction completion: August 2011, with 90% completed by June 30, 2011.	Construction was over 90% complete by end of June 2011.

Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Board Up/Clean Up <i>Citywide</i>	Board up and clean up vacant foreclosed properties	Vacant properties	CDBG: \$150,000	Board up 30 vacant foreclosed properties	126 properties cleaned and boarded-up
Foreclosure Counseling and Prevention The Unity Council Citywide	Provide informational mailings, outreach and counseling services to homeowners facing possible foreclosure.	Low- and moderate-income homeowners.	CDBG: \$100,000	Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented.	Targeted mail outreach was conducted to 4,300 residents who received NOD or NTS, workshops were conducted reaching 481 homeowners, provided foreclosure counseling to 166 homeowners and provided financial and money management counseling to 426 distressed homeowners.
Homeownership Foreclosure Prevention <i>Citywide</i> See also Objective #4: Expansion of Ownership Opportunities for First-Time Homebuyers	Provide informational mailings and outreach to homeowners facing possible foreclosure, and tenants in homes facing foreclosure.	All Oakland residents of properties that have recorded a notice of default or notice of trustee sale from a lending institution.	Department operating funds for postage and staff time.	Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented..	Over 2100 letters and informational brochures were mailed to residents who received notices of default (NOD) or trustee sale (NOTS) and were in danger of losing their home due to foreclosure.
Neighborhood Stabilization Program - Owner <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	See individual program descriptions below				

Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Oakland Community Land Trust <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	Acquisition and rehabilitation of foreclosed single family residential units. Properties will be held in a Community Land Trust to provide permanently affordable homeownership.	Households between 50% and 80% of AMI	Neighborhood Stabilization Program: \$5,025,000	Acquire, rehabilitate and sell at least 20 units of housing for owner occupancy	Acquired 17 homes, rehabilitated 8 homes, sold 1 home.
Pre and Post Purchase Counseling <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	Pre and post-purchase counseling for purchasers of land trust units, including counseling on specific requirements of a land trust form of ownership.	Potential low- and moderate-income homeowners interested in Land Trust properties.	NSP \$250,000	50 Households	Three households were counseled in preparation for purchase of a property through the Oakland Community Land Trust.
Neighborhood Stabilization Program - Rental <i>Portions of Western Oakland, Central East Oakland, and Elmhurst</i>	See individual projects listed below.				

Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Drasnin Manor 2530 International Blvd <i>San Antonio/Fruitvale</i> See also Objective #2: Preservation of the Supply of Affordable Housing	Rehabilitation and ownership interest transfer of 26 existing affordable rental units 3 1-BR units 9 2-BR units (inc. manager's unit) 14 3-BR units 2,958 sq. ft. commercial	25 units targeted to Low- Income households below 50% of AMI. Project Based Section 8 vouchers on 25 units will push effective affordability levels much deeper. Units are for small (2-4 persons) and large families (5+ persons). 1 Unit for mobility impaired	Redevelopment Agency: \$1,800,000 Neighborhood Stabilization Program: \$1,159,031	Transfer all OCHI interests out of property, begin tenant outreach and commence rehabilitation efforts by Fall 2010. Anticipated completion date: August 2011.	Ownership interested transferred Fall 2010. Tenant outreach no longer applicable as all units except for on-site manager vacant at the time of ownership transfer. Project scope of work was expanded, so the new owner applied for and received 4% tax credits in spring 2011.
Marin Way Court 2000 International Blvd <i>Chinatown/Eastlake/San Antonio</i> See also Objective #2: Preservation of the Supply of Affordable Housing	Rehabilitation and ownership interest transfer of 20 existing affordable rental units 20 2-BR units	5 units targeted to low- income households at or below 50% AMI 14 units targeted to moderate income households at or below 80% AMI	Predevelopment Loan: \$35,000 Redevelopment Agency: \$2,400,000 NSP: \$200,000	Transfer ownership by summer 2010. Start construction by November 2010. Anticipated completion date November 2011.	Property transferred to new ownership entity in April, 2011. Newly selected entity was able to finance privately. Previously awarded Agency funding commitment was therefore withdrawn. Rehabilitation to start August, 2011
Project Pride 2577-79 San Pablo Ave. <i>Western Oakland</i> See also Table 5: Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness	Rehabilitation of 20 units of housing – 6 transitional housing units and 14 NSP- assisted permanent housing units with supportive services.	All units to serve small families at or below 35% Area Median Income	Redevelopment Agency: \$1,600,000 Neighborhood Stabilization Program: \$904,000	Start construction by July 2010. Anticipated completion date: September 2011.	Project received additional AHP award. State EHAP funding was delayed by the state's budget crisis, which delayed closing EHAP and start of rehabilitation. Rehabilitation started in June, 2011.

Objective #9: Removal of Impediments to Fair Housing

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
East Bay Community Law Center <i>Citywide</i>	Provide free legal services and counseling for housing related problems.	Residents with incomes below 80% AMI, but primarily below 30% AMI.	CDBG: \$90,000	Provide legal representation for 60 individuals and counseling for 550 individuals.	539 low income tenants received limited-scope legal assistance. 70 low income tenants received direct legal representation for housing related problems.
Eden Council for Home and Opportunity (ECHO) <i>Citywide</i>	Provide tenant/landlord dispute counseling.	Individuals and families with incomes below 80%.	CDBG: \$84,000	Provide 700 callers with information and referrals. Provide 1,180 renters and landlords with rights and responsibilities counseling. Provide 100 renters and landlords with conciliation or mediation services.	439 callers received information and referral on housing-related issues. 1,126 tenants and/or owners were provided with counseling regarding their rights and responsibilities as either a tenant or owner. 152 tenants and/or owners were provided with conciliation or mediation services.
Centro Legal de la Raza <i>Citywide</i>	Provide free legal services and counseling for housing related problems.	Spanish speaking residents with incomes below 80% AMI, but primarily below 30% AMI.	CDBG: \$40,000	Provide legal representation for 18 individuals and counseling for 235 individuals.	234 low-income Limited English Proficient (LEP) tenants received limited-scope legal assistance with housing related problems.. 29 low-income Limited English Proficient (LEP) tenants received direct legal representation to resolve their housing problem.

Objective #9: Removal of Impediments to Fair Housing (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Causa Justa :: Just Cause <i>Citywide</i>	Provide housing-rights counseling. Provide counseling for housing related problems. Investigate, mediate and refer in cases of housing discrimination,	Individuals and families with incomes at or below 80%.	CDBG: \$54,000	Provide Information and Referral to 420 low income residents. Provide case management and counseling to 360 clients regarding discrimination. Provide negotiation services or attorney referrals for litigation of fair housing complaints to 48 low income residents.	611 low-income residents received housing related counseling services. 587 low-income tenants received case management for their housing discrimination complaints. 18 low income tenants received negotiation or attorney referrals for litigation of their housing discrimination complaints.

6. Households Assisted with Housing Using Federal Funds

Data will be included in final CAPER

Priority Need Category	Households
<i>Renters^a</i>	
0 – 30% of MFI	828
31 – 50% of MFI	31
51 – 80% of MFI	17
TOTAL	876
<i>Owners</i>	
0 – 30% of MFI	10
31 – 50% of MFI	8
51 – 80% of MFI	7
TOTAL	25
<i>Homeless</i>	
Single Individuals	73
Families	81
TOTAL	154
<u>Non-Homeless Special Needs</u>	386
TOTAL	386
TOTAL Housing	1,441
Total 215 Housing	1,357

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

Racial/Ethnic Breakdown	Non-Hispanic	Hispanic	Total Racial/Ethnic
Single Race			
White	267	80	347
Black/African American	784	24	808
American Indian/Alaskan Native	7	1	8
Asian	34	0	34
Native Hawaiian/Other Pacific Islander	8	4	12
Multi-Race			
American Indian/Alaskan Native & White	0	1	1
Asian & White	20	2	22
Black/African American & White	2	0	2
American Indian/Alaskan Native & Black/African American	79	0	79
Other Multi-Racial	64	6	70
TOTAL	1,265	118	1,383

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.

(For Units First Occupied from July 1, 2010 – June 30, 2011)

Income Level	Household Size							
	1	2	3	4	5	6	7	8 or more
0-30%	\$19,000	\$21,700	\$24,400	\$27,100	\$29,300	\$31,450	\$33,650	\$35,800
31-50%	\$31,650	\$36,150	\$40,650	\$45,150	\$48,800	\$52,400	\$56,000	\$59,600
51-80%	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050

**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)**

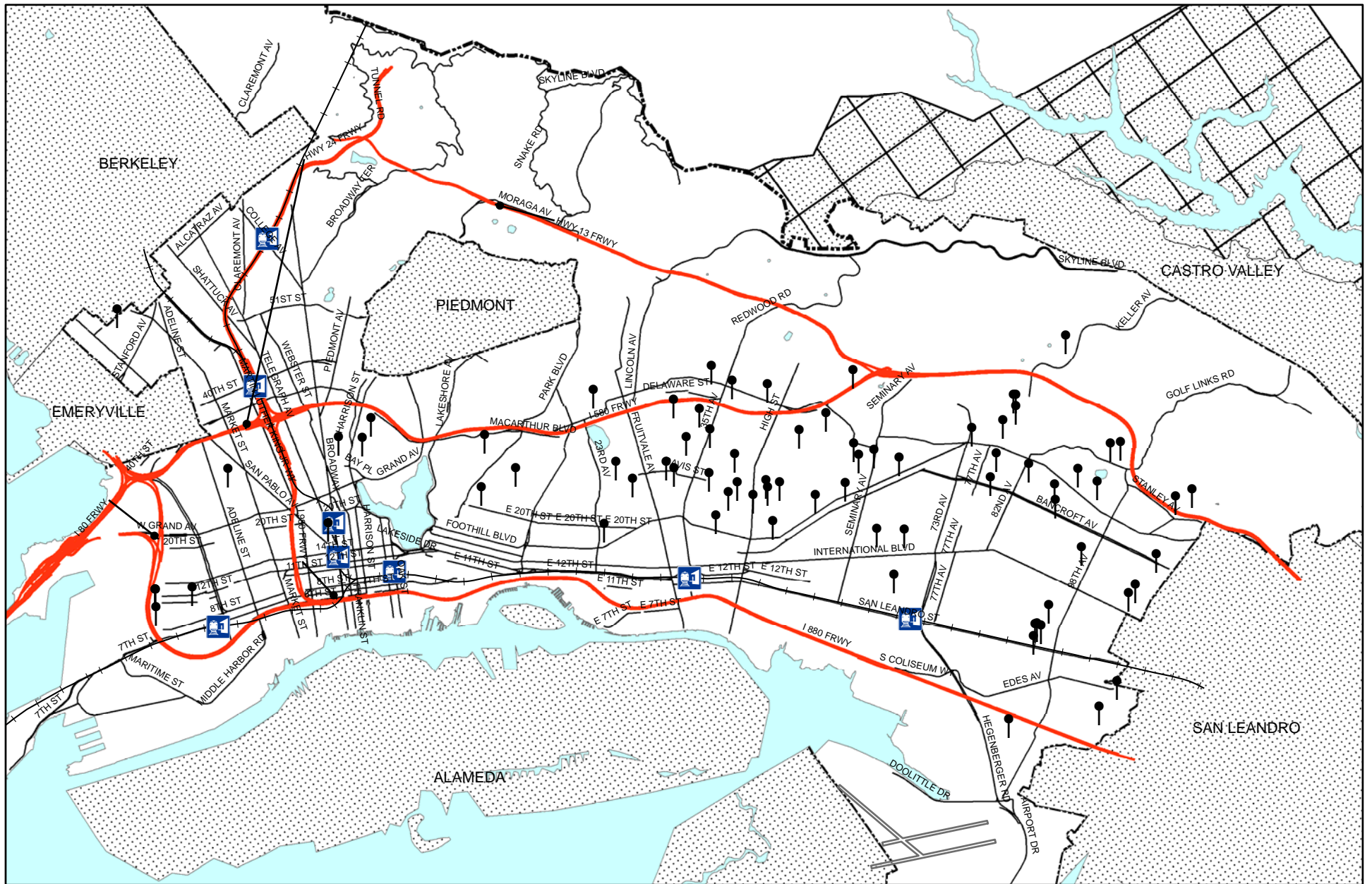
Unit Size	First Occupied 7/1/10 – 6/30/11
SRO	\$722
Studio	\$963
1 Bedroom	\$1,081
2 Bedroom	\$1,299
3 Bedroom	\$1,492
4 Bedroom	\$1,645
5 Bedroom	\$1,797

Maximum After Rehab Appraised Value
Effective July 1, 2010 to June 30, 2011: \$362,790

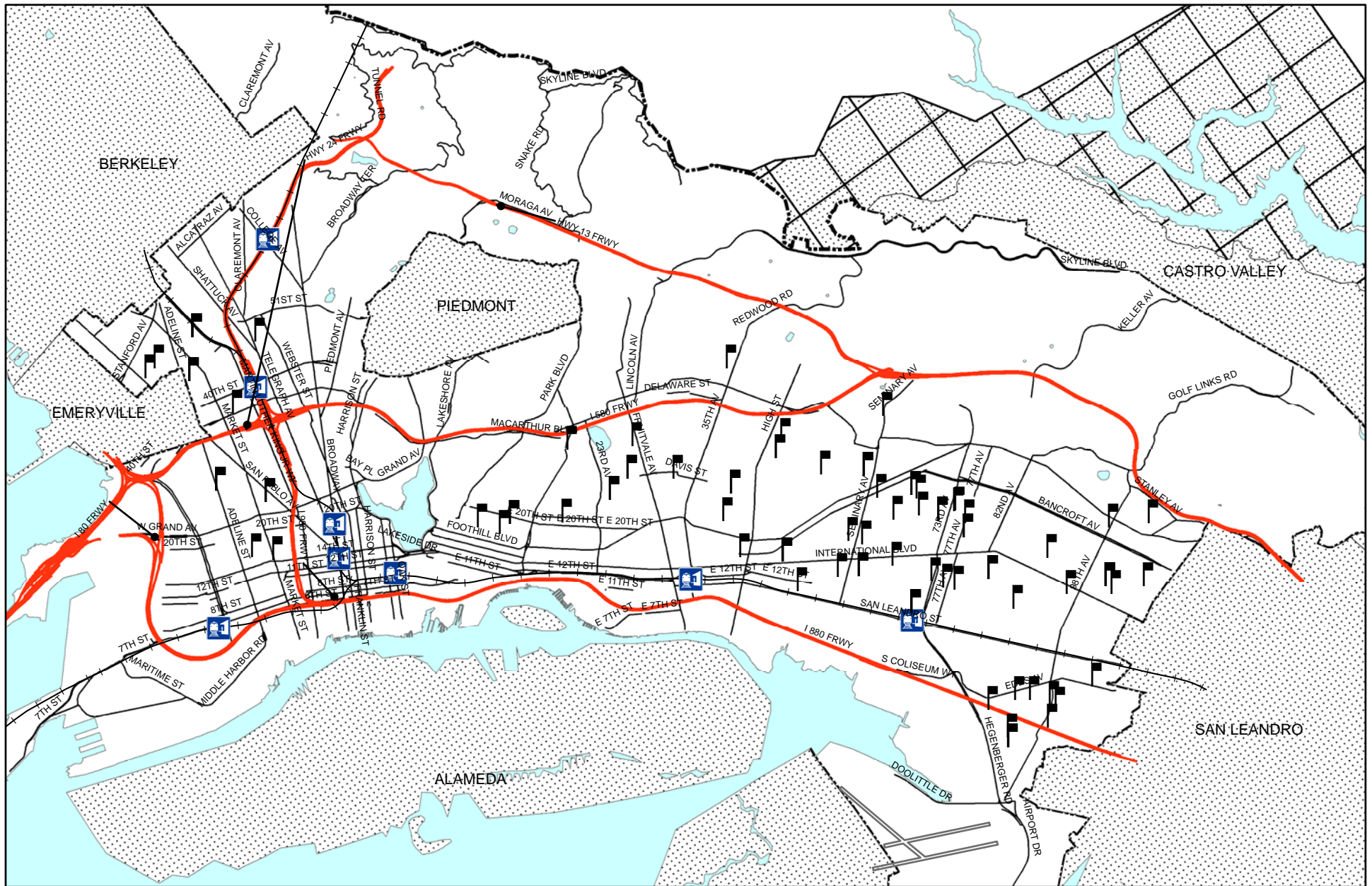
Maximum Home Sale Price
Effective July 1, 2010 to June 30, 2011: \$362,790 for single family homes

7. Maps

First Time Homebuyer Loans July 2010 to June 2011

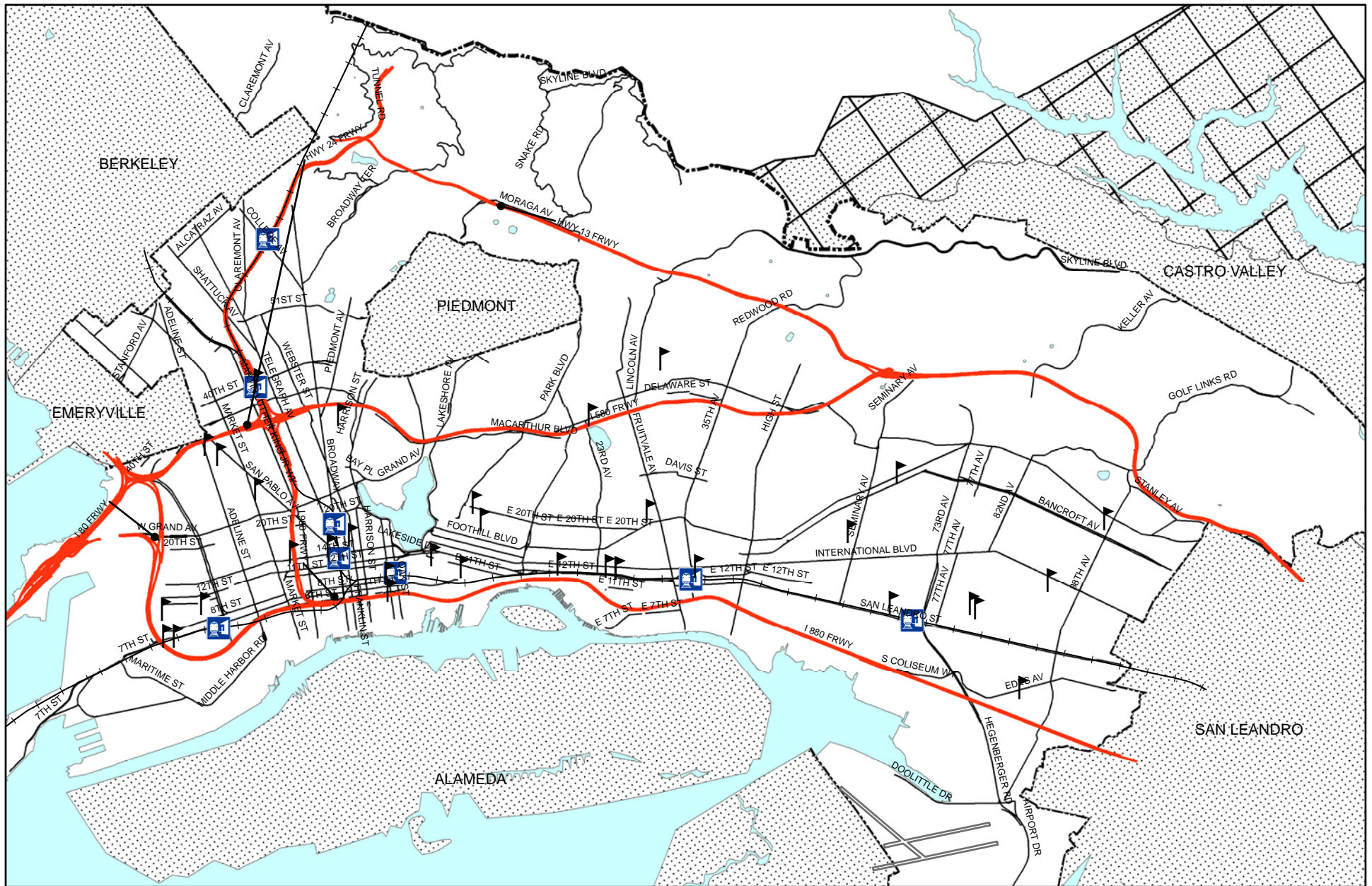


Rehabilitation Loan Activity July 2010 to June 2011



Active Housing Development Projects

July 2010 to June 2011



Narrative D: Prevention and Elimination of Homelessness

March 31, 2006, Oakland City Council adopted the City of Oakland's Permanent Access To Housing (PATH) Strategy (finalized on May 8, 2007), a companion to the Alameda County EveryOne Home Plan to end homelessness in the next fifteen years. The PATH Strategy required an adoption from a continuum of care approach to ending homeless, to a housing first model. As a result, shifting of resources and services in Oakland relative to the delivery of services to the homeless had to be made.

PATH is the City of Oakland's response to the Alameda County EveryOne Home Plan, a plan that represents the culmination of over a year of discussion, analysis, and planning among City and County agencies, community-based providers, consumers and advocates. The Plan was sponsored by the County's Community Development Agency (Housing and Community Development), Health Care Services Agency (Behavioral Health Care Services and Public Health Department Office of AIDS Administration), and Social Services Agency, along with the City of Oakland's Department of Human Services, Community and Economic Development Agency, and the City of Berkeley's Housing Department and Public Health Department, and the Countywide Homeless Continuum of Care Council. PATH's approach, combining three service systems (Homeless, HIV/AIDS, and Mental Health) being sponsored by nine agencies, is the first such strategy in the nation. PATH'S Goals grew out of the recognition that, while we have a history of innovative and successful programs to address homeless and special needs housing, simply continuing with these approaches will not end homelessness. The goal of the planning process was to develop a plan to end chronic homelessness and ensure that low-income people with mental illness, HIV/AIDS, and/or those at-risk of homelessness have affordable housing with the support services they need. To achieve this goal will require a re-orientation of housing and service systems and the dedication of approximately 15,000 units of housing to the Plan's target populations. PATH serves as a strategy to end chronic homelessness within Oakland and throughout Alameda County in ten years, with other goals extending the remainder of the fifteen year implementation period.

With a lot of planning, strategizing, training, and informing, the City of Oakland implemented the first phase of the PATH Strategy in FY 2008-09 creating a means to for provide housing and supportive services to homeless people in Oakland and to those people living with serious mental health illness, chemical dependency, HIV/AIDS and other disabling conditions. Top funding priorities established in FY 2008-09 remain the same as follows:

1. Rapid Re-Housing: Expand the inventory of appropriate housing opportunities as a direct exit from homelessness and reduce the length of time that an individual is homeless.
2. Housing Resources: Support activities that clearly lead to permanent housing outcomes and services that help people obtain and maintain permanent housing.
3. Preventing Homelessness: Support activities that prevent people from becoming homeless.

The Principle of Service philosophy of the PATH Strategy employs the following:

Prevention and Reduction of Homelessness (cont'd)

Housing First: Homeless people will fare best when placed directly into housing and provided with an appropriate level of services to assist them in stabilizing.

Every homeless person entering services shall be treated with dignity and shall be directed toward the highest level of housing and economic independence possible.

Service provision will be characterized by flexibility and versatility to meet the diverse and changing needs of consumers.

Permanent housing programs are characterized by voluntary services components, with the emphasis on user-friendly services driven by tenant needs and individual goals.

Services aim to help people reduce the harm caused by their special needs, such as substance abuse, mental illness or health-related complications.

Services focus on helping tenants obtain housing or stay housed by assisting with the management of problems that interfere with their ability to meet the obligations of tenancy.

For services to homeless people to be effective, they must be directed toward and linked to permanent housing placements.

In order to be effective, service providers must work to maximize the use of additional resources, both mainstream and community-based, for their clients.

Providers are expected to work with the City to maximize funding opportunities and leverage City dollars.

In response to HUD's 2010 "SuperNOFA" funding process, the EveryOne Home 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 \$22.6 million to support 48 new and existing programs serving homeless people in Alameda County. These grants will sustain current programs countywide, including permanent and transitional housing and provide additional support services to more than 3,000 homeless families and individuals throughout the County.

Alameda County Cities: The County and community based-organizations have received Best Practices recognition from HUD for coordinated planning to address homelessness.

Out of the \$2.6 million awarded under the SuperNOFA, approximately \$6.2 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

Prevention and Reduction of Homelessness (cont'd)

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 2010 HUD SuperNOFA award granted under the Alameda County application included four Supportive Housing Program grants awarded directly to the City for over \$3 million. This funding supported the City's FY 2010-11 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).

Prevention and Reduction of Homelessness

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
East Oakland Community Project/Crossroads 7515 International Blvd. Oakland, CA 94621 <i>Citywide</i>	State-of-the-art-green emergency shelter facility offering 125 beds with comprehensive support services for homeless persons seeking a better life.	Homeless families with incomes at or below 30 to 50% AMI	CDBG: \$296,000	Funds will support the operation of the shelter serving approximately 700 homeless persons with support services and bednights, substance abuse counseling, HIV/AIDS services and other services.	Funds supported the operation of the shelter serving approximately 626 homeless persons with support services and 37,525 bednights, substance abuse counseling, HIV/AIDS services and other essential homeless services.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Emergency Shelter Grant Program Funds the City's Permanent Access To Housing (PATH) Strategy <i>Citywide</i>	Housing and services leading to Permanent Access To Housing: 1)Rapid Re-housing Services 2)Homeless Prevention 3) Support Services in Housing 4)Technical Assistance	Homeless families, individuals and seniors with incomes at 30-50% AMI.	ESG: \$368,902 (PATH Strategy: \$350,457 City Administration: \$18,445) General Fund: \$115,000 (Emergency Housing Program) General Fund: \$307,691 (Homeless Mobile Outreach Program) CDBG: \$405,000	Assist approximately 1,400 persons with access to permanent housing, temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services to the homeless and near-homeless population as outlined in the Oakland PATH (Permanent Access To Housing) Strategy. This includes services provided with match funding. CDBG funds allocated in FY 2009-10 for PATH Capital Improvement of Oaks Hotel, a 84 SRO unit facility in need of rehabilitation and renovation to best serve homeless clientele will be completed by March 2012. Securing of additional funds and rehabilitation work will occur during the FY 2010-11 fiscal year.	Assisted approximately 2,304 persons with access to permanent housing, temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services to the homeless and near-homeless population as outlined in the Oakland PATH (Permanent Access To Housing) Strategy. Through PATH, 912 obtained or maintained permanent housing; 247 obtained or maintained transitional housing; 60 households received financial assistance to prevent homelessness; 997 received case management services; 259 housing counseling, and 59,877 shelter bednights; and 155,024 meals were served. Capital Improvement of Oaks Hotel, a 84 SRO unit facility serving the homeless clientele is on schedule for completion by March 2012. An extension has been requested for the FACT Housing capital development project, to be completed in December 2012.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Foreclosure Counseling and Prevention The Unity Council <i>Citywide</i>	Provide informational mailings, outreach and counseling services to homeowners facing possible foreclosure.	Low- and moderate-income homeowners.	CDBG: \$100,000	Reduce number of foreclosures, and reduce losses to those homeowners for whom foreclosure cannot be prevented.	Targeted mail outreach was conducted to 4,300 residents who received NOD or NTS, workshops were conducted reaching 481 homeowners, provided foreclosure counseling to 166 homeowners and provided financial and money management counseling to 426 distressed homeowners.
Home Equity Conversion Eden Council on Hope and Opportunity (ECHO) <i>Citywide</i>	Counsel home-owning seniors on reverse mortgages to enable them to retain their homes.	Home owners at least 62 years old.	CDBG: \$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 51 families/individuals, conducted in-depth counseling to 32 homeowners and/or their families, and reached 795 people through their outreach efforts.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Community Development District Homeless Prevention & Rapid Re-housing Program (HPRP) <i>Citywide</i>	Provide housing and services leading to the prevention of homelessness through: 1)Rapid-Rehousing Services 2)Homeless Prevention 3) Support Services in Housing 4)Technical Assistance	Near homeless or homeless households with incomes at 30-50% AMI. HPRP funds target persons whose incomes do not exceed 50% of area median income.	American Recovery & Reinvestment Act of 2009 (ARRA) \$3,458,120 (34-month award)	A 34-month program that will serve approximately 1,200 near homeless persons in the following areas to prevent or eradicate episodes of homelessness: -Financial Assistance: This program provides direct payment for housing costs both to rapidly re-house persons who have lost their housing or who are temporarily and precariously housed, or assist at-risk populations in the housing that they already have. In addition this program provides rental assistance that includes payments on behalf of renters who are in arrears, rental subsidies, assistance with moving costs, and hotel vouchers for shelter diversion. -Housing Relocation and Stabilization Services: This program provides case management, outreach, housing locators, legal services, and credit repair. -Data Collection and Evaluation: This program invests in the county-wide Homeless Management Information System (HMIS) so that new providers are brought into the system. In addition, this program is developing a housing assessment tool that will interface with HMIS data so that it can be completed in "real time." In addition it tracks and analyzes utilization patterns of households requesting and receiving HPRP assistance.	During the 2010-11 program year of this 34-month program, HPRP providers assisted 956 near-homeless persons in the following areas: -Financial Assistance (768 persons): Direct payment for housing costs both to rapidly re-house persons who have lost their housing or are temporarily and precariously housed, as well keeping people in housing that they have. Rental assistance which includes rental arrears and rental subsidies, moving costs and hotel vouchers for shelter diversion. -Housing Relocation and Stabilization Services (573 persons): Case management, outreach, housing locators, legal services, and credit repair. -Data Collection and Evaluation: Entered into contract with a designated provider to provide central point of contact for all HPRP clients for intake and referral and to collect and transfer to Alameda County, the HPRP clientele database; Made revisions to the earlier version of Alameda County's HMIS to accommodate HUD mandated changes directly related to HPRP; Ensured participation of all HPRP subcontractors in HMIS; Developed HMIS to include countywide assessment tool and "real time" data entry capabilities..

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Matilda Cleveland Transitional Housing Program (MCTHP) 8314 MacArthur Blvd. <i>Elmhurst</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing: 5 Studio 3 1-bdrm units 3 2-bdrm units 3 3-bdrm units	Homeless families with incomes at 30-50% AMI.	Supportive Housing Program: \$259,824 (MCTHP \$253,640 City Admin. \$6,184) CPPSO: \$50,000 Contractor Match: \$20,000 Tenant Rents: \$25,250	Assist between 5 - 14 families. Rehabilitation work on 14 MCTHP units to be completed by March 2010 Rehabilitation work is scheduled to start June 2009.	Assisted 12 families (12 adults and 24 children). Eleven families transitioned out of the program and maintain housing. Rehabilitation work completed. EHAP Grant close-out for rehabilitation project in process.
Oakland Homeless Youth Collaborative (OHYC) 1) Covenant House – 2001 Harrison Street 2) East Oakland Community Project – 1024 101 st Street 3) First Place for Youth – 1755 Broadway <i>Western Oakland / Elmhurst</i>	24-29 transitional housing beds for homeless youth.	Homeless Youth ages 18-25.	OHYC \$699,770 (OHYC Contractors: \$666,461 City Admin: \$33,309)	Assist 22-30 young adults with housing and services.	Assisted 45 young adults with housing and services.
Project Pride 2577-79 San Pablo Ave. <i>Western Oakland</i> See also Table 4, Objective # Objective #8: Prevention of Foreclosure and Stabilization of Neighborhoods.	Rehabilitation of 20 units of housing – 6 transitional housing units and 14 NSP-assisted permanent housing units with supportive services.	All units to serve small families at or below 35% Area Median Income	Redevelopment Agency: \$1,600,000 Neighborhood Stabilization Program: \$904,000	Start construction by July 2010. Anticipated completion date: September 2011.	Project received additional AHP award. State EHAP funding was delayed by the state's budget crisis, which delayed closing EHAP and start of rehabilitation. Rehabilitation started in June, 2011.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Supportive Housing Program (SHP)-Homeless Families Support Network (HSFN) Anka Behavioral Health, Inc.. At HRMSC 559-16 th Street Oakland, CA 94612 <i>Citywide</i>	Provide a continuum of services, shelter and transitional housing (54 units) to homeless families.	Families with incomes at or below 30-50% AML.	SHP: \$1,826,618 (HSFN: \$1,786,162 City Administration: \$43,456) Alameda County: \$250,000 Excess Cash Value of Monthly Lease: \$122,558	Assist at least 54 families with transitional housing and support services and at least 8 families with emergency shelter. Rehabilitation work for 54 transitional housing units and 8 emergency shelter units at the HRMSC are scheduled to start during the 2009-2010 fiscal year. Completion date has not been determined. During the rehabilitation of living units, the City intends work with Anka to relocate families while support services are continued.	Assisted 40 families (112 individuals) with transitional housing and support services and assisted 5 families with emergency shelter. Rehabilitation work has begun for 54 transitional housing units and 8 emergency shelter units at the HRMSC. Rehabilitation work will include major work on the roof, building signs, ongoing maintenance and preparation for major elevator removal and re- installation. During the rehabilitation of living units, the City is working with Anka to relocate families while support services and housing are continued.

Prevention and Reduction of Homelessness (cont'd)

ACTIVITY NAME LOCATION Community Development District	DESCRIPTION OF ACTIVITY	CATEGORIES OF RESIDENTS TO BE ASSISTED	FUNDING PROGRAMS AND RESOURCES BUDGETTED	ONE YEAR GOALS	ACCOMPLISHMENTS
Transitional Housing Program (THP) 1) 173 Hunter Ave. 2) 1936 84 th Ave. 3) 5239-A&B; 5241 Bancroft Ave. 4) 2400 Church St. 5) 6850 Halliday Ave. 6) 3501 Adeline St. 7) 3824 West St. <i>Elmhurst / Central East Oakland / Western Oakland / North Oakland</i>	Temporary housing for homeless families attempting to stabilize their lives to obtain permanent housing. 4 1-BR units 5 2-BR units 1 3-BR units	Homeless families with incomes at 30-50% AMI	THP (Supportive Hsg Funds) \$245,420 (THP/FIT: \$238,738 City Admin: \$6,682) General Fund \$133,000 Tenant Rents \$21,000	Assist at least 10 families. Rehabilitation work on 9 living units completed in October 2008.	Assisted 13 families. Five families transitioned out of the FIT program in the program year; four of the five families that exited the program, maintained their housing.

Narrative E: Other Actions

The 2010-2011 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.

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.

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. In FY 2010-11, the City issued its third Preservation and Rehabilitation of Existing Affordable Rental Housing Program Notice of Funding Availability (aka Rehab NOFA) to provide funding for capital improvements and modernization for older assisted housing developments and awarded \$4,506,000 for rehabilitation of four projects (196 units).

3. Actions to address public policy barriers to affordable housing

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

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

In Fiscal Year 2010-11, the City significantly completed its ongoing effort to comprehensively update the Oakland Planning Code (zoning regulations) to be consistent with the 1998 Land Use and Transportation Element of the General Plan. Specifically, the new zoning has been adopted by the City Council (and made effective April 2011) for all of the residential and the commercial districts. This amounts to approximately 100,000 lots that

were rezoned. In addition, changes were made to the zoning maps to make zoning district boundaries more precise, such as reducing the number of lots that were “split-zoned.” The commercial corridors (major streets such as San Pablo, Telegraph and MacArthur) are now specifically zoned for higher density housing. In addition, new height limits and design controls were placed on the commercial streets to provide certainty in the development process. This effort builds on previous zoning updates of the central business district (downtown) for high density housing. Bringing the City’s zoning into alignment with long-range plans such as the General Plan is an important step toward revitalizing the City’s economy, and creating housing opportunities for Oakland residents by increasing the density along major transportation corridors.

- 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.

The City has hired Accela, Inc., the makers of the largest software program of land management computer programs for governments, to install the Accela Automation program on the City’s systems. Accela Automation is intended to replace the DOS-based Permit Tracking System (PTS) which has been in use by the City for decades. Major cities throughout the country use the Accela Automation software, including Sacramento, CA and Denver, Co. It is expected that the system will be active by December, 2012. Once running, this system will significantly streamline the City’s processes for zoning and building permits, including internet applications.

4. Institutional Structure for Providing Affordable Housing

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

1) 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.

FY 2010-11 was very challenging for securing new resources for housing activities. At the State level, legislation was proposed and ultimately adopted that

would terminate redevelopment agencies throughout the State. Redevelopment tax increment funds set aside for affordable housing have been the principal source of funding for both the first-time homebuyer and housing development programs, as well as some housing rehabilitation programs, vastly outstripping the amounts the City receives in HOME and CDBG grants. A second bill included provisions that allow Redevelopment Agencies, through their sponsoring cities, to contribute funds to the State and local taxing entities and thereby continue operating. This legislation is currently being reviewed by the California Supreme Court, who will rule on the constitutionality of both measures by January 2012. If determined constitutional, the funding available for housing could be reduced as has been the case in previous years when the State mandated shifts of redevelopment funding to schools. In addition, redevelopment agency revenues, including funds for housing, have declined due to reassessments of properties in the redevelopment areas due to the collapse of the housing market.

Given the State's own budget crisis, there is no new State funding for housing. Efforts to secure a permanent source of funding for housing continue to be pursued.

- 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.

2) Coordinating Resources

- Improve processes within the Community and Economic Development Agency (CEDA) to facilitate housing service delivery. As in the past, CEDA will continue to streamline its internal and external processes to facilitate program utilization and department efficiency.

The City 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 City continues to work with the Housing Authority to tie funding for Project-based Section 8 with the City's own NOFA process.

- The City will continue to collaborate with other jurisdictions in Northern California to coordinate participation in the Neighborhood Stabilization Program for acquisition and rehabilitation of vacant foreclosed homes and apartments.

The City was instrumental in convening a peer-to-peer network of local NSP jurisdictions and some of their partners. There were several successful meetings during the program year.

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

The City’s Department of Human Services continue to partner with the City’s Community & Economic Development Agency in the coordination of the Oakland Pipeline Process. These efforts work to better serve Oakland’s homeless and near homeless through the adoption “housing first” model. This innovative model marries capital funds and other resources throughout the County and across agencies creating quicker access to safe and affordable housing while providing the most needed support services.

3) 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 refer nonprofit organizations to technical assistance resources provided by HUD and other entities.

- 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.

The City has not allocated any new funds for this purpose as there is adequate funding from prior years set aside for this purpose. No new CHDO Operating Support was provided during the program year; the City has not determined whether to provide additional CHDO support or to reallocate the funds for housing development.

- 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 as requested by homeless service providers in shelter and transitional housing.

A great deal of staff assistance and time was afforded service provider agencies under the PATH and HPRP programs during this fiscal year. This effort provided the agencies with technical assistance and training concerning reporting requirements, required reimbursement documentation, Homeless Management Information System (HMIS) data management skills, budget modification process and other programmatic and fiscal aspects of PATH and HPRP. Access to technical assistance and training was made equally available to the veteran homeless service providers contracted under the various homeless service programs administered through Community Health Services.

4) Participation of For-Profit Organizations

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

The California Reinvestment coalition (CRC) continues to actively work with industry representatives to review and propose legislation that affects banking, loans, counseling agencies, modifications and foreclosures. They have provided input and resources, conducted surveys, and convened meetings and trainings.

- Continue to implement community reinvestment programs. The City will encourage private, for-profit lending and investment practices that meet the needs of all Oakland households and neighborhoods and discourage discrimination in lending and in the provision of insurance. One program is the City's Linked Banking Services Ordinance that requires the City to deposit its funds only with banks that are meeting their "fair share" of the City's community credit needs, as determined by a bi-annual estimate of the citywide community credit demand. The City works with other jurisdictions and organizations to strengthen state legislation.

Staff worked with a consultant to conduct 1) a single-family mortgage credit study to determine purchase loan demand, 2) a small business credit demand analysis, and 3) a foreclosure and delinquency study that will be used to conduct the linked banking survey and include foreclosure activity.

Staff continues to mail brochures that provide information and resources for assistances to homeowners and tenants who receive a Notice of Default (NOD) and/or Notice of Trustee Sale (NTS). Approximately 200- 300 brochures are mailed each month.

The City contracted with the Unity Council to hold monthly seminars for homeowners seeking information and assistance about maintaining their home. Topics covered include information on how to avoid foreclosure, repayment, foreclosure, forbearance, modification, refinance, pre-foreclosure or short sale, deed-in-lieu, bankruptcy, financial planning and money management. They also conduct targeted outreach via telemarketing, email or regular mail and phone calls to homeowners who have received or will receive a Notice of Default and/or Notice of Trustee Sale with a 10% response rate.

The City has participated in Town Hall meetings, open houses, senior projects, foreclosure workshops and other events and provided information and brochure.

- 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

1) Management Improvements for Public Housing

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

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

The Authority achieved several management improvements directly related to the implemented Asset Management Project (AMP) structure. AMP staff teams have increased their presence at their assigned property portfolio, resulting in improvements to the curb appeal, increases in response time to maintenance concerns and enhanced relationships with tenant families.

Significant achievements include:

- ☐ *Improvement in the overall agency score for the annual HUD Real Estate Assessment Center (REAC) inspection from 65.71 for FY 2009-10 to 86.2 for FY 2010-11.*
- ☐ *Site intervention/eviction prevention efforts that assisted several families in avoiding evictions and maintaining their housing stability. Of parallel importance, the AMP structure allowed staff to expedite lease enforcement efforts when such actions were necessary.*
- ☐ *Improvement in the public housing vacancy rate from 5.3 percent to 2.85 percent representing a decrease of 2.45 percent.*
- ☐ *Implementation of the triennial income recertification schedule for senior and disabled residents resulting in a reduction of administrative burden for staff and a less cumbersome process for tenants.*

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

The Authority continues to build and foster cooperative relationships with the greater Oakland community-based organizations and partner agencies. AMP management staff attends Neighborhood Crime Prevention Council (NCPC) meetings within their respective portfolio's geographic area. This ensures that the AMP staff timely addresses any concerns and issues voiced by neighboring communities. Furthermore, during 2010 National Night Out, twenty Authority sites celebrated community empowerment with food and youth activities. Children received books donated by the OHA Employee Used Book Drive. Due to successful partnerships with community-based organizations and nonprofit agencies, as well as other entities serving Oakland communities, an array of services were offered to OHA residents. For example, the Site Intervention and Family Community Partnership Departments in collaboration with Highland Hospital were able to provide nineteen youth residing at OHA with free medical exams to comply with the pre-requisite for the summer camp program. Another example of a successful partnership is OHA's connection with East Bay Society for the Prevention of Cruelty to Animals (SPCA) that provided twenty-five families residing at the Authority's properties with access to free pet care services such as spaying, vaccination, neutering, and microchip.

Curb Appeal – OHA has achieved property curb appeal improvements through proactive site monitoring by property management staff, maintenance crews and the OHA Police Department, as well as enhancements of landscaping, the transition from

large dumpster bins to individual household canisters which has deterred illegal dumping; and painting of scattered site property. The graffiti abatement program has resulted in a reduced occurrence of property defacement by the removal of graffiti at OHA sites within two business days.

OHA completed site and building improvements at 90 scattered site properties. Successful completion of these projects resulted in a decreased number of maintenance concerns from the tenants and reduced dumping from non-OHA tenants.

Customer Service – OHA’s customer service program provides access for clients and stakeholders to all programs, services and information offered by the OHA. Customer service staff is trained regularly on updated customer service methods, and all Authority program changes. The OHA Customer Assistance Center (CAC) responds, investigates and attempts to resolve requests and provides responses in any case to the caller or by e-mail. The CAC phone number is posted at all OHA properties and on the agency’s web site. OHA conducts periodic customer service surveys to determine resident and community satisfaction of all Authority programs and services.

During FY 2010-11, the CAC assisted in resolving 71 cases involving requests for service, compared to 175 cases in FY 2009-10; achieving a 59% decrease in community complaints. This improvement has been gained through the increased presence of AMP staff, enhanced crime prevention strategies implemented by the Oakland Housing Authority Police Department (OHAPD), as well as AMP staff and OHAPD staff attendance at NCPC meetings and site meetings.

2) Improvement of the Living Environment

i. Utilizing Public Housing Capital Funds, flexible funding under the Moving the Work Program and the OHA Local Fund

The OHA will continue its success at improving the physical and social problems that exist in and around public housing sites. These efforts have included a new program designed to provide specific upgrades of building exteriors and interiors to address deferred maintenance and improve the physical appeal and safety of the exterior of the buildings, and an interior unit restoration program.

OHA was awarded \$10.5 million American Recovery Act (ARRA) Funds for capital upgrades at public housing sites.

The table below details the major projects funded under ARRA and completed during FY 2010-11.

Project	Number of Units	Improvement
Adele Court	30	<ul style="list-style-type: none"> • Security system • Fire system • New fencing • Interior painting • Exterior sidings • Window replacement
Campbell Village	154	<ul style="list-style-type: none"> • Exterior painting • Exterior sidings • Playground replacement
Palo Vista Gardens	100	<ul style="list-style-type: none"> • Complete modernization and upgrade of 27 units • Solar panels • Roof replacements • New heating system • Laundry upgrade
Harrison Towers	100	<ul style="list-style-type: none"> • Security system • Interior painting • Exterior painting • Community room upgrade • Common area window replacement • Common area floor replacement
Peralta Villa	390	<ul style="list-style-type: none"> • Exterior painting • Playground replacement • Windows replacement
Lockwood Gardens	372	<ul style="list-style-type: none"> • Roof replacement • Exterior painting • Moisture barrier

ii. HOPE VI Development Activities

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

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

Because of the concentration of public housing units in the Coliseum area, 21 of the 178 public housing units were placed off site in a new 65 unit development

known as Foothill Family Apartments located on Foothill Boulevard adjacent to Eastmont Mall. The OHA purchased the land and the general partner for this development is Oakland Housing Initiatives, Inc. No City funds were utilized in this development.

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

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

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

Construction on Lion Creek Crossings Phase IV is underway. We anticipate completion of construction on Phase IV by December 2011. Currently the planning and entitlement for Lion Creek Crossings Phase V is underway. This phase is a 128-unit senior affordable housing development on a portion of the site that was originally set-aside for homeownership.

iii. Tassafaronga Village

The OHA has been pursuing the revitalization of the Tassafaronga Village site since March 2005 when the Board of Commissioners approved the submission of the first of two unsuccessful applications for HOPE VI funding from HUD. In February of 2006 the Board authorized the submission of a Demolition and Disposition application to HUD that was approved in April of 2007.

The redeveloped Tassafaronga Village will include a total of 157 rental units. Ninety-nine of the 157 units will be Project Based Section 8 Voucher units; the remaining 58 rental units are Low-Income Housing Tax Credit units. Phase I of Tassafaronga will be ready for occupancy in April 2010 and Phase II will be occupied in May 2010. In addition to the 157 rental units there are 22 units of new affordable ownership units. The ownership units are being developed by Habitat for Humanity of the East Bay. Financing for the project includes \$4.8 million in Redevelopment Agency funds from the City of Oakland.

Tassafaronga Village Phase I and II have been occupied for approximately one year. The rental development has achieved stabilized occupancy and both rental phases have converted to permanent financing. Construction on one of the two Habitat for Humanity parcels (14 units) is complete. Construction on the second Habitat parcel (8 units) is underway with construction completion for the second parcel anticipated in January 2012.

iv. Cathedral Gardens

The OHA has purchased the former St. Francis de Sales Cathedral site in Oakland and is partnering with EAH Housing of Marin to develop 100 (three, two, and one bedroom) units of affordable family rental housing. The site contains the historic St. Francis de Sales Rectory that will be preserved and developed into approximately 9 units of special needs housing.

Funding is currently being pursued from a number of different sources including the City of Oakland CEDA, the Federal Home Loan Bank Affordable Housing Program (AHP), and Housing Opportunities for Persons with AIDS (HOPWA), Section 8 Project Based Vouchers, etc.

Cathedral Gardens is now fully entitled, having completed all environmental reviews including those related to the historic Rectory. The project has received funding from the Authority, the City of Oakland RDA, Federal Home Loan Bank AHP, HOPWA, and MHSA. If the project receives an allocation of tax credits in the latest round, construction could begin as early as spring of 2012.

v. Harrison Street Senior Housing

The OHA is partnering with Christian Church Homes on a 73-unit Senior Housing rental development project on Harrison Street. An onsite manager's unit is also included in the project, which will be constructed at Harrison and 17th Streets. Funding commitments include: \$8.6 million from HUD's Section 202 Program; \$5.13 million of City of Oakland HOME and Redevelopment Agency funds. The OHA has contributed a predevelopment loan, 11 Project-Based Section 8 units and land to this housing development project. The project is scheduled to start construction by June 2010.

The Harrison Street Senior Housing development is under construction. The construction process was delayed as a result of soil contamination issues that were identified during the initial stages of site preparation. The soil has been remediated and the project is scheduled for completion late in July 2012.

vi. 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.

This year the remaining portion of the HOPE VI funding set aside for social services at Lion Creek Crossings (LCC) will be depleted. The robust support service programs provided to residents at LCC are led by the East Bay Asian Local Development Corporation. Approximately, 900 residents participate in services provided by the LCC Family Resource Center. The results of the annual resident survey indicate that 72% of LCC residents surveyed felt that overall their quality of life has improved since moving to LCC. Additionally, 90% of residents surveyed indicated that they are satisfied with resident services.

vii. Public Safety

The Oakland Housing Authority officially closed its final Public Housing Drug Elimination Program (PHDEP) grant in December 2002. While the loss of this funding resulted in reduced staffing for the Oakland Housing Authority's Police Department and the Property Operations Department, the OHA has continued to offer drug prevention education activities, and enforcement. The activities include a bi-annual resident surveys, on-site education activities, access to community involvement activities, youth camping and fishing trips and support of the National Night Out. The Authority continues to partner with community-based organizations, and the Neighborhood Crime Prevention Councils and various other groups to provide services to residents in public housing. Crime prevention efforts are coordinated with the Oakland Police Department as well as the Alameda County Sheriff's Office.

In FY 2010-11, the OHA Police Department was again awarded Flagship status as a nationally accredited police department by the Commission on Accreditation for Law Enforcement Agencies (CALEA). In addition, the department restructured its community policing / crime prevention unit to create a closer partnership with residents and community based organizations. OHA Police staff attended over 230 community meetings, participated in over 24 National Night Out sites, including running the largest event in partnership with the community where over 100 people participated. Staff furnished over 400 backpacks to school age children, provided over 500 food baskets to families during the holiday season, and held block parties in distressed communities. The most significant activity was the creation of the Police Explorer Program for high school children ages 14 to 18. There are currently five kids enrolled in the program, learning all aspects of law enforcement and gaining general work experience.

6. Public Housing Resident Initiatives

1) Resident Participation in Management

The Authority solicits resident input into OHA's Annual Plan, which includes the Capital Fund Program. Resident input into the plan is largely acquired through the

Resident Advisory Board (RAB), which includes approximately 40 residents appointed to the RAB by the OHA's Board of Commissioners.

OHA is pursuing several courses of action for increasing resident participation in the management of public housing. OHA will continue to solicit resident input into the Moving to Work (MTW) Annual Plan, which includes the Capital Fund Program. Resident input into the Plan is largely acquired through the Resident Advisory Board (RAB), which includes approximately eighteen residents appointed to the RAB by OHA's Board of Commissioners. Furthermore, OHA will continue to expand programs that will provide public housing residents with skill building in leadership roles, job training and employment opportunities through a variety of initiatives and funding sources.

OHA held eleven RAB meetings in FY 2010-11 on the following dates: July 15, 2010, August 19, 2010, September 16, 2010, October 7, 2010, November 4, 2010, December 2, 2010, January 6, 2011, February 3, 2011, March 3, 2011, April 7, 2011, and May 5, 2011. The RAB considered and provided input to staff and the Board of Commissioners on issues related to the disposition of the designated senior public housing sites, the MTW Annual Plan and annual budget and the allocation of ARRA funding.

2) Resident Opportunities for Homeownership

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

i. Hope VI Homeownership Program

Through the HOPE VI program at Lion Creek Crossings, OHA planned to include 28 affordable homeownership units, which would have been available to public housing residents, Section 8 participants and other low-income residents in the City. As a result of the down-turn in the home ownership market and limited access to credit, the development of new for-sale units is now considered infeasible, even with subsidy. OHA, in collaboration with the development partners EBALDC and The Related Companies, will evaluate the possibility of developing additional affordable rental housing on the parcel originally dedicated to homeownership. The number and type of rental units will be determined based on market evaluation and funding availability.

The parcel originally dedicated to homeownership at LCC will now be developed as 128 units of senior affordable housing (LCC Phase V). Currently, the

development team is assembling the financing and obtaining the planning and entitlements for Phase V.

ii. Tassafaronga Village Homeownership Opportunities

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

There are two Habitat for Humanity homeownership parcels at the Tassafaronga Village site. Construction on one of the two Habitat for Humanity parcels (14 units) was completed this year. Construction on the second Habitat parcel (8 units) is underway with construction completion for the second parcel anticipated in January 2012.

iii. Section 8 Homeownership Program

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

Over 350 families are currently participating in programs preparing them for homeownership. During FY 2010-11, fifteen new families graduated from the Homeownership Program and successfully purchased a home. Since January 2004, the program has successfully assisted seventy one families with the purchase of a homeownership unit.

7. Lead-Based Paint Hazard Reduction

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

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

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

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

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

For the period July 1, 2003 through July 31, 2005, there was a partnership agreement with the Alameda County Lead Poisoning and Prevention Program (ACLPPP) for funding assistance with lead hazard reduction and abatement. Residential Lending and Rehabilitation staff identified properties where there were children under age six (6) or expectant mothers. Properties were referred for lead hazard risk assessment to Alameda County staff. Work descriptions prepared by Rehabilitation Advisors included detailed specifications for lead hazard reduction and upon completion of all rehabilitation work including lead abatement, costs were billed to ACLPPP for reimbursement at an average of \$7,500 per property. Under this partnership agreement, the City was reimbursed a total of \$92,483 for lead hazard abatement costs on a total expenditure of \$225,866.

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

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

Table 1
Lead-based Paint Hazard Reduction Goals

Action	Goal	Accomplishments
Distribution of Lead Safe Painting Prep Kits to homeowners.	198	93
Distribution of additional lead hazard literature to rental property owners where children aged 6 or younger spend a significant amount of time in the home.	3,300	2,090
Provide In-Home Consultation referrals to the County program where hazards appear significant and encourage rehab program applicants to have children tested for “elevated blood” condition.	165	101
Coordination of homeowner awareness events.	33	20
Coordination of lead-safe painting instruction and home renovation classes.	9	12
Provision of information and referral services to information line callers.	660	334
Provision of information and referral services to Website visitors.	9,000	12,500
Provision of training and certification referrals for local contractors and their employees.	5	4

8. Anti-Poverty Actions

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

1) Local Hiring Goals on City-funded Projects

i. Local Employment Program

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

The LCERP partners with 35 Community Based Organizations, (CBO) who 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.

The Local Employment Program (LEP) leveraged employment for 923 Oakland residents and \$11,530,434 million in wages for Oakland residents in FY 10-11 on City of Oakland monitored projects.

ii. 15% Apprenticeship Program

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

The 15% Apprenticeship Program leveraged employment of 222 Oakland apprentices and \$3,173,873 million in wages for Oakland apprentices in FY 10-11 on City of Oakland monitored projects.

2) Living Wage Ordinance

The City adopted a “Living Wage” Ordinance that requires the payment of a “living wage” (\$10.83 per hour with health benefits or \$12.45 per hour without benefits as of July 1, 2008) to employees of business under a City contract or that receives financial assistance from the City. There was no increase in the December 31, 2008 CPI, therefore as of July 1, 2009, the living wage rates remained at \$10.83 per hour with health benefits and \$12.45 per hour without benefits. Living Wage rates are subject to annual cost-of-living adjustments. The ordinance applies to contractors who provide services to the City in an amount equal to or greater than \$25,000. It also applies to entities that receive financial assistance with a net value of \$100,000 or more in a 12 month period. The legislation is intended to ensure that City funded contractors employ people at wages above the poverty level.

Effective July 2010 the new living wage rate is \$11.15 per hour with health benefits and \$12.82 per hour without benefits.

3) 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.

Under the City's PATH and SHP programs employment advocacy, training, resume writing skills and job search skills workshops were provided to clients seeking to obtain employment. Approximately 600 clients obtained income through benefits or employment. Of the 600, more than 340 increased their income by gain of employment.

4) 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.

In FY 2010-11 the construction training programs expanded to eight classes per semester, averaging 25 students per course. The enrollment increased to approximately 200 students per semester and included Weatherization and Building Performance Institute training and certifications.

5) Business Opportunities for Public Housing Residents

This activity was inadvertently omitted from the FY 2010-11 Action Plan despite its continued existence.

In FY 2010-11, The Oakland Housing Authority continued supporting entrepreneurship development with Urban FIRE, a 12-week course resulting in a business plan on video. Due to budget cuts, Urban FIRE was no longer offered through the Oakland Adult and Career Education Center (OACEC). Instead a new partnership was made with the National Community Development Institute (NCDI), expanding the program to other cities across the country. In FY 2010-11, ninety-two students participated in the Urban FIRE course and seventy-two businesses participated in the Ignite! business exposition. A public housing resident conducted a

six-hour workshop on video editing and shooting for two classes and the Peralta Villa Administration building continued to serve the Urban FIRE program.

6) Job Training and Employment Programs in Public Housing

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

OHA has developed a Section 3 outreach program that aims to increase the employment of residents with contractors and local businesses. In FY 2010-11, OHA sent out employment referral forms to over 14,000 public housing and Section 8 residents. OHA has received employment referral forms from 1,000 residents. During FY 2010-11 sixty-one residents were employed with OHA contractors. Other vendors are working with clients to build interest in various fields through informational interviews.

7) Section 8 Family Self-Sufficiency Program

The Oakland Housing Authority's Family Self-Sufficiency Program (FSS) assists residents with becoming self-sufficient and saving for the future. Over 214 Section 8 and Project Based 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 any purpose, including educational expenses and homeownership. One hundred and forty eight families have successfully graduated from the FSS program. Average escrow amount among graduates is approximately \$9,241. Among current participants, approximately 44% have escrow savings accounts. The average account balance for all current participants is approximately \$3,541.

As of the end of FY 2010-11, one hundred seventy-four Section 8 and Project Based households participated in the program. Residents graduating from the program may use their saving accounts for any purpose, including educational expenses and homeownership. Average escrow amounts amongst graduates were approximately \$12,169.79. Of the current participants, approximately 50% have escrow savings accounts. The average account balance for all current participants is approximately \$3,621.

During FY 2010-11, nine FSS participants successfully graduated from the program and continued to work, further their education, and work towards the goal of homeownership. Since the FSS program began in 1994, one hundred ninety three participants have graduated from the program.

8) 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.

9) 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 2010-11 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.

10) Department of Human Services Programs

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

In 2010 the Community Action Partnership supported organizations and events totaling \$443,000 in grants. Funds were allocated to local non-profit partners and to support internal programming such as Oakland's Earned Income Tax Credit

Campaign, the Families Building Wealth Individual Development Account (IDA) Program, the City's Annual Thanksgiving Day Dinner, OCAP Annual Walk to End Poverty Community Event, marketing, and other board sponsored activities. OCAP also provides support on other initiatives such as United Way of the Bay Area's SparkPoint Initiative, a collaboration among several non-profit agencies to provide wrap-around services to Oakland's low-income population; Safe Passages Elev8, a collaboration with the City, County and Oakland Unified School District (OUSD) to increase opportunities for families and youth at 5 middle schools throughout Oakland; and Bank on Oakland, an initiative to bank 8,000 unbanked Oakland residents annually. For every dollar of CSBG funding, OCAP has leveraged an estimated 2.2 million dollars.

OCAP collaborated with 23 Volunteer Income Tax Assistance sites, 5 Elev8 School sites and 9 AARP sites to provide free Earned Income Tax Credit (EITC) tax return preparation; 12 Community Based Organizations (CBOs) for Walk to End Poverty (2 faith based); 8 CBOs and 2 faith based grantees provided employment, housing, and supportive services to low-income individuals; 7 CBOs provided IDAs and savings accounts; 3 collaborative contractors (Oakland Municipal Credit Union, EARN San Francisco & United Way of the Bay Area); and, with Alameda County Community Food Bank for a food drive. In addition, as part of the American Recovery and Re-investment Act (ARRA) of 2009, OCAP entered into agreements with four (4) local agencies to provide workforce development and job placement and worked with two community colleges (Laney and College of Alameda) to provide Job Training/Education services.

In 2010, OCAP programs and partners served 12,979 low-income individuals in Oakland. Out of these, 914 received free legal assistance; 1,141 received housing and rental assistance; 160 homeless youth were provided employment/educational training, counseling, and housing; 152 residents received foreclosure consultation; 14 residents increased financial self-sufficiency through small business development; 34 re-entry clients received education and vocational training and 30 gained employment; 87 participants participated in the Kitchens of Champion Culinary Training Program and 46 gained employment; 118 seniors received emergency temporary shelter, food and benefits assistance; 100 residents opened Individual Development Accounts to save for a home, post-secondary education, or a small business; 7,659 residents received FREE tax preparation capturing over \$9 million in returns; 2,000 residents received Thanksgiving Dinner; and 600 participants participated in the 5th Annual Walk to End Poverty and collected over 450 lbs of non-perishable food items for donation to the Alameda County Community Food Bank.

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) \$24,948,450 in new funds from the Low and Moderate Income Housing Fund as follows:

Housing Development	\$6,735,198
Central City East and West Oakland programs	1,633,322
First-time Homebuyers	1,500,000
Debt Service for Bonds	7,509,420
Debt Service for Henry J Robinson Center	350,000
East Oakland Community Project	296,000
<u>Staff and Overhead</u>	<u>6,924,510</u>
TOTAL	\$24,948,450

- The City's Homeownership Programs for First-Time Homebuyers leveraged investment of \$15,017,230 in private bank lending, \$595,449 in downpayments from individual homebuyers and \$36,000 in American Dream Downpayment Initiative (ADDI) funds. The Alameda County Community Development Agency issued 26 Mortgage Credit Certificates totaling \$5,620,413 for use by first-time homebuyers in Oakland. In addition, the City received \$1,500,000 from CalHome in the form of mortgage assistance and \$1,023,850 in Local Housing Trust funding.
- The City's Affordable Housing Trust Fund, which receives revenue from a Jobs/Housing Impact Fee on commercial development, provided \$275,000 for housing development activities.
- Non-local financing awards for housing development include assistance for the following projects:
 - 720 East 11th Street received \$15,517,880 in 9% California Tax Credit Allocation Committee tax credits.
 - Brookfield Court homeownership development received \$470,000 in funds from State of California's Building Equity and Growth in Neighborhoods Program (BEGIN).
 - California Hotel received \$4,424,468 in 9% California Tax Credit Allocation Committee tax credits and \$1,000,000 in California Mental Health Services Act funding.

- Cathedral Gardens received \$700,000 in Housing Assistance for People with AIDS, \$500,000 in California Mental Health Services Act funding, and \$1,000,000 in Affordable Housing Program (AHP) funds from the Federal Home Loan Bank.
- Lion Creek Crossings, Phase IV had its 4% California Tax Credit Allocation Committee tax credits adjusted to \$11,905,000 and had its permanent loan from the California Reinvestment Corporation adjusted to a total of \$953,000.
- MacArthur Apartments received \$4,500,000 in 9% California Tax Credit Allocation Committee tax credits.
- Project Pride received an additional \$350,000 in Affordable Housing Program (AHP) funds from the Federal Home Loan Bank (original award of \$650,000 increased to \$1,000,000).
- The Savoy (formerly Jefferson Oaks Apartments) had its 9% California Tax Credit Allocation Committee tax credits adjusted to \$15,489,000. The project also was awarded \$1,500,000 in California Mental Health Services Act funding, and a \$45,000 Green Grant from the Enterprise Social Investment Corporation.
- The Oakland Housing Authority received the following awards for the Federal Department of Housing and Urban Development¹
 - Public Housing Operating Subsidy received \$16,009,740
 - Capital Fund Program \$8,224,164²
 - Housing Choice Voucher Program received \$183,453,270
 - Family Self Sufficiency (FSS) Program received \$196,174
 - Veterans Affairs Supporting Housing (HUD-VASH) \$854,709
- Apart from federal funding under the Supportive Housing Program and the HUD SuperNOFA, a number of homeless housing & support service activities were funded from other local, State and Federal sources:
 - The Henry Robinson Multi-Service Center received \$250,000 from Alameda County.
 - The Oakland Army Base Temporary Winter Shelter received \$139,243 from Alameda County and \$76,000 from the City of Berkeley.
 - The Hunger Program received a \$10,000 State Community Services Block Grant and a \$16,700 Community Development Block Grant awarded by Community Development District 2.
 - The Project Homeless Connect (homeless resource fairs) received \$10,000 in Community Development Block Grant funding

¹ Correction from CAPER for FY 2009-10: the Oakland Housing Authority's Capital Fund Program reported a leveraged amount of \$8,470,000 and American Recovery and Reinvestment Act Capital Fund Program reported a leveraged amount of \$10,575,376. Please note that both the Capital Fund Program and the ARRA Capital Fund Program amounts reported as leveraged in FY 2009-10 was incorrect. These were multiple-year program funds and that the amount was not fully expended in FY 2009-10 as previously reported. These funds were awarded in calendar year 2009 and must be fully obligated by FY 2010-11 and fully expended by FY 2012-13.

² These are funds awarded in calendar year 2010 and must be obligated within 2 years and expended within 4 years from the award date.

- Oakland PATH Rehousing Initiative (OPRI) supported with \$925,000 from Oakland Housing Authority to provide rental housing subsidies and related expenses for homeless and re-entry populations that are also receiving social and supportive services funded separately by the City.
- The Homeless Mobile Outreach Program received \$10,000 from Union Pacific Foundation.

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-5 and F-6 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

1) HOME

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

i. Emergency Shelter Grant

The Emergency Shelter Grant (ESG), a HUD formula grant provides funding for the essential services, homeless prevention, maintenance and operations of existing shelters and transitional housing units, and rehabilitation of existing shelters/transitional housing units, requires the City to provide 100% matching funds from non-federal sources. The City met ESG requirements as follows:

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

ii. Families In Transition/Scattered Sites Transitional Housing Program

For the 2010-11 fiscal year, the City received a grant award of \$245,420 from HUD under the Supportive Housing Program for the City's Families In Transition (FIT)/Transitional Housing Program (THP). This HUD grant requires a 25% match of

funds for operations costs and 20% match of funds for support services costs. The total match requirement of approximately \$49,084 (\$30,582 for Support Services and \$18,502 for Operations) was met as follows:

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

iii. Homeless Families Support Network/Supportive Housing Program

The City administered the fifteenth year (2010-11) of the Homeless Families Support Network/Supportive Housing Program (HFSN). The City received a SHP grant award of \$1,826,618 for the 2010-11 program year. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD under the Supportive Housing Program. The total match requirement for this grant is \$357,030 (\$198,521-Support Services and \$158,509 Operations). Match funds are not required for leasing, homeless management information system, and administration budget line item costs. Match requirements were met by funds as follows

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

iv. Matilda Cleveland Transitional Housing Program

For the 2010-11 program year, the City received a grant award in the amount of \$259,824 under the Supportive Housing Program grant for the Matilda Cleveland Transitional Housing Program (MCTHP). This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD. Match funds are not required for leasing and administration costs. Match requirements (total of \$52,011) were met as follows for the 2010-11 program year

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

v. Oakland Homeless Youth Housing Collaborative

For the 2010-11 program year, the City received an award of \$699,770 to fund the Oakland Homeless Youth Housing Collaborative, maintaining Oakland's inventory of youth housing and services, providing coordinated housing preparation, transitional housing, and supportive services that help homeless young adults, ages 18-24, move toward self-sufficiency and permanent housing. This program requires a 25% match of funds for operations costs and 20% match for support services costs awarded by HUD, for a total match requirement of \$123,017. Match funds are not required for leasing and administration costs. Matching funds in the amount of \$123,017 were provided through the Grant Project Sponsors match sources as follows:

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

FY 2010-2011 Awards of Locally-Controlled Funds for Housing Activities

Project	Type	Date	CDBG	HOME	ORA Low/Mod	ORA Bonds	Other City
Access Improvement Grants	Owner Rehab	01-Jul-10	207,680				
CCE Homebuyer Program	Homebuyer	01-Jul-10			175,323		
CCE Owner Rehab	Owner Rehab	01-Jul-10			306,816		
Emergency Home Repair Program	Owner Rehab	01-Jul-10	382,060				
First Time Homebuyer Program	Homebuyer	01-Jul-10			1,500,000		
Housing Rehabilitation Program	Owner Rehab	01-Jul-10	2,656,037				
Lead Paint Program	Owner Rehab	01-Jul-10	215,290				
Minor Home Repair Program	Owner Rehab	01-Jul-10	242,930				
WO Homebuyer Program	Homebuyer	01-Jul-10			227,012		
WO Owner Rehab	Owner Rehab	01-Jul-10			151,341		
94th and International Boulevard	Rental	06-Jul-10			5,597,000		
Cathedral Gardens	Rental	06-Jul-10			4,000,000		
First Time Homebuyer Program	Homebuyer	14-Jul-10			103,345		
Homeowner Rehab Loans	Owner Rehab	14-Jul-10		276,683			
Hill-Elmhurst Senior Housing	Senior	31-Jul-10			(2,702,804)	(3,329,196)	
Katrina Rental Assistance	TBRA	30-Sep-10		(167,862)			
Brookfield Court	Ownership	03-Mar-11				1,867,000	
California Hotel	Special Needs	03-Mar-11		3,168,000	1,683,802	3,569,198	
Cathedral Gardens	Rental	03-Mar-11			5,840,000		
Fairmount Apartments	Rental	03-Mar-11			300,000		
James Lee Court	Rental	03-Mar-11			1,529,000		
Kenneth Henry Court	Rental	03-Mar-11			61,255		
MacArthur Apartments	Rental	03-Mar-11			1,375,000		
Madison Park Apartments	Rental	03-Mar-11			635,000		
Marcus Garvey Commons	Rental	03-Mar-11			1,250,000		
Saint Joseph's Family Phase II	Rental	03-Mar-11			352,000	1,757,745	275,000
TOTAL			\$3,703,997	\$3,276,821	\$22,384,090	\$3,864,747	\$275,000

4. Support for other applications

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

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

Federal Program	Project/Activity	Sponsor
Rental Assistance for Non-Elderly Persons with Disabilities	Section 8 Rental Assistance for Non-Elderly Persons with Disabilities	Oakland Housing Authority
Housing Counseling Program	Comprehensive Housing Counseling	Eden Council for Hope and Opportunity (ECHO Housing)
Housing Counseling Program	Home Equity Conversion Counseling	Eden Council for Hope and Opportunity (ECHO Housing)
Supportive Housing Program / Shelter Plus Care	Single application covering 48 activities serving homeless individuals and families	Oakland/Alameda County Continuum of Care
Public Housing	Coliseum Gardens Phase IV (replacement of public housing units)	Oakland Housing Authority
Lead Based Paint Hazard Control Program	Partnerships for Affordable Lead Safe Housing	Alameda County Lead Poisoning Prevention Program
HUD Mortgage Modification and Mortgage Scams Assistance	Housing Counseling / Mortgage Modification and Mortgage Scams Assistance	Catholic Charities of the East Bay / Catholic Charities USA

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 14, 2011. 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 draft CAPER were made available in the Office of the City Clerk and the Oakland Main Library. The public comment period ran from September 15, 2011 through September 29, 2011. A notice was also published in the Sing Tao Daily newspaper.¹

A public hearing to consider past performance (including this CAPER) and current and future housing and community development needs will be held before the City Council in the late Fall 2011, as part of the preparation of the 2011-2012 Action Plan. 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 to satisfy HUD requirements for citizen participation. The second hearing is conducted during the public comment period on the draft Consolidated Plan Annual Action Plan, usually in mid-April of each year.

1. 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.

2. Public Comments

No public comments were received.

¹ The Spanish language paper that the City previously used has gone out of circulation. A new Spanish language newspaper had been identified although circulation had not begun during this public comment period.

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 youth services, senior services, blight/healthy environment, and capital improvements of community facilities and home repairs for seniors. 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.

1. Assessment of Housing Activities and Accomplishments

1) 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 cumulative accomplishments for both the one-year Action plan and the entire five-year Consolidate Plan.

NOTE: The Five-Year goals for housing development activities (Objectives 1, 2, 3 and 7) include both (a) units expected to be completed and (b) units funded but not yet completed by the end of the five-year period. While normally the City's one-year goals only estimate completions, for the FY 2010-11 Action Plan the one-year goals included estimates of units expected to be underway, yielding one-year goals significantly higher than a one-year proportion of the five-year goals. As a result, in many of these areas the one-year accomplishments (measured in completions) fall short of the one-year goals (measured as completions and projects underway).

Nonetheless, the City has made substantial progress toward the slated five-year housing production and preservation goals, and in fact is on track to meet or exceed them..

The City's first-time homebuyer program had been experiencing difficulty in prior planning period because housing costs, even for modest single-family homes, were far above what a low income household could afford. This trend reversed in recent

years. Declining sales prices and a widespread foreclosure crisis have created opportunities for low income first-time homebuyers to enter the market. Adjusted goals for the program and a market flooded with inexpensive ownership units have resulted in the homeownership program meeting and exceeding its one-year goals. By the end of Fiscal Year 2010-11, all funding for citywide homebuyer assistance had been exhausted. Substantial balances still remain in funding restricted to the Central City East and West Oakland redevelopment areas.

The City's program for rehabilitation of owner-occupied housing has maintained a high level of activity in recent years. With the infusion of funding from new programs such as NSP, CDBG-R and the Weatherization Assistance Program, as well as local funding for new rehabilitation programs in West Oakland, far more units are likely to be assisted than was originally projected.

2) Barriers to meeting goals and objectives

The most serious barriers in the past year continues to be the disruption of the financial markets and the California state budget crisis. Difficulty in selling low income housing tax credits in return for equity investments in affordable housing, and a suspension of state bond financing due to the ongoing budget impasse, caused delays for some projects and made new projects far more difficult to pursue. The age of the housing stock and declining property values in Oakland continues to makes rehabilitation programs for rental and ownership housing challenging. It has become prohibitively expensive to perform rehabilitations, particularly with the cost of meeting federal standards for abatement of lead-based paint hazards.

The Central City East and West Oakland Redevelopment Project Areas allocated funding to establish homeownership programs within these areas and provide mortgage assistance to first-time homebuyers earning up to 100% of area median income. Few buyers have purchased in these areas using the City's programs. These areas have experienced a large number of foreclosures and declining property values. It has been difficult to market sales in these areas.

The most significant barrier has been the uncertainty around the future of redevelopment in California. Legislation proposed by the Governor in January 2010 and adopted by the State Legislature at the end of June 2010 would eliminate redevelopment altogether, or alternatively permit redevelopment agencies to continue but only if substantial amounts of money are transferred to the State. For FY 2011-12, the required payment for Oakland is roughly \$40 million and it is unlikely that the Agency can make this payment without substantially reducing FY 2011-12 funding for affordable housing. Additional payments will also be due on an annual basis in future years, which could reduce the Agency's ability to continue making voluntary contributions to the housing fund in excess of the state-mandated 20% of gross tax increment.. Additionally, the current economic crisis has resulted in an overall decline of redevelopment tax increment revenue due to the rapid decline of real estate

values and decreasing property valuations by Alameda County. These revenues are unlikely to recover for several years.

Finally, State bond funds for affordable housing, authorized by the voters in 2006, have largely been exhausted, and given the State's financial difficulties and the continuing economic crisis, it is unlikely that new bond measures will be adopted in the near future.

3) 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. For the HOME program, the City has also met or exceeded all requirements for set-asides to Community Housing Development Organizations and for use of expiring funds.

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

	Goal	2010-2015	Current Year (FY 2010-2011)	
			Goal	Actual
Objective 1: Expansion of the Supply of Affordable Rental Housing				
Rental Housing New Construction: Units Built	403 Units Built/Underway	70	214	70
Rental Housing New Construction: Units Underway				356
Objective 2: Preservation of the Supply of Affordable Rental Housing				
Rental Housing Preservation: Units Built	650 Units Built/Underway	75	585	75
Rental Housing Preservation: Units Underway				755
Public Housing Reconstruction: Units Built		87		87
Public Housing Reconstruction: Units Underway				21
Objective 3: Expansion of the Supply of Affordable Ownership Housing				
Ownership Housing Construction: Units Built	52 Units Built/Underway	0	26	0
Ownership Housing Construction: Units Underway				12
Objective 4: Expansion of Ownership Opportunities for First-Time Homebuyers				
Mortgage and Down Payment Assistance	165 Households	69	50	69
Housing Counseling	Prepare Residents	407	400	407
Mortgage Credit Certificates	100 Households	0	20	0
Cal Home Program	15 Households	18	15	18
Objective 5: Improvement of Existing Housing Stock				
Owner-Occupied Housing Rehabilitation: Units Completed	1,365 Housing Units	290	305	290
Owner-Occupied Housing Rehabilitation: Units Underway				113

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

		5-Year (2010-2015)		Current Year (FY 2010-2011)
		Goal	2010-2015	Goal Actual
Objective 6: Provision of Rental Assistance for Extremely Low- and Very Low-Income Families				
Tenant Based Rental Assistance	Maintain Current Level of Assistance		100	0 100
Objective 7: Provision of Supportive Housing for Seniors and Persons with Special Needs				
	300 Units Built/Underway			
Senior Housing Development: Units Built		80	250	80
Senior Housing Development: Units Underway				318
Special Needs Housing Development: Units Built		11	0	11
Special Needs Housing Development: Units Underway				81
Access Improvement: Units Completed	40 Housing Units	22	8	22
Access Improvement: Units Underway				6
Objective 8: Prevention of Foreclosures and Stabilization of Neighborhoods				
Ownership Housing: Acquisition and Rehabilitation	150 Units Built/Underway	11	20	11
Rental Housing: Acquisition and Rehabilitation	58 Housing Units	0	58	0
Board Up/Clean Up Program	30 Households	126	30	126
Foreclosure Counseling	1,000 Households	166	200	166
Land Trust Pre- and Post-Purchase Counseling	200 Households	3	50	3
Objective 9: Removal of Impediments to Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities ⁸		1,759	200	1,759
Referral, Information, and Counseling to Residents	7,500 Households	3,200	2,500	3,200
Discrimination Education and Investigation	300 Households	605	100	605

⁸ The Action Plan FY 2010-11 incorrectly stated that this line item for Referral, Information, and Counseling to Residents with Disabilities was to be a subset of all information and referral clients served by these various grants. This is a stand-alone figure of all Oakland residents with a disability served by the contracted agency.

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

	5-Year (2010-2015)		Current Year (FY 2010-2011)	
	Goal	2010-2015	Goal	Actual
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Homeless Reduction	4,653 Ind/HH			
Outreach	2,800 Individuals	402	620	402
Winter Shelter	2,700 Individuals	154	525	154
Year-round Shelter and Services	3,500 Individuals	758	600	158
HIV/AIDS Housing and Services	2,500 Individuals	786	355	786
Elimination of Homelessness	4,427 Ind/HH		516	
Development & Maintenance of Existing Permanent & Supportive Housing	761 Beds	124	98	124
Support Collaboratives to Assist Chronically Homeless in Enrolling in Appropriate Public Benefits Programs	10 Agencies	14	9	14
Integrated Planning Activities thru the Continuum of Care Council	20 Agencies	14	10	14
Raising Awareness about Chronic Homelessness in the Community				
Homelessness Prevention	4,563 Households	1,433	916	1,433
Special Needs Objectives				
HIV/AIDS Housing & Development	216 Bedroom Units	5	28	5

PART II:

PROGRAM-SPECIFIC NARRATIVES

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

1. 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 \$9,109,357 in CDBG funding. The percentage allocations to various program areas were approved by the City Council in FY 2010-11. Housing Programs received 39% of the CDBG grant allocation, Infrastructure/Neighborhood Improvements and Public Services Programs received 23%, Economic Development Programs received 11%, HUD Loan Repayment received 10% and 17% 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.

2. 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.

3. 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
- education and job training that provides an opportunity for upward mobility

4. 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.

5. 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.

i. 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).

ii. 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.

iii. Rehabilitation Activities

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

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

1) 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 the majority 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.

2) 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.

3) 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, 2009 through June 30, 2010 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 2010-11 Consolidated Plan Projects Environmental Review Requirements

SPONSOR	PROGRAM	PROJECT ID NUMBER	CDBG	NEPA CODE
03 Public Facilities and Improvements (General)				
Seventh Step Foundation, Inc.	Freedom House Rehabilitation	\$2,000	46	58.35
City Slicker Farms	Green Food, Green Jobs, Green Community Project	\$55,300	44	58.35
03A Senior Centers				
Rebuilding Together Oakland:	East Oakland Senior Center Repairs & Improvements	\$120,400	47	58.35
03E Neighborhood Facilities				
Spanish Speaking Citizen's Foundation:	Facility Post-Planning Entitlement Project	\$81,200	32	58.35
First Place for Youth:	First Steps Community Resource Center	\$15,000	48	58.35
03F Parks, Recreation Facilities				
Friends of Oakland Parks & Recreation:	Growing Community at Maxwell Park	\$30,000	52	58.35
City of Oakland Office of Parks & Recreation	Jose De La Cruz Park Phase II Project	112,904	51	58.35
City of Oakland	West Oakland Teen Center Capital Improvements	\$70,000	50	58.35
Rebuilding Together Oakland	Parks and Rec Facility Renovation	\$17,700	45	58.35
City of Oakland-Office of Parks & Recreation:	San Antonio Park & Recreation Center Lighting	\$67,400	52	58.35
03T Operating Costs of Homeless/AIDS Patient Programs				
Department of Human Services	PATH Operating Expenses	\$180,000	63	58.35
05 Public Services (General)				
Unity Council	Foreclosure Counseling	100,000	35	58.34
City of Oakland/Dept. of Human Services-Community Housing Services:	Hunger Program	\$16,700	18	58.34
City of Oakland-Neighborhood Division Services:	The City/County Neighborhood Initiative	\$25,000	27	58.34

SPONSOR	PROGRAM	PROJECT ID NUMBER	CDBG	NEPA CODE
Oakland Citizens' Committee for Urban Renewal:	Eastmont Technology Learning Center	\$90,000	20	58.34
05A Senior Services				
City of Oakland/Dept. of Human Services-Aging Health & Human Services	Oakland Senior Companion Assessment & Referral Project	\$52,917	10	58.34
Southeast Asian Community Center:	Oakland's Coordinated Vietnamese Senior Project	\$53,009	54	58.34
Alzheimer's Services of the East Bay	Dementia Specific Adult Day Care	\$30,000	57	58.34
Bay Area Community Services:	Meals on Wheels	\$85,000	15	58.34
Legal Assistance for Seniors	Legal Advocacy and Education for Oakland Seniors	\$25,000	51	58.34
Eden Council for Hope and Opportunity	Home Equity Conversion Counseling	\$21,000	42	58.34
05C Legal Services				
Centro Legal de la Raza	Housing Advocacy	\$40,000	64	58.34
East Bay community Services	Housing Advocacy	\$100,000	40	58.34
05D Youth Services				
Anew America Community Corporation	Entrepreneurial Skills Building	\$80,000	36	58.34
City of Oakland	West Oakland Teen Center Program Services	\$79,000	37	58.34
City of Oakland-Office of Parks & Recreation:	iGreen Team/Tassafaronga Recreation Center	\$20,000	56	58.34
California Youth Outreach: Case Management-	Care Support Services	\$49,991	38	58.34
City of Oakland/Dept. of Human Services-	Policy & Planning: Faith-West Street Outreach Project	\$40,000	55	58.34
Youth for Environmental Sanity/Art in Action:	Green Youth Media Arts & Job Training Center	\$40,000	58	58.34
Spanish Speaking Citizens' Foundation:	Youth Services Program	\$58,000	62	58.34
Project Re-Connect	High Risk Youth Counseling	\$76,000	1	58.34
Oakland Asian Students Educational Services	OASES SOAR High School Program	\$35,000	49	58.34
EastSide Arts Alliance	Youth Arts Program	\$60,671	12	58.34

SPONSOR	PROGRAM	PROJECT ID NUMBER	CDBG	NEPA CODE
First Place for Youth:	Steps to Success	\$103,000	23	58.34
05K Tenant Landlord Counseling				
ECHO	Tenant Landlord Counseling Program	\$84,000	65	58.34
05L Child Care Services				
Oakland Parents Together:	3rd Grade Intensive Support Tutoring Program	\$20,000	60	58.34
City of Oakland/Dept. of Human Services-Aging, Health & Human Services:	Safe Walk to School	\$42,000	19	58.34
Girls Incorporated of Alameda County:	Concordia Park Center After-School and Summer Programming	\$36,000	17	58.34
05M Health Services				
City of Oakland/Dept. of Human Services-Community Housing Services	Project Homeless Connect	\$10,000	31	58.34
06 Interim Assistance				
Community & Economic Development Agency	Blighted Property Board Up and Cleanup	150,000	41	58.34
14A Rehab: Single-Unit Residential				
Rebuilding Together Oakland:	Home Repairs & Improvements for Elderly Homeowners	\$74,950	33	58.35
Rebuilding Together Oakland:	Safe At Home-Safety Home Modifications for Senior Citizens	\$76,133	43	58.35
Community & Economic Development Agency	Access Improvement Program	207,680	4	58.35
Alameda County Housing and Community Development	Minor Home Repair Program	242,930	9	58.35
Community & Economic Development Agency	Emergency Home Repair Program	382,620	22	58.35
Community & Economic Development Agency	Home Maintenance & Improvement Program	\$2,656,037	26	58.35
14E Rehabilitation Public/Private Commercial/Industrial				
Oakland Citizens' Committee for Urban Renewal:	Heartlands Neighborhood Revitalization/ Façade Improvement	\$167,300	21	58.35
Department of Human Services	Shelter Operating Costs and Homeless Services	225,000	5	58.35
14I Lead-Based/Lead Hazard Testing/Abatement				

SPONSOR	PROGRAM	PROJECT ID NUMBER	CDBG	NEPA CODE
Community & Economic Development Agency	Lead Safe Housing Paint Program	215,290	3	58.34
17C Commercial/Industrial Building Acquisition, Construction, Rehabilitation				
Community & Economic Development Agency	Neighborhood Commercial Revitalization	402,380	25	58.35
18B Economic Development Technical Assistance				
National Development Council	Economic Development Technical Assistance	10,000	29	58.34
Community & Economic Development Agency	Business Development Program	185,600	2	58.34
Community & Economic Development Agency	Commercial Lending	220,270	24	58.34
Oakland Business Development Corporation	Business Loan Program	231,840	34	58.34
19F Repayments of Section 8 Loans				
Community and Economic Development Agency	Section 108 Loan Repayments	900,000	30	58.34
21A General Program Activities				
Community & Economic Development Agency	CDBG Program Monitoring/Administration	1,391,190	14	58.34
21D Fair Housing Activities				
Causa Justa/Just Cause	Fair Housing Counseling Program	54,000	61	58.34
Center for Independent Living, East Bay Community Law Center and St. Peter's Housing Committee	Fair Housing Services Collaborative	70,000	39	58.34

7. Financial Summary Report

The following pages contain the required Financial Summary Reports for the CDBG and CDBG-R programs. This information was not generated by IDIS and has been prepared manually.

Financial Summary
Grantee Performance Report
Community Development Block Program
July 1, 2010 to June 30, 2011

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:		\$ 12,378,955.97
2 Entitlement Grant from HUD (Grant Agreement):		9,109,357.00
3 Surplus Urban Renewal Funds		-
4 Section 108 Guaranteed Loan Funds (Principal Amount)		-
5 Program Income		
Non Revolving Funds	\$ 1,434,789.70	
Revolving Funds	506,575.44	
Total Program Income (Sum of columns a and b)		1,941,365.14
6 Prior Period Adjustments (If negative, enclose in brackets)		-
7 Total CDBG funds available for this report period		<u>23,429,678.11</u>
8 Total Expenditures reported on activity summary		11,731,498.59
9 Planning & Administration	\$ 1,178,311.24	
10 Low/Mod Benefit Calculation	10,553,187.35	
11 CDBG funds used for Section 108 Principal & Interest		-
12 Total Expenditures		<u>11,731,498.59</u>
13 Unexpended balance		<u>\$ 11,698,179.52</u>
14 Total low/mod credit for multi-unit housing expenditures		\$ -
15 Total from all other activities qualifying as low/mod expenditures		10,553,187.35
16 Total (Line 14 + Line 15)		<u>\$ 10,553,187.35</u>
17 Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)		<u>1.00</u>
Program Years (PY) covered in certification PY99 PY00 PY01		
18 Cumulative net expenditures subject to program benefit calculation		<u>\$ 29,900,660.35</u>
19 Cumulative expenditures benefiting low/mod persons		<u>\$ 29,900,660.35</u>
20 Percent benefit to low/mod persons (line 19 divided by line 18)		<u>1.00</u>

Line 18 Calculation:

FFY 08	\$9,951,383.33
FFY 09	9,943,299.92
FFY 10	10,005,977.10
Total	<u>\$ 29,900,660.35</u>

Line 19 Calculation:

FFY 08	\$9,951,383.33
FFY 09	9,943,299.92
FFY 10	10,005,977.10
Total	<u>\$ 29,900,660.35</u>

EXHIBIT - A

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21 Total PS expenditures from column h, form HUD 4949.2a	\$	201,004.08
22 Total PS unliquidated obligations from column r, form HUD 4949.2a		-
23 Sum of line 21 and line 22	\$	201,004.08
24 Total PS unliquidated reported at the end of the previous reporting period	\$	-
25 Net obligations for public services (line 23 minus line 24)	\$	201,004.08
26 Amount of program income received in the preceding program year	\$	1,295,682.84
27 Entitlement grant amount (from line 2)		9,109,357.00
28 Sum of lines 26 and 27	\$	10,405,039.84
29 Percent funds obligated for Public Service Activities (line 25 divided by line 28)		0.02
30 Amount subject to planning and administrative cap (grant amount from line 2 plus line 5)	\$	11,050,722.14
31 Amount expended for Planning & Administration (from line 9 above)	\$	1,178,311.24
32 Percent funds expended (line 31 divided by line 30)		0.11

Program Income Narrative**A - Non Revolving Funds**

1 Economic Development (D2499.9100) \$ 586,567.36

2 Float Funded Activities

(D2499.9401) -

(D2499.9800) -

(D2499.9600) -

3 Other Loan Repayments

Housing Rehabilitation Loans (D2499.9500) 848,222.34

(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) -

1,434,789.70

**B - Total Non-Revolving
Revolving Funds**

1 OBDC - NEDF & Micro Loans 506,575.44

Total Program Income 1,941,365.14

1 Outstanding Float-Funded Activities

\$ -
-
-

TOTAL

\$ -

2 Loans and Other Receivables

a. **Outstanding Loans**

i **Housing Rehabilitation Loans**

Loans Outstanding 1088
Principal Balance \$ 26,603,195.82

ii **CDBG Loans**

Loans Outstanding 0
Principal Balance \$ -

iii. **Economic Development Loans**

Loans Outstanding 62
Principal Balance \$ 2,394,592.72

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)	<u>23,429,678.11</u>
ADD: Income expected but not yet realized	-
LESS: Total budgeted amount on HUD-4949.2/2a	14,891,413.32
UNPROGRAMMED BALANCE:	<u>\$ 8,538,264.79</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)	\$ 11,698,179.52
ADD:	
LOC balance(s) as of GPR date:	\$ 10,218,546.28
Cash on hand:	
Grantee Program Account	1,017,277.06
Subrecipients Program Account	506,575.44
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>11,742,398.78</u>
UNRECONCILED DIFFERENCE:	<u>\$ (44,219.26)</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.

Name of Grantee
City of Oakland

Grant Number
B10-MC-06-0013

Program Year
From 7/01/10 to 6/30/11

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

Single-Unit
Activities
(1Unit)

Multi-Unit
Activities
(2+ Units)

1 Check box only if grantee has no CDBG rehabilitation activities

None	None
------	------

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)

- -

Projects

b. Number of units committed

- -

Units

Units

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)

- -

Projects

b. Number of units completed

- -

Units

Units

8 Cumulative Expenditures:

- -

a. CDBG funds expended

- -

b. Other public (Federal, State, local) funds expended

- -

c. Private funds expended

- -

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Financial Summary
Grantee Performance Report
Community Development Block Program- Recovery
July 1, 2010 to June 30, 2011

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

OMB Approval NO. 20515R

1 Unexpended CDBG funds at end of previous period:		\$	2,156,015.61
2 Entitlement Grant from HUD (Grant Agreement):			-
3 Surplus Urban Renewal Funds			-
4 Section 108 Guaranteed Loan Funds (Principal Amount)			-
5 Program Income			
Non Revolving Funds	\$	228.11	
Revolving Funds		-	
Total Program Income (Sum of columns a and b)			228.11
6 Prior Period Adjustments (If negative, enclose in brackets)			-
7 Total CDBG funds available for this report period			<u>2,156,243.72</u>
8 Total Expenditures reported on activity summary			421,251.22
9 Planning & Administration	\$	89,538.42	
10 Low/Mod Benefit Calculation		331,712.80	
11 CDBG funds used for Section 108 Principal & Interest			-
12 Total Expenditures			<u>421,251.22</u>
13 Unexpended balance			<u>\$ 1,734,992.50</u>
14 Total low/mod credit for multi-unit housing expenditures		\$	-
15 Total from all other activities qualifying as low/mod expenditures			331,712.80
16 Total (Line 14 + Line 15)		\$	<u>331,712.80</u>
17 Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)			<u>1.00</u>
Program Years (PY) covered in certification PY99 PY00 PY01			
18 Cumulative net expenditures subject to program benefit calculation		\$	331,712.80
19 Cumulative expenditures benefiting low/mod persons		\$	331,712.80
20 Percent benefit to low/mod persons (line 19 divided by line 18)			1.00

Line 18 Calculation:	FFY 08	\$0.00	Line 19 Calculation:	FFY 08	\$0.00
	FFY 09	0.00		FFY 09	0.00
	FFY 10	331,712.80		FFY 10	331,712.80
	Total	<u>\$ 331,712.80</u>		Total	<u>\$ 331,712.80</u>

EXHIBIT - A

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21 Total PS expenditures from column h, form HUD 4949.2a	\$	-
22 Total PS unliquidated obligations from column r, form HUD 4949.2a		-
23 Sum of line 21 and line 22	\$	-
24 Total PS unliquidated reported at the end of the previous reporting period	\$	-
25 Net obligations for public services (line 23 minus line 24)	\$	-
26 Amount of program income received in the preceding program year	\$	-
27 Entitlement grant amount (from line 2)		-
28 Sum of lines 26 and 27	\$	-
29 Percent funds obligated for Public Service Activities (line 25 divided by line 28)		
30 Amount subject to planning and administrative cap (grant amount from line 2 plus line 5)	\$	228.11
31 Amount expended for Planning & Administration (from line 9 above)	\$	89,538.42
32 Percent funds expended (line 31 divided by line 30)		392.52

Program Income Narrative

A - Non Revolving Funds			
1 Economic Development	(D2499.9100)	\$	228.11
2 Float Funded Activities			
	(D2499.9401)		-
olk	(D2499.9800)		-
	(D2499.9600)		-
3 Other Loan Repayments			
Housing Rehabilitation Loans	(D2499.9500)		-
	(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)		-
			<u>228.11</u>
B - Total Non-Revolving Revolving Funds			
			-
Total Program Income			<u>228.11</u>

1 Outstanding Float-Funded Activities

\$ -
-
-

TOTAL

\$ -

2 Loans and Other Receivables

a. **Outstanding Loans**

i **Housing Rehabilitation Loans**

Loans Outstanding 0
Principal Balance \$ -

ii **CDBG Loans**

Principal Balance \$ 0 -

iii. **Economic Development Loans**

Loans Outstanding 14
Principal Balance \$ 283,127.20

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)	<u>2,156,243.72</u>
ADD: Income expected but not yet realized	-
LESS: Total budgeted amount on HUD-4949.2/2a	2,156,015.61
UNPROGRAMMED BALANCE:	<u>\$ 228.11</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)	\$ 1,734,992.50
ADD:	
LOC balance(s) as of GPR date:	\$ 1,857,408.98
Cash on hand:	
Grantee Program Account	228.11
Subrecipients Program Account	-
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>1,857,637.09</u>
UNRECONCILED DIFFERENCE:	<u>\$ (122,644.59)</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.

Name of Grantee
City of Oakland

Grant Number
B-09-MY-06-0013

Program Year
From 6/05/09 to 6/30/10

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

Single-Unit Activities (1Unit)	Multi-Unit Activities (2+ Units)
--------------------------------------	--

1 Check box only if grantee has no CDBG rehabilitation activities

None	None
------	------

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)

-	-
---	---

Projects

b. Number of units committed

-	-
---	---

Units

Units

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)

-	-
---	---

Projects

b. Number of units completed

-	-
---	---

Units

Units

8 Cumulative Expenditures:

-	-
---	---

a. CDBG funds expended

-	-
---	---

b. Other public (Federal, State, local) funds expended

-	-
---	---

c. Private funds expended

-	-
---	---

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HOME INVESTMENT PARTNERSHIPS PROGRAM

1. Allocation of HOME Funds

During the program year, HOME funds were awarded as follows (data on commitments and expenditures can be found in the HOME IDIS reports):

Program Administration	\$475,316
California Hotel	\$3,168,000
<u>Housing Rehabilitation</u>	<u>\$131,455</u>
TOTAL ALLOCATIONS	\$3,774,771

2. 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.

1) Projects Completed

Altenheim Senior Housing Phase II

1720 MacArthur Blvd.

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

HOME funding: \$6,440,000

Final building completed September 2010. Development fully occupied by October 2010. Project close-out and permanent loan conversion completed by June 2011.

2) Projects Underway

6th & Oak Senior

609 Oak Street

Construction of 70 new units for low income senior households

HOME funding: \$3,850,344

Secured all the necessary funding, received tax credits in 2010. Estimated completion date: April 2012

720 E. 11th Street

720 E. 11th Street

New construction of 55 rental units.

HOME funding: \$1,669,500

Secured 9% tax credit financing and closed all loans in February 2011. Commenced construction in February 2011.

California Hotel

3501 San Pablo Avenue

Rehabilitation of 150 unit SRO historic property to 137 units.

*Secured City and Agency financing, MHSA financing and 9% tax credit award.
Continued predevelopment activities.*

Drachma, Inc, Phase II

1428 8th Street; 1510 9th Street; 1711 Goss Street; 1030 Wood Street; 1479 12th Street; 1107 Center Street; 1503 12th Street

Rehabilitation of 14 units of rental housing.

HOME funding: \$840,000

The development continues with predevelopment work.

Lion Creek Crossings Phase IV

69th Avenue at Snell Street

New construction of 51 units of rental housing (including 1 manager's unit) and 21 units of reconstruction of public housing.

HOME funding: \$3,499,453

*Secured the remaining financing for the project including a 4% Tax Credit.
Began construction in October of 2010. Anticipated completion date: December 2011*

Saint Andrew's Manor Senior Apartments

3250 San Pablo Ave.

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

HOME Funding: \$1,248,300

Phase II closing delayed due to selection of permanent lender. Anticipate closing financing by October 2011. Anticipated construction start in November 2011.

Saint Joseph Family

2647 International Boulevard

New construction of 58 units of affordable family housing (including one manager unit).

HOME funding: \$3,850,344

Entitlements except for building permits completed; permits in process; loan documentation completed.

Saint Joseph Senior

2647 International Boulevard

Historic rehabilitation of former senior residence (currently offices) into 78 affordable rental units for seniors.

HOME funding: \$3,991,000

Construction was over 90% complete by end of June 2011.

The Savoy (Formerly: Jefferson Oaks Apartments or Oaks Hotel)

587 15th Street and 1424 Jefferson Street

Rehabilitation of two existing SRO buildings. Both buildings are adjacent to each other and will result in a total of 102 rehabilitated SRO units.

HOME funding: \$2,500,000

Secured 9% tax credit equity, and closed all financing in December 2010. Started construction in February 2011.

3) Loan Programs Operated During Program Year**American Dream Downpayment Initiative**

Citywide

The City made 2 loans for a total of \$36,000 from ADDI funds during the reporting period. These loans were provided as additional assistance to very low-income households that also received assistance through the Mortgage Assistance Program. One buyer's income was less than 30% area median income (AMI); the second less than 80% AMI.

Rehabilitation Assistance for Existing Owner-Occupied Homes

Community Development Districts

Provide deferred loans for low and moderate income homeowners.

3. 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.

4. Community Housing Development Organizations (CHDOs)

The City has four currently certified CHDOs – Affordable Housing Associates (AHA), Community Housing Development Corporation of North Richmond (CHDC-NR), the East Bay Asian Local Development Corporation (EBALDC), and Resources for Community Development (RCD).

HOME commitments to CHDOs have far exceeded the minimum program requirement of 15% of each year's allocation. As of June 30, 2011, approximately 60 percent of all allocated HOME funds have been provided to CHDOs since the inception of the program in 1992.

5. 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 Apartments, Phase II.

The MBE/WBE Report, reflecting contracting activity for these projects, is included at the end of this section.

6. 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 2010-2011 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.

7. Monitoring of Completed Rental Projects

The following HOME-assisted rental projects were monitored during the FY 2010-11 program year:

- Adeline Lofts, April 2011
- Allen Temple Manor, June 2011
- Altenheim Senior Housing, Phase I, April 2011
- Bancroft Senior Homes, March 2011
- Bishop Nichols Senior Housing, July 2010
- Coolidge Court, March 2011
- E.C. Reems Gardens, August 2010
- Eastmont Court, August 2010
- Fruitvale Transit Village, March 2011
- Harrison Hotel, August 2010
- International Blvd. Housing, August 2010
- Irene Cooper Manor, August 2010
- Las Bougainvilleas, September 2010
- Lincoln Court Senior, July 2010
- Linden Court (Chestnut), June 2011
- Lion Creek Crossing, Phase I, June 2011
- Lion Creek Crossing, Phase III, June 2011
- Madison @ 14th St. Apts., July 2010
- Mandela Gateway Apts., August 2010
- Northgate Apts., August 2010
- Orchards Senior , July 2010
- Percy Abram Jr. Senior Apts. , October 2010
- Sojourner Truth Manor, December 2010
- Southlake Tower, November 2010
- Stanley Avenue Apts., August 2010

The City continues to rely on a monitoring procedures manual and monitoring forms originally made possible due to HUD-funded technical assistance provided by ICF Consulting. The manual is updated as needed.

During the program year, the City's HOME program coordinator and the staff person responsible for housing monitoring and asset management both completed a three-day HUD-sponsored training in HOME Rental Housing Compliance. The program coordinator has received certification as a Certified HOME Program Specialist in Rental Housing Compliance; the monitoring staff person is awaiting the results of the certification test.

8. Displacement and Relocation

In FY 2010-11, work began on The Savoy (aka Jefferson Oaks Apartments) rehabilitation project to preserve an existing affordable housing resource, increase the number of long-term restricted affordable units, and improve livability for the residents and financial feasibility for the on going management of these housing units. The development will reconfigure and connect two adjacent SRO buildings—one that had long-term affordable units and the other that had no affordability restrictions. The rehabilitation will reduce the number of SRO units originally provided in the two buildings by 48 units in total, but because many of the original units rented at market rents not affordable to lower income households, the project will not reduce the number of units affordable to very low and low income households. All tenants were provided with relocation assistance as required. In accordance with the requirements of Section 104(d) of the Housing and Community Development Act of 1974, the City determined that because no lower income units were being removed from the housing supply, no replacement housing requirement was triggered.

9. HOME Program Income and MBE/WBE Report

Annual Performance Report HOME Program

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

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

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

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

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

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

Part I Participant Identification

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

Part II Program Income

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

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
---	--	--	---	---

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

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

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

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

10. HOME Match Report

HOME Match Report

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

OMB Approval No. 2506-0171
(exp. 12/31/2012)

Part I Participant Identification			Match Contributions for Federal Fiscal Year (yyyy) 2010
1. Participant No. (assigned by HUD) MC060208	2. Name of the Participating Jurisdiction Oakland CA		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	\$	14,826,331	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	12,238,044	
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$ 27,064,375
4. Match liability for current Federal fiscal year			\$ 1,129,486
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)			\$ 25,934,889

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	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
2749 - Jefferson Oaks	12/01/2010	1,040,999						1,040,099
2758 - 720 E. 11th St	02/10/2011	4,859,833						4,859,833
2758 - 720 E. 11th St.	02/10-2011	869,405						869,405
2518 - Altenheim Ph II	06/30/2011	5,467,807						5,467,807

11. HOME Drawdowns Per IDIS Report PR07

PR07 - Drawdown Report by Voucher Number - All Vouchers Subject to Match

Voucher Number	Line Item	IDIS Act ID	Voucher Status	LOCCS Send Date	Fund Type	Program	Drawn Amount
5161727	1	1	Revised	9/10/2010 3:03:11 am	EN	HOME	(\$500.00)
	2	2443	Completed	9/10/2010 3:03:11 am	EN	HOME	(\$500.00)
5163636	1	2746	Completed	9/17/2010 9:05:14 pm	EN	HOME	\$12,660.00
	2	2747	Completed	9/17/2010 9:05:14 pm	EN	HOME	\$14,400.00
5163641	1	1953	Completed	9/17/2010 9:05:14 pm	EN	HOME	\$13,000.00
	2	2340	Completed	9/17/2010 9:05:14 pm	EN	HOME	\$31,660.00
	3	2454	Completed	9/17/2010 9:05:14 pm	EN	HOME	\$20,573.00
5165456	1	2518	Completed	9/17/2010 9:05:21 pm	EN	HOME	\$151,872.00
	2	2518	Completed	9/17/2010 9:05:21 pm	EN	HOME	\$500.00
	3	2518	Completed	9/17/2010 9:05:21 pm	EN	HOME	\$208,139.00
5247899	1	2443	Completed	4/5/2011 9:05:28 pm	EN	HOME	\$40,319.00
5251780	1	2759	Completed	4/5/2011 9:05:28 pm	CR	HOME	\$3,001,453.00
	2	2759	Completed	4/5/2011 9:05:28 pm	CR	HOME	\$198,000.00
5251781	1	2760	Completed	4/5/2011 9:05:28 pm	CR	HOME	\$1,606,880.00
5251782	1	2749	Completed	4/5/2011 9:05:28 pm	CR	HOME	\$621,780.00
5251783	1	2758	Completed	4/5/2011 9:05:28 pm	CR	HOME	\$202,847.00
5253075	1	1958	Completed	4/5/2011 9:05:28 pm	CR	HOME	\$118,950.00
5259968	1	2749	Completed	4/20/2011 9:05:03 pm	CR	HOME	\$616,820.00
5259969	1	2758	Completed	4/20/2011 9:05:03 pm	CR	HOME	\$431,738.00
5262716	1	2758	Completed	4/26/2011 9:05:05 pm	CR	HOME	\$218,850.00
5283277	1	2758	Completed	6/14/2011 10:05:41 pm	CR	HOME	\$44,232.00
	2	2758	Completed	6/14/2011 10:05:41 pm	CR	HOME	\$368,919.00
5283645	1	2518	Completed	6/13/2011 10:05:51 pm	EN	HOME	\$198,093.00
5283647	1	2749	Completed	6/13/2011 10:05:51 pm	CR	HOME	\$804,864.00
	2	2749	Completed	6/13/2011 10:05:51 pm	CR	HOME	\$110,339.00
TOTAL DRAWS SUBJECT TO MATCH							\$9,035,888.00
MATH LIABLITY AT 12.5% (Partial Fiscal Distress Waiver)							\$1,129,486.00

12. Status of HOME Grants per IDIS Report PR27



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Commitments from Authorized Funds

(A) Fiscal Year	(B) Total Authorization	(C) Admin/OP Reservation	(E) CR/CC Funds-Amount Reserved to CHDOS	(F) % CHDO Rsvd	(G) SU Funds-Reservations to Other Entities	(H) EN Funds-PJ Committed to Activities	(I) Total Authorized Commitments	(K) % of Auth Cmtd
1992	\$4,282,000.00	\$428,200.00	\$3,516,532.00	82.1%	\$0.00	\$337,268.00	\$4,282,000.00	100.0%
1993	\$2,830,000.00	\$424,500.00	\$583,783.00	20.6%	\$0.00	\$1,821,717.00	\$2,830,000.00	100.0%
1994	\$3,455,000.00	\$518,250.00	\$726,366.77	21.0%	\$0.00	\$2,210,383.00	\$3,454,999.77	99.9%
1995	\$3,708,000.00	\$556,200.00	\$910,130.00	24.5%	\$0.00	\$2,241,670.00	\$3,708,000.00	100.0%
1996	\$3,889,000.00	\$583,350.00	\$583,350.00	15.0%	\$0.00	\$2,722,300.00	\$3,889,000.00	100.0%
1997	\$3,804,000.00	\$570,600.00	\$570,600.00	15.0%	\$0.00	\$2,662,800.00	\$3,804,000.00	100.0%
1998	\$4,113,000.00	\$616,950.00	\$2,843,628.00	69.1%	\$0.00	\$652,422.00	\$4,113,000.00	100.0%
1999	\$4,427,000.00	\$664,050.00	\$1,975,901.00	44.6%	\$0.00	\$1,787,049.00	\$4,427,000.00	100.0%
2000	\$4,435,000.00	\$665,250.00	\$1,966,401.00	44.3%	\$0.00	\$1,803,349.00	\$4,435,000.00	100.0%
2001	\$4,937,000.00	\$740,550.00	\$2,208,415.00	44.7%	\$0.00	\$1,988,035.00	\$4,937,000.00	100.0%
2002	\$4,918,000.00	\$491,800.00	\$2,831,899.00	57.5%	\$0.00	\$1,594,301.00	\$4,918,000.00	100.0%
2003	\$4,883,314.00	\$488,331.00	\$1,898,092.00	38.8%	\$0.00	\$2,496,891.00	\$4,883,314.00	100.0%
2004	\$5,304,734.00	\$486,650.00	\$3,833,405.00	72.2%	\$0.00	\$785,586.00	\$5,105,641.00	96.2%
2005	\$4,839,396.00	\$470,413.00	\$4,205,073.00	86.8%	\$0.00	\$163,910.00	\$4,839,396.00	100.0%
2006	\$4,494,122.00	\$442,662.70	\$1,600,000.00	35.6%	\$0.00	\$2,451,459.30	\$4,494,122.00	100.0%
2007	\$4,478,737.00	\$661,124.20	\$1,345,935.00	30.0%	\$0.00	\$752,653.51	\$2,759,712.71	61.6%
2008	\$4,305,431.00	\$641,724.00	\$3,650,344.00	84.7%	\$0.00	\$0.00	\$4,292,068.00	99.6%
2009	\$4,774,825.00	\$716,223.50	\$2,700,000.00	56.5%	\$0.00	\$0.00	\$3,416,223.50	71.5%
2010	\$4,753,166.00	\$536,057.60	\$279,336.00	5.8%	\$0.00	\$0.00	\$815,393.60	17.1%
Total	\$82,631,725.00	\$10,702,886.00	\$38,229,190.77	46.2%	\$0.00	\$26,471,793.81	\$75,403,870.58	91.2%



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Program Income (PI)

Fiscal Year	Program Income Receipts	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
1992	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1993	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1994	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1995	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
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	\$2,709,997.00	100.0%	\$2,709,997.00	\$0.00	\$2,709,997.00	100.0%
2006	\$1,794,674.00	\$1,794,674.00	100.0%	\$1,794,674.00	\$0.00	\$1,794,674.00	100.0%
2007	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2008	\$1,401,421.00	\$1,401,421.00	100.0%	\$1,401,421.00	\$0.00	\$1,401,421.00	100.0%
2009	\$304,951.00	\$304,951.00	100.0%	\$304,951.00	\$0.00	\$304,951.00	100.0%
2010	\$131,455.00	\$131,455.00	100.0%	\$131,455.00	\$0.00	\$131,455.00	100.0%
Total	\$10,911,512.00	\$10,911,512.00	100.0%	\$10,911,512.00	\$0.00	\$10,911,512.00	100.0%



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Disbursements

(A) Fiscal Year	(B) Total Authorization	(C) Disbursed	(D) Returned	(E) Net Disbursed	(F) Disbursed Pending Approval	(G) Total Disbursed	(H) % Disb	(I) Grant Balance
1992	\$4,282,000.00	\$4,282,000.00	\$0.00	\$4,282,000.00	\$0.00	4,282,000.00	100.0%	\$0.00
1993	\$2,830,000.00	\$2,830,000.00	\$0.00	\$2,830,000.00	\$0.00	2,830,000.00	100.0%	\$0.00
1994	\$3,455,000.00	\$3,462,499.77	(\$7,500.00)	\$3,454,999.77	\$0.00	3,454,999.77	99.9%	\$0.23
1995	\$3,708,000.00	\$3,708,000.00	\$0.00	\$3,708,000.00	\$0.00	3,708,000.00	100.0%	\$0.00
1996	\$3,889,000.00	\$3,889,000.00	\$0.00	\$3,889,000.00	\$0.00	3,889,000.00	100.0%	\$0.00
1997	\$3,804,000.00	\$3,804,000.00	\$0.00	\$3,804,000.00	\$0.00	3,804,000.00	100.0%	\$0.00
1998	\$4,113,000.00	\$4,113,000.00	\$0.00	\$4,113,000.00	\$0.00	4,113,000.00	100.0%	\$0.00
1999	\$4,427,000.00	\$4,427,000.00	\$0.00	\$4,427,000.00	\$0.00	4,427,000.00	100.0%	\$0.00
2000	\$4,435,000.00	\$4,435,000.00	\$0.00	\$4,435,000.00	\$0.00	4,435,000.00	100.0%	\$0.00
2001	\$4,937,000.00	\$4,796,502.00	\$0.00	\$4,796,502.00	\$0.00	4,796,502.00	97.1%	\$140,498.00
2002	\$4,918,000.00	\$4,918,000.00	\$0.00	\$4,918,000.00	\$0.00	4,918,000.00	100.0%	\$0.00
2003	\$4,883,314.00	\$4,883,314.00	\$0.00	\$4,883,314.00	\$0.00	4,883,314.00	100.0%	\$0.00
2004	\$5,304,734.00	\$5,303,734.00	\$0.00	\$5,303,734.00	\$0.00	5,303,734.00	99.9%	\$1,000.00
2005	\$4,839,396.00	\$4,839,896.00	(\$500.00)	\$4,839,396.00	\$0.00	4,839,396.00	100.0%	\$0.00
2006	\$4,494,122.00	\$4,190,579.00	(\$39,819.00)	\$4,150,760.00	\$0.00	4,150,760.00	92.3%	\$343,362.00
2007	\$4,478,737.00	\$2,004,042.71	\$0.00	\$2,004,042.71	\$0.00	2,004,042.71	44.7%	\$2,474,694.29
2008	\$4,305,431.00	\$3,734,893.00	\$0.00	\$3,734,893.00	\$0.00	3,734,893.00	86.7%	\$570,538.00
2009	\$4,774,825.00	\$110,339.00	\$0.00	\$110,339.00	\$0.00	110,339.00	2.3%	\$4,664,486.00
2010	\$4,753,166.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.0%	\$4,753,166.00
Total	\$82,631,725.00	\$69,731,799.48	(\$47,819.00)	\$69,683,980.48	\$0.00	69,683,980.48	84.3%	\$12,947,744.52



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Home Activities Commitments/Disbursements

(A) Fiscal Year	(B) Authorized for Activities	(C) Amount Committed to Activities	(D) % Cmtd	(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	100.0%	\$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	100.0%	\$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	\$2,936,749.77	99.9%	\$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	100.0%	\$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	100.0%	\$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	100.0%	\$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	100.0%	\$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	100.0%	\$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	100.0%	\$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	\$4,196,450.00	100.0%	\$4,196,450.00	\$0.00	\$4,196,450.00	100.0%	\$0.00	\$4,196,450.00	100.0%
2002	\$4,426,200.00	\$4,426,200.00	100.0%	\$4,426,200.00	\$0.00	\$4,426,200.00	100.0%	\$0.00	\$4,426,200.00	100.0%
2003	\$4,394,983.00	\$4,394,983.00	100.0%	\$4,394,983.00	\$0.00	\$4,394,983.00	100.0%	\$0.00	\$4,394,983.00	100.0%
2004	\$4,818,084.00	\$4,618,991.00	95.8%	\$4,817,084.00	\$0.00	\$4,817,084.00	99.9%	\$0.00	\$4,817,084.00	99.9%
2005	\$4,368,983.00	\$4,368,983.00	100.0%	\$4,369,483.00	(\$500.00)	\$4,368,983.00	100.0%	\$0.00	\$4,368,983.00	100.0%
2006	\$4,051,459.30	\$4,008,097.30	98.9%	\$3,747,916.30	(\$39,819.00)	\$3,708,097.30	91.5%	\$0.00	\$3,708,097.30	91.5%
2007	\$3,817,612.80	\$2,098,588.51	54.9%	\$1,562,918.51	\$0.00	\$1,562,918.51	40.9%	\$0.00	\$1,562,918.51	40.9%
2008	\$3,663,707.00	\$3,650,344.00	99.6%	\$3,650,344.00	\$0.00	\$3,650,344.00	99.6%	\$0.00	\$3,650,344.00	99.6%
2009	\$4,058,601.50	\$2,700,000.00	66.5%	\$110,339.00	\$0.00	\$110,339.00	2.7%	\$0.00	\$110,339.00	2.7%
2010	\$4,217,108.40	\$279,336.00	6.6%	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
Total	\$71,928,839.00	\$64,657,622.58	89.8%	\$61,198,867.58	(\$47,819.00)	\$61,151,048.58	85.0%	\$0.00	\$61,151,048.58	85.0%



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Administrative Funds (AD)

Fiscal Year	Authorized Amount	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	\$486,650.00	100.0%	\$0.00
2005	\$470,413.30	\$270,999.70	\$470,413.00	63.4%	\$271,000.00	\$470,413.00	100.0%	\$0.00
2006	\$442,662.70	\$179,467.40	\$442,662.70	71.1%	\$179,467.40	\$442,662.70	100.0%	\$0.00
2007	\$441,124.20	\$0.00	\$441,124.20	100.0%	\$0.00	\$441,124.20	100.0%	\$0.00
2008	\$427,816.00	\$140,142.10	\$427,816.00	75.3%	\$140,142.10	\$84,549.00	19.7%	\$343,267.00
2009	\$505,984.10	\$30,495.10	\$477,482.50	89.0%	\$58,996.70	\$0.00	0.0%	\$477,482.50
2010	\$475,316.60	\$13,145.50	\$475,316.60	97.3%	\$13,145.50	\$0.00	0.0%	\$475,316.60
Total	\$8,238,200.50	\$1,091,151.20	\$8,189,596.00	87.7%	\$1,139,755.70	\$6,893,529.90	84.1%	\$1,296,066.10



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CHDO Operating Funds (CO)

Fiscal Year	Authorized Amount	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	\$0.00	0.0%	\$245,900.00	\$0.00	0.0%	\$0.00
2003	\$244,165.00	\$0.00	0.0%	\$244,165.00	\$0.00	0.0%	\$0.00
2004	\$243,325.00	\$0.00	0.0%	\$243,325.00	\$0.00	0.0%	\$0.00
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
2007	\$220,562.10	\$220,000.00	99.7%	\$562.10	\$0.00	0.0%	\$220,000.00
2008	\$213,908.00	\$213,908.00	100.0%	\$0.00	\$0.00	0.0%	\$213,908.00
2009	\$238,741.25	\$238,741.00	99.9%	\$0.25	\$0.00	0.0%	\$238,741.00
2010	\$237,658.30	\$60,741.00	25.5%	\$176,917.30	\$0.00	0.0%	\$60,741.00
Total	\$3,424,159.65	\$2,513,290.00	73.3%	\$910,869.65	\$1,639,402.00	65.2%	\$873,888.00



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CHDO Funds (CR)

Fiscal Year	CHDO Requirement	Authorized Amount	Amount Reserved to CHDOS	% Req Rsvd	Unreserved CHDO Amount	Funds Committed to Activities	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1992	\$642,300.00	\$3,516,532.00	\$3,516,532.00	547.4%	\$0.00	\$3,516,532.00	100.0%	\$0.00	\$3,516,532.00	100.0%	\$0.00
1993	\$424,500.00	\$583,783.00	\$583,783.00	137.5%	\$0.00	\$583,783.00	100.0%	\$0.00	\$583,783.00	100.0%	\$0.00
1994	\$518,250.00	\$726,367.00	\$726,366.77	140.1%	\$0.23	\$726,366.77	100.0%	\$0.00	\$726,366.77	100.0%	\$0.00
1995	\$556,200.00	\$910,130.00	\$910,130.00	163.6%	\$0.00	\$910,130.00	100.0%	\$0.00	\$910,130.00	100.0%	\$0.00
1996	\$583,350.00	\$583,350.00	\$583,350.00	100.0%	\$0.00	\$583,350.00	100.0%	\$0.00	\$583,350.00	100.0%	\$0.00
1997	\$570,600.00	\$570,600.00	\$570,600.00	100.0%	\$0.00	\$570,600.00	100.0%	\$0.00	\$570,600.00	100.0%	\$0.00
1998	\$616,950.00	\$2,843,628.00	\$2,843,628.00	460.9%	\$0.00	\$2,843,628.00	100.0%	\$0.00	\$2,843,628.00	100.0%	\$0.00
1999	\$664,050.00	\$1,975,901.00	\$1,975,901.00	297.5%	\$0.00	\$1,975,901.00	100.0%	\$0.00	\$1,975,901.00	100.0%	\$0.00
2000	\$665,250.00	\$1,966,401.00	\$1,966,401.00	295.5%	\$0.00	\$1,966,401.00	100.0%	\$0.00	\$1,966,401.00	100.0%	\$0.00
2001	\$740,550.00	\$2,208,415.00	\$2,208,415.00	298.2%	\$0.00	\$2,208,415.00	100.0%	\$0.00	\$2,208,415.00	100.0%	\$0.00
2002	\$737,700.00	\$2,831,899.00	\$2,831,899.00	383.8%	\$0.00	\$2,831,899.00	100.0%	\$0.00	\$2,831,899.00	100.0%	\$0.00
2003	\$732,497.10	\$1,898,092.00	\$1,898,092.00	259.1%	\$0.00	\$1,898,092.00	100.0%	\$0.00	\$1,898,092.00	100.0%	\$0.00
2004	\$729,975.00	\$3,833,405.00	\$3,833,405.00	525.1%	\$0.00	\$3,833,405.00	100.0%	\$0.00	\$3,833,405.00	100.0%	\$0.00
2005	\$705,619.95	\$4,205,073.00	\$4,205,073.00	595.9%	\$0.00	\$4,205,073.00	100.0%	\$0.00	\$4,205,073.00	100.0%	\$0.00
2006	\$663,994.05	\$1,600,000.00	\$1,600,000.00	240.9%	\$0.00	\$1,556,638.00	97.2%	\$43,362.00	\$1,256,638.00	78.5%	\$343,362.00
2007	\$661,686.30	\$1,345,935.00	\$1,345,935.00	203.4%	\$0.00	\$1,345,935.00	100.0%	\$0.00	\$1,222,354.00	90.8%	\$123,581.00
2008	\$2,850,344.00	\$3,650,344.00	\$3,650,344.00	128.0%	\$0.00	\$3,650,344.00	100.0%	\$0.00	\$3,650,344.00	100.0%	\$0.00
2009	\$1,000,000.00	\$2,700,000.00	\$2,700,000.00	270.0%	\$0.00	\$2,700,000.00	100.0%	\$0.00	\$110,339.00	4.0%	\$2,589,661.00
2010	\$712,974.90	\$712,974.90	\$279,336.00	39.1%	\$433,638.90	\$279,336.00	100.0%	\$0.00	\$0.00	0.0%	\$279,336.00
Total	\$14,776,791.30	\$38,662,829.90	\$38,229,190.77	258.7%	\$433,639.13	\$38,185,828.77	99.8%	\$43,362.00	\$34,893,250.77	91.2%	\$3,335,940.00



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CHDO Loans (CL)

Fiscal Year	Amount Authorized	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disb	Balance to Disburse
1992	\$351,653.20	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1993	\$58,378.30	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1994	\$72,636.70	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1995	\$91,013.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$58,335.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$57,060.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$284,362.80	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$197,590.10	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$196,640.10	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$220,841.50	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$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	\$383,340.50	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$420,507.30	\$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
2007	\$134,593.50	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$365,034.40	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$270,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$71,297.49	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$3,866,282.99	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00



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CHDO Capacity (CC)

Fiscal Year	Authorized Amount	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disb	Balance to Disburse
1992	\$128,460.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1993	\$84,900.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1994	\$103,650.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1995	\$111,240.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$116,670.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$114,120.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$123,390.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$132,810.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$133,050.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$148,110.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$147,540.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$146,499.42	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
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
2007	\$134,362.11	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$129,162.93	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$143,244.75	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$142,594.98	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$2,469,809.73	\$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	Amount Committed	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1992	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1993	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1994	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1995	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
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
2007	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00



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Total Program Funds

(A) Fiscal Year	(B) Total Authorization	(C) Program Income Amount	(D) Committed Amount	(E) Net Disbursed for Activities	(F) Net Disbursed for Admin/OP	(G) Net Disbursed	(H) Disbursed Pending Approval	(I) Total Disbursed	(J) Available to Disburse
1992	\$4,282,000.00	\$0.00	\$3,853,800.00	\$3,853,800.00	\$428,200.00	\$4,282,000.00	\$0.00	\$4,282,000.00	\$0.00
1993	\$2,830,000.00	\$0.00	\$2,405,500.00	\$2,405,500.00	\$424,500.00	\$2,830,000.00	\$0.00	\$2,830,000.00	\$0.00
1994	\$3,455,000.00	\$0.00	\$2,936,749.77	\$2,936,749.77	\$518,250.00	\$3,454,999.77	\$0.00	\$3,454,999.77	\$0.23
1995	\$3,708,000.00	\$0.00	\$3,151,800.00	\$3,151,800.00	\$556,200.00	\$3,708,000.00	\$0.00	\$3,708,000.00	\$0.00
1996	\$3,889,000.00	\$0.00	\$3,305,650.00	\$3,305,650.00	\$583,350.00	\$3,889,000.00	\$0.00	\$3,889,000.00	\$0.00
1997	\$3,804,000.00	\$0.00	\$3,233,400.00	\$3,233,400.00	\$570,600.00	\$3,804,000.00	\$0.00	\$3,804,000.00	\$0.00
1998	\$4,113,000.00	\$0.00	\$3,496,050.00	\$3,496,050.00	\$616,950.00	\$4,113,000.00	\$0.00	\$4,113,000.00	\$0.00
1999	\$4,427,000.00	\$0.00	\$3,762,950.00	\$3,762,950.00	\$664,050.00	\$4,427,000.00	\$0.00	\$4,427,000.00	\$0.00
2000	\$4,435,000.00	\$0.00	\$3,769,750.00	\$3,769,750.00	\$665,250.00	\$4,435,000.00	\$0.00	\$4,435,000.00	\$0.00
2001	\$4,937,000.00	\$0.00	\$4,196,450.00	\$4,196,450.00	\$600,052.00	\$4,796,502.00	\$0.00	\$4,796,502.00	\$140,498.00
2002	\$4,918,000.00	\$0.00	\$4,426,200.00	\$4,426,200.00	\$491,800.00	\$4,918,000.00	\$0.00	\$4,918,000.00	\$0.00
2003	\$4,883,314.00	\$3,581,036.00	\$7,976,019.00	\$7,976,019.00	\$488,331.00	\$8,464,350.00	\$0.00	\$8,464,350.00	\$0.00
2004	\$5,304,734.00	\$987,978.00	\$5,606,969.00	\$5,805,062.00	\$486,650.00	\$6,291,712.00	\$0.00	\$6,291,712.00	\$1,000.00
2005	\$4,839,396.00	\$2,709,997.00	\$7,078,980.00	\$7,078,980.00	\$470,413.00	\$7,549,393.00	\$0.00	\$7,549,393.00	\$0.00
2006	\$4,494,122.00	\$1,794,674.00	\$5,802,771.30	\$5,502,771.30	\$442,662.70	\$5,945,434.00	\$0.00	\$5,945,434.00	\$343,362.00
2007	\$4,478,737.00	\$0.00	\$2,098,588.51	\$1,562,918.51	\$441,124.20	\$2,004,042.71	\$0.00	\$2,004,042.71	\$2,474,694.29
2008	\$4,305,431.00	\$1,401,421.00	\$5,051,765.00	\$5,051,765.00	\$84,549.00	\$5,136,314.00	\$0.00	\$5,136,314.00	\$570,538.00
2009	\$4,774,825.00	\$304,951.00	\$3,004,951.00	\$415,290.00	\$0.00	\$415,290.00	\$0.00	\$415,290.00	\$4,664,486.00
2010	\$4,753,166.00	\$131,455.00	\$410,791.00	\$131,455.00	\$0.00	\$131,455.00	\$0.00	\$131,455.00	\$4,753,166.00
Total	\$82,631,725.00	\$10,911,512.00	\$75,569,134.58	\$72,062,560.58	\$8,532,931.90	\$80,595,492.48	\$0.00	\$80,595,492.48	\$12,947,744.52



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Total Program Percent

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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	85.0%	85.0%	12.1%	97.1%	0.0%	97.1%	2.8%
2002	\$4,918,000.00	\$0.00	90.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
2003	\$4,883,314.00	\$3,581,036.00	163.3%	94.2%	5.7%	100.0%	0.0%	100.0%	0.0%
2004	\$5,304,734.00	\$987,978.00	105.6%	92.2%	7.7%	99.9%	0.0%	99.9%	0.0%
2005	\$4,839,396.00	\$2,709,997.00	146.2%	93.7%	6.2%	100.0%	0.0%	100.0%	0.0%
2006	\$4,494,122.00	\$1,794,674.00	129.1%	87.5%	7.0%	94.5%	0.0%	94.5%	5.4%
2007	\$4,478,737.00	\$0.00	46.8%	34.8%	9.8%	44.7%	0.0%	44.7%	55.2%
2008	\$4,305,431.00	\$1,401,421.00	117.3%	88.5%	1.4%	90.0%	0.0%	90.0%	9.9%
2009	\$4,774,825.00	\$304,951.00	62.9%	8.1%	0.0%	8.1%	0.0%	8.1%	91.8%
2010	\$4,753,166.00	\$131,455.00	8.6%	2.6%	0.0%	2.6%	0.0%	2.6%	97.3%
Total	\$82,631,725.00	\$10,911,512.00	91.4%	77.0%	9.1%	86.1%	0.0%	86.1%	13.8%

13. Status of HOME Activities per IDIS Report PR22



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IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Commit Date	Committed Amount	Drawn Amount	PCT
Homebuyer	ACQUISITION ONLY	2746	7863 Olive St , Oakland CA, 94621	Completed	09/15/10	1	1	09/14/10	\$12,660.00	\$12,660.00	100.00%
		2747	6922 Arthur St , Oakland CA, 94605	Completed	09/15/10	1	1	09/14/10	\$14,400.00	\$14,400.00	100.00%
		2806	3073 Broadmoor Vw , Oakland CA, 94605	Final Draw	06/13/11	1	1	06/08/11	\$21,000.00	\$21,000.00	100.00%
		2807	3475 Encina Way , Oakland CA, 94605	Final Draw	06/13/11	1	1	06/08/11	\$15,000.00	\$15,000.00	100.00%



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IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Commit Date	Committed Amount	Drawn Amount	PCT
Homebuyer	ACQUISITION AND NEW CONSTRUCTION	2294	8TH ST AND MANDELA PARKWAY , OAKLAND CA, 94612	Final Draw	08/03/09	14	8	03/05/07	\$771,300.00	\$771,300.00	100.00%



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IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Commit Date	Committed Amount	Drawn Amount	PCT
Homeowner Rehab	REHABILITATION	2079	714 37TH ST , OAKLAND CA, 94609	Open	05/09/07	1	1	07/01/05	\$0.00	\$0.00	0.00%
		2343	3220 61ST AVE , OAKLAND CA, 94605	Open	12/23/08	0	0	06/26/07	\$62,672.00	\$500.00	0.80%



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IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Commit Date	Committed Amount	Drawn Amount	PCT
Rental	NEW CONSTRUCTION	2295	928-988 66TH AVE , OAKLAND CA, 94621	Completed	08/30/10	106	11	03/05/07	\$1,600,000.00	\$1,600,000.00	100.00%



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IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Home Units	Commit Date	Committed Amount	Drawn Amount	PCT
Rental	REHABILITATION	2200	6015 MARTIN LUTHER KING, JR WAY , OAKLAND CA, 94609	Completed	05/01/11	87	87 06/28/06	\$160,650.00	\$160,650.00	100.00%
		2443	3250 SAN PABLO AVENUE , OAKLAND CA, 94704	Open	06/13/11	0	0 05/09/08	\$748,300.00	\$696,476.00	93.07%



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IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Commit Date	Committed Amount	Drawn Amount	PCT
Rental	ACQUISITION AND REHABILITATION	2596	2647 INTERNATIONAL BLVD , OAKLAND CA, 94601	Open	06/10/09	77	77	05/29/09	\$3,991,000.00	\$3,891,000.00	97.49%
		2749	1424 Jefferson St , Oakland CA, 94612	Open	06/13/11	0	0	12/23/10	\$2,500,000.00	\$2,153,803.00	86.15%



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IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Commit Date	Committed Amount	Drawn Amount	PCT
Rental	ACQUISITION AND NEW CONSTRUCTION	2518	1720 MACARTHUR BLVD , OAKLAND CA, 94602	Final Draw	06/13/11	81	40	07/31/08	\$6,440,000.00	\$6,440,000.00	100.00%
		2758	720 E 11th Street , Oakland CA, 94606	Open	06/14/11	0	0	03/02/11	\$1,669,503.00	\$1,266,586.00	75.87%
		2759	69th Avenue and Snell Avenue , Oakland CA, 94621	Open	04/05/11	0	0	03/31/11	\$3,499,453.00	\$3,199,453.00	91.43%
		2760	116 6th St , Oakland CA, 94607	Open	04/05/11	0	0	03/31/11	\$3,850,344.00	\$1,606,880.00	41.73%

EMERGENCY SERVICES GRANT AND CONTINUUM OF CARE FOR HOMELESS PERSONS

1. 2010-11 Emergency Shelter Grant - Accomplishment Narrative

1) Assessment Goals & Objectives:

The 2010-11 PATH Strategy, partially funded by ESG helped address pertinent Strategic Plan objectives related to housing and other priority homeless needs by providing homeless prevention services and financial assistance, support services related to housing, and rapid re-housing services.

Through Oakland's PATH Strategy, partially funded by ESG for 2010-11, approximately 2,304 homeless or near homeless persons gained access to permanent housing, temporary shelter, hotel/motel vouchers, support services, rental assistance, eviction prevention, outreach, homeless encampment services and/or other support services. Of the 2,304 served, 912 are reported to have obtained or maintained permanent housing; 247 maintained or obtained transitional housing; 60 received some form of rental assistance; over 155,024 meals were served, and 59,877 shelter and hotel/motel bednights were provided.

2) Leveraging Resources:

To meet the dollar-for-dollar match requirements for the \$368,902 awarded in the FY 2010/1110 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
Homeless Mobile Outreach Program	\$307,691
Total Match	\$422,691

3) Self-Evaluation:

The 2011 Alameda County Homeless Count Survey estimates that 4,178 people were homeless on any given day in January 2011. The supply of shelter beds in Oakland meets close to 6% of this demand. Through PATH (ESG funded) activities, not only is the need for shelter addressed, but a greater focus is placed on the immediate need for housing and/or housing related services for those individuals and/or families plagued with issues leading to homelessness.

Under the 2010-11 PATH Strategy, with ESG and match funding 2,304 people (55% of the 2011 estimate of the Alameda County homeless population on any given winter day) received housing related services and support services resulting in 1,159 obtaining or maintaining permanent housing or transitional housing. Sixty households

received financial assistance. In addition, shelter services, hotel/motel vouchers and other housing assistances and support services were provided to assist those in need of homeless prevention and/or rapid rehousing services.

The City also operated a temporary winter shelter at the Oakland Army Base site from November 2010 through mid April 2011. Over 14,715 shelter bednights were provided to clients unable to access the shelter system during the cold and rainy winter months. This effort is a continued and vital partnership between Alameda County, City of Berkeley, Anka Behavioral Health, Inc., and the City, benefitting the homeless population during the winter months.

The City, along with Operation Dignity and Abode services administered the Homeless Mobile Outreach Program, serving the homeless living in encampments. Within the FY 2010-11 program year, site assessments for 131 encampments were completed. There were 34,909 units of harm reduction and outreach provided to those living in homeless encampments and over 135 hard-to-house encampment dwellers were placed in housing.

2. Status of ESG Activities per IDIS Report PR19 Part 1

Project Title EMERGENCY SHELTER GRANT		Project Number 78	Plan Year 2006	Grantee Project ID				
Summary of Associated Activities:								
Activity type	Activity Number	Activity Name	Committed	Drawn	Balance	Initial Funding Date	Status	Completion Date
Homeless Assistance								
	2651	09-11 HMOP ABODE	10,428.00	0.00	10,428.00	12-16-2009	Open	
	2542	73RD AVENUE SPC	20,000.00	0.00	20,000.00	09-29-2008	Open	
	2632	2008-09 HUNGER PROGRAM & 09-10 & 10-11 HUNGER PROGRAM	11,352.70	11,298.74	53.96	06-26-2009	Open	
	2650	2009/11 HOMELESS MOBILE OUTREACH PROGRAM	9,999.96	9,999.96	0.00	12-16-2009	Completed	08-16-2011
Total			51,780.66	21,298.70	30,481.96			
Project Title DHS/EMERGENCY SHELTER GRANT/PERM. ACCESS TO HOUSING		Project Number 68	Plan Year 2008	Grantee Project ID				
Summary of Associated Activities:								
Activity type	Activity Number	Activity Name	Committed	Drawn	Balance	Initial Funding Date	Status	Completion Date
Homeless Assistance								
	2750	10-11 PATH ST. MARY'S CENTER	45,210.00	45,210.00	0.00	01-03-2011	Completed	08-16-2011
Total			45,210.00	45,210.00	0.00			
Project Title DHS/EMERGENCY SHELTER GRANT/PERM.ACCESS TO HOUSING		Project Number 70	Plan Year 2008	Grantee Project ID				
Summary of Associated Activities:								
Activity type	Activity Number	Activity Name	Committed	Drawn	Balance	Initial Funding Date	Status	Completion Date
Homeless Prevention								
	2843	lifelong medical 10-11PATH	23,073.00	23,073.00	0.00	08-10-2011	Completed	08-12-2011
Homeless Assistance								
	2768	EOCP 10-11 PATH ESG G306210	6,041.00	6,041.00	0.00	04-18-2011	Completed	08-12-2011
Total			29,114.00	29,114.00	0.00			
Project Title DHS EMERGENCY SHELTER GRANT PATH CITY ADMINISTRATION		Project Number 68	Plan Year 2009	Grantee Project ID				
Summary of Associated Activities:								
Activity type	Activity Number	Activity Name	Committed	Drawn	Balance	Initial Funding Date	Status	Completion Date
Administration								
	2664	CITY ADMIN ESG PATH G359010	18,536.00	15,952.98	2,583.02	02-16-2010	Open	
Total			18,536.00	15,952.98	2,583.02			

Project Title		Project Number	Plan Year	Grantee Project ID				
Emergency Shelter Grant-City		8	2010					
Summary of Associated Activities:								
Activity type	Activity Number	Activity Name	Committed	Drawn	Balance	Initial Funding Date	Status	Completion Date
Homeless Prevention								
	2766	bffwc g359010 10-11path esg	40,000.00	39,970.00	30.00	04-18-2011	Open	
	2769	EBCLC 10-11PATH ESG G359610	29,647.00	29,647.00	0.00	04-19-2011	Completed	08-16-2011
	2770	EBCRP 10-11 ESG PATH G359610	57,470.00	31,109.38	26,360.62	04-19-2011	Open	
	2771	FPFY10-11 PATH G359610	100,000.00	100,000.00	0.00	04-19-2011	Completed	08-16-2011
Homeless Assistance								
	2767	EOCP 10-11 PATH ESG G359610	70,280.00	70,280.00	0.00	04-18-2011	Open	
	2773	10-11STMARYS PATH SERVICESG359610	53,060.00	53,060.00	0.00	04-25-2011	Completed	08-16-2011
Total			350,457.00	324,066.38	26,390.62			
Project Title		Project Number	Plan Year	Grantee Project ID				
Emergency Shelter Grant-City/DHS Administration		28	2010					
Summary of Associated Activities:								
Activity type	Activity Number	Activity Name	Committed	Drawn	Balance	Initial Funding Date	Status	Completion Date
Administration								
	2772	CITY ADMIN ESG PATH G359610	18,445.00	9,611.82	8,833.18	04-19-2011	Open	
Total			18,445.00	9,611.82	8,833.18			
TOTALS			513,542.66	445,253.88	68,288.78			

3. Status of ESG Activities per IDIS Report PR19 Part 2

Select all Activities for plan year: 2010

Project Title

Emergency Shelter Grant-City

Activity Number: 2766

ESG Activity type: Homeless Prevention

Activity Overview:

Project Number Plan Year

8 2010

Grantee Project ID

Activity Name: bffwc g359010 10-11path esg

Grantee Activity ID: g359610 bffwc p

Accomplishment Narrative:

ESG Amount Funded: 40,000.00

ESG Amount Drawn to date: 39,970.00

Initial Funding Date: 04-18-2011

Status: Open

Completion date:

Organization carrying out the activity:

Is organization community based: no

Performance Objective: Create suitable living environments

Performance Outcome: Availability/accessibility

Services Provided:

During 2010/11 program year BFWC has helped 74 households (158 individuals) victimized by domestic violence (or the potential of) in their search for safe and affordable housing. Of the 74 households assisted, 28 households (90 individuals) have achieved permanent housing. Another 9% are living in shelters or safehouses, 23% in intermediate housing, and 11% in transitional housing. 32 households (71 individuals) received financial assistance to obtain or maintain housing.

Other

Beneficiary Information:

White:	35	23
Black/African American:	84	0
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	5	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	2	0
Other multi-racial:	32	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	158	23

IDIS Activity ID: 2766 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	74
Annual Number of Children Served:	84

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	158
--	-----

Number Served with Financial Assistance by Housing Type:

Barracks:	39
Group/Large House:	0
Scattered Site Apartment	73
Single Family Detached House:	9
Single Room Occupancy:	5
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	32
Total:	158

Services Provided to Individuals:

Unaccompanied 18 and over:	
Male:	0
Female:	41
Unaccompanied under 18:	
Male:	0
Female:	0

Annual Number of Family Housholds with Children Headed by Single Parents:

Single Parent 18 and over:	
Male:	0
Female:	33
Single Parent under 18:	
Male:	0
Female:	0

Annual Number of Family Housholds Served:

Two Parents 18 and older with children:	0
Two Parents under 18 with children:	0
Family households with no children:	0

Subpopulation Served:

Chronically Homeless:	0
Severely Mentalyy III:	10
Chronic Substance Abuse:	0
Other Disability:	2
Veterans:	0
Persons with HIV/AIDS:	0
Victims of Domestic Violence:	66
Elderly:	0

Financial Summary Data:

Amount of funds for Homeless Prevention only:	33,657
Amount of funds for Homeless Prevention Financial Assistance:	6,343
Total:	40,000
Other Funds:	
Other HUD Funds:	0
Other Federal Funds:	0
State Government:	0
Local Government:	40,000
Private Funds:	0
Other:	0
Fee:	0
Total:	0

Project Title	Project Number	Plan Year
Emergency Shelter Grant-City	8	2010

Activity Number: 2769

ESG Activity type: Homeless Prevention

Activity Overview:

ESG Amount Funded: 29,647.00

ESG Amount Drawn to date: 29,647.00

Initial Funding Date: 04-19-2011

Status: Completed

Completion date: 08-16-2011

Organization carrying out the activity:

Is organization community based: no

Performance Objective: Provide decent affordable housing

Performance Outcome: Availability/accessibility

Services Provided:

Outreach

Beneficiary Information:

White:	70	0
Black/African American:	298	0
Asian:	14	0
American Indian/Alaskan Native:	4	0
Native Hawaiian/Other Pacific Islander:	5	0
American Indian/Alaskan Native & White:	3	0
Asian & White:	1	0
Black/African American & White:	6	0
Amer. Indian/Alaskan Native & Black/African Amer.:	10	0
Other multi-racial:	69	59
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	480	59

Grantee Project ID

Activity Name: EBCLC 10-11PATH ESG G359610

Grantee Activity ID: G359610-EBCLC

Accomplishment Narrative:

EBCLC has provided pro per (legal) assistance to 480 clients under its Homeless Prevention Project, Eviction Clinic (EC). Of the 480 that received EC services, 310 maintained permanent or shared housing, 17 entered emergency or street-based services and 153 cases are still pending.

IDIS Activity ID: 2769 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	480
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	480
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Number Served with Financial Assistance by Housing Type:

Barracks:	0
Group/Large House:	0
Scattered Site Apartment	0
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	0
Total:	0

Services Provided to Individuals:

Unaccompanied 18 and over:	
Male:	0
Female:	0
Unaccompanied under 18:	
Male:	0
Female:	0

Annual Number of Family Housholds with Children Headed by Single Parents:

Single Parent 18 and over:	
Male:	0
Female:	0
Single Parent under 18:	
Male:	0
Female:	0

Annual Number of Family Housholds Served:

Two Parents 18 and older with children:	0
Two Parents under 18 with children:	0
Family households with no children:	0

Subpopulation Served:

Chronically Homeless:	0
Severely Mentalyy III:	0
Chronic Substance Abuse:	0
Other Disability:	0
Veterans:	0
Persons with HIV/AIDS:	0
Victims of Domestic Violence:	0
Elderly:	30

Financial Summary Data:

Amount of funds for Homeless Prevention only:	29,647
Amount of funds for Homeless Prevention Financial Assistance:	0
Total:	29,647
Other Funds:	
Other HUD Funds:	0
Other Federal Funds:	0
State Government:	0
Local Government:	29,648
Private Funds:	0
Other:	0
Fee:	0
Total:	0

Project Title	Project Number	Plan Year
Emergency Shelter Grant-City	8	2010

Activity Number: 2770

ESG Activity type: Homeless Prevention

Activity Overview:

ESG Amount Funded: 57,470.00

ESG Amount Drawn to date: 31,109.38

Initial Funding Date: 04-19-2011

Status: Open

Completion date:

Organization carrying out the activity:

Is organization community based: no

Performance Objective: Provide decent affordable housing

Performance Outcome: Availability/accessibility

Services Provided:

Mental Health HIV/AIDS Services
Alcohol/Drug ProgramHomeless Prevention

Beneficiary Information:

White:	4	0
Black/African American:	14	0
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	1	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	1	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	20	0

Grantee Project ID

Activity Name: EBCRP 10-11 ESG PATH G359610

Grantee Activity ID: G359610-EBCRP

Accomplishment Narrative:

Through the Oakland PATH Strategy, EBCRP has provided to 20 clients, both outpatient and residential substance abuse and mental health treatment to persons with co-occurring disorders (mental illness and substance abuse, and persons with HIV and Hepatitis C infection. Through PATH, EBCRP hired a housing specialist to provide support to current staff and clients to find and maintain stable permanent housing. All clients served were clients who were homeless or at risk of being homeless.

IDIS Activity ID: 2770 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	20
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	20
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Number Served with Financial Assistance by Housing Type:

Barracks:	0
Group/Large House:	0
Scattered Site Apartment	0
Single Family Detached House:	0
Single Room Occupancy:	20
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	0
Total:	20

Services Provided to Individuals:

Unaccompanied 18 and over:

Male:	6
Female:	14

Unaccompanied under 18:

Male:	0
Female:	0

Annual Number of Family Housholds with Children Headed by Single Parents:

Single Parent 18 and over:

Male:	0
Female:	0

Single Parent under 18:

Male:	0
Female:	0

Annual Number of Family Housholds Served:

Two Parents 18 and older with children:	0
Two Parents under 18 with children:	0
Family households with no children:	0

Subpopulation Served:

Chronically Homeless:	0
Severely Mentalyy Ill:	12
Chronic Substance Abuse:	9
Other Disability:	0
Veterans:	0
Persons with HIV/AIDS:	1
Victims of Domestic Violence:	0
Elderly:	0

Financial Summary Data:

Amount of funds for Homeless Prevention only:	16,285
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Amount of funds for Homeless Prevention Financial Assistance:	0
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Total:	16,285
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Other Funds:

Other HUD Funds:	0
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Other Federal Funds:	0
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State Government:	0
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Local Government:	57,471
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Private Funds:	0
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Other:	0
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Fee:	0
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Total:	0
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Project Title	Project Number	Plan Year
Emergency Shelter Grant-City	8	2010

Activity Number: 2771

ESG Activity type: Homeless Prevention

Activity Overview:

ESG Amount Funded: 100,000.00

ESG Amount Drawn to date: 100,000.00

Initial Funding Date: 04-19-2011

Status: Completed

Completion date: 08-16-2011

Organization carrying out the activity:

Is organization community based: no

Performance Objective: Provide decent affordable housing

Performance Outcome: Availability/accessibility

Services Provided:

Drop-in Center

EmploymentHomeless Prevention

Beneficiary Information:

White:	0	0
Black/African American:	26	1
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	0	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	7	4
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	33	5

Grantee Project ID

Activity Name: FPFY10-11 PATH G359610

Grantee Activity ID: G359610-fpfy101

Accomplishment Narrative:

During program year 2010/11 FPFY provided rental subsidies to approximately 33 youth households (24 youth adults and 9 adolescent children). Case management, employment vocation services, self sufficiency development, substance abuse counseling and community activities were provided under Oakland PATH to residents at the Madison Hotel and Scattered sites to prevent youth from becoming homeless.

IDIS Activity ID: 2771 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	24
Annual Number of Children Served:	9

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	33
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Number Served with Financial Assistance by Housing Type:

Barracks:	0
Group/Large House:	0
Scattered Site Apartment	17
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	18
Total:	35

Services Provided to Individuals:

Unaccompanied 18 and over:

Male:	3
Female:	11

Unaccompanied under 18:

Male:	0
Female:	0

Annual Number of Family Housholds with Children Headed by Single Parents:

Single Parent 18 and over:

Male:	0
Female:	10

Single Parent under 18:

Male:	0
Female:	0

Annual Number of Family Housholds Served:

Two Parents 18 and older with children:	0
Two Parents under 18 with children:	0
Family households with no children:	0

Subpopulation Served:

Chronically Homeless:	0
Severely Mentalyy Ill:	0
Chronic Substance Abuse:	0
Other Disability:	0
Veterans:	0
Persons with HIV/AIDS:	0
Victims of Domestic Violence:	0
Elderly:	0

Financial Summary Data:

Amount of funds for Homeless Prevention only:	30,766
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Amount of funds for Homeless Prevention Financial Assistance:	69,234
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Total:	100,000
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Other Funds:

Other HUD Funds:	57,737
Other Federal Funds:	0
State Government:	0
Local Government:	17,383
Private Funds:	0
Other:	0
Fee:	0
Total:	0

Project Title	Project Number	Plan Year
Emergency Shelter Grant-City	8	2010

Activity Number: 2767

ESG Activity type: Homeless Assistance

Activity Overview:

ESG Amount Funded: 70,280.00

ESG Amount Drawn to date: 70,280.00

Initial Funding Date: 04-18-2011

Status: Open

Completion date:

Organization carrying out the activity:

Is organization community based: no

Performance Objective: Provide decent affordable housing

Performance Outcome: Availability/accessibility

Services Provided:

Emergency Shelter Facilities Transitional Shelter

Health Care Mental Health HIV/AIDS Services

Alcohol/Drug ProgramEmployment

Beneficiary Information:

White:	145	32
Black/African American:	400	3
Asian:	5	0
American Indian/Alaskan Native:	10	0
Native Hawaiian/Other Pacific Islander:	15	0
American Indian/Alaskan Native & White:	7	0
Asian & White:	4	0
Black/African American & White:	5	0
Amer. Indian/Alaskan Native & Black/African Amer.:	8	0
Other multi-racial:	30	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	629	35

Grantee Project ID

Activity Name: EOCP 10-11 PATH ESG G359610

Grantee Activity ID: G359610 EOCP

Accomplishment Narrative:

During the 2010/11 program year, EOCP served 295 households (629 individuals) with 37,525 shelter bednights, 85,187 meals, 2,814 units of case management, 84 units of HIV services, 820 units of health care services and 14 with benefits advocacy, 314 units of mental health services while assisting 30 households and 135 single individuals into permanent housing and 21 households and 80 single individuals into transitional housing. Through employment & benefits advocacy services, 121 secured employment while 138 gained access to other income.

IDIS Activity ID: 2767 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	629
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	629
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Number Served with Financial Assistance by Housing Type:

Barracks:	629
Group/Large House:	0
Scattered Site Apartment	0
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	0
Total:	629

Subpopulation Served:

Chronically Homeless:	77
Severely Mentalyy III:	166
Chronic Substance Abuse:	189
Other Disability:	17
Veterans:	59
Persons with HIV/AIDS:	77
Victims of Domestic Violence:	64
Elderly:	16

Financial Summary Data:

Conversion:	0
Major Rehabilitation:	0
Renovation:	0
Operations:	40,254
Essential Services:	26,776
Total:	0

Other Funds:

Other HUD Funds:	6,041
Other Federal Funds:	0
State Government:	0
Local Government:	50,239
Private Funds:	0
Other:	0
Fee:	0
Total:	0

Project Title
Emergency Shelter Grant-City

Activity Number: 2773

ESG Activity type: Homeless Assistance

Activity Overview:

ESG Amount Funded: 53,060.00

ESG Amount Drawn to date: 53,060.00

Initial Funding Date: 04-25-2011

Status: Completed

Completion date: 08-16-2011

Organization carrying out the activity:

Is organization community based: no

Performance Objective: Provide decent affordable housing

Performance Outcome: Availability/accessibility

Services Provided:

Emergency Shelter Facilities Transitional Shelter Vouchers for Shelters Drop-in Center

Beneficiary Information:

White:	22	8
Black/African American:	85	0
Asian:	2	0
American Indian/Alaskan Native:	1	0
Native Hawaiian/Other Pacific Islander:	1	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	5	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	116	8

Grantee Project ID

Activity Name: 10-11STMARYS PATH SERVICESG359610

Grantee Activity ID: 10-11SMC G3596

Accomplishment Narrative:

Under Oakland's PATH Strategy, SMC provided housing related services to 129 homeless seniors through the provision of emergency shelter, intensive case management, and housing advocacy services.

Services also included 244 recovery and mental health group meeting and 156 housing counseling sessions.

IDIS Activity ID: 2773 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	129
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	129
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Number Served with Financial Assistance by Housing Type:

Barracks:	1
Group/Large House:	16
Scattered Site Apartment	30
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	3
Hotel/Motel:	13
Other:	0
Total:	63

Subpopulation Served:

Chronically Homeless:	0
Severely Mentalyy III:	23
Chronic Substance Abuse:	24
Other Disability:	22
Veterans:	10
Persons with HIV/AIDS:	0
Victims of Domestic Violence:	0
Elderly:	100

Financial Summary Data:

Conversion:	0
Major Rehabilitation:	0
Renovation:	0
Operations:	20,000
Essential Services:	33,060
Total:	0

Other Funds:

Other HUD Funds:	45,210
Other Federal Funds:	0
State Government:	0
Local Government:	1,730
Private Funds:	0
Other:	0
Fee:	0
Total:	0

Project Title	Project Number	Plan Year	Grantee Project ID
Emergency Shelter Grant-City/DHS Administration	28	2010	
Activity Number: 2772			Activity Name: CITY ADMIN ESG PATH G359610
ESG Activity type: Administration			Grantee Activity ID: G359610 CITY A
Financial Information:			
ESG Amount Funded: 18,445.00			
ESG Amount Drawn to date: 9,611.82			
Initial Funding Date: 04-19-2011			
Status: Open			
Completion date:			

Project Title
DHS/EMERGENCY SHELTER GRANT/PERM.ACCESS TO HOUSING- M&O
Activity Number: 2843
ESG Activity type: Homeless Prevention
Activity Overview:

Project Number
70
Plan Year
2008

Grantee Project ID

Activity Name: lifelong medical 10-11PATH
Grantee Activity ID: g306210lifelong1
Accomplishment Narrative:

ESG Amount Funded: 23,073.00
ESG Amount Drawn to date: 23,073.00
Initial Funding Date: 08-10-2011
Status: Completed
Completion date: 08-12-2011
Organization carrying out the activity: LIFELONG MEDICAL CARE
Is organization community based: no
Performance Objective: Provide decent affordable housing
Performance Outcome: Availability/accessibility
Services Provided:

Health Care Mental Health
Alcohol/Drug ProgramHomeless Prevention
Beneficiary Information:

White:	0	0
Black/African American:	0	0
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	0	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	0	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	0	0

IDIS Activity ID: 2843 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served: 0

Annual Number of Children Served: 0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served: 0

Number Served with Financial Assistance by Housing Type:

Barracks: 0

Group/Large House: 0

Scattered Site Apartment 0

Single Family Detached House: 0

Single Room Occupancy: 0

Mobile Home/Trailer 0

Hotel/Motel: 0

Other: 0

Total: 0

Services Provided to Individuals:

Unaccompanied 18 and over:

Male: 0

Female: 0

Unaccompanied under 18:

Male: 0

Female: 0

Annual Number of Family Housholds with Children Headed by Single Parents:

Single Parent 18 and over:

Male: 0

Female: 0

Single Parent under 18:

Male: 0

Female: 0

Annual Number of Family Housholds Served:

Two Parents 18 and older with children: 0

Two Parents under 18 with children: 0

Family households with no children: 0

Subpopulation Served:

Chronically Homeless: 0

Severely Mentalyy III: 0

Chronic Substance Abuse: 0

Other Disability: 0

Veterans: 0

Persons with HIV/AIDS: 0

Victims of Domestic Violence: 0

Elderly: 0

Financial Summary Data:

Amount of funds for Homeless Prevention only: 8,806

Amount of funds for Homeless Prevention Financial Assistance: 14,267

Total: 23,073

Other Funds:

Other HUD Funds: 81,732

Other Federal Funds: 0

State Government: 0

Local Government: 103,586

Private Funds: 0

Other: 0

Fee: 0

Total: 0

Activity Number: 2768 (stats reported in act# 2767)
ESG Activity type: Homeless Assistance
Activity Overview:

Activity Name: EOCP 10-11 PATH ESG G306210
Grantee Activity ID: G306210 EOCP
Accomplishment Narrative:

ESG Amount Funded: 6,041.00
ESG Amount Drawn to date: 6,041.00
Initial Funding Date: 04-18-2011
Status: Completed
Completion date: 08-12-2011
Organization carrying out the activity:
Is organization community based: no
Performance Objective: Provide decent affordable housing
Performance Outcome: Availability/accessibility

Services Provided:

Emergency Shelter Facilities Transitional Shelter
Soup Kitchen/Meal Distribution Mental Health HIV/AIDS Services
Alcohol/Drug ProgramEmployment

Beneficiary Information:

White:	0	0
Black/African American:	0	0
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	0	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	0	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	0	0

IDIS Activity ID: 2768 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	0
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	0
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Number Served with Financial Assistance by Housing Type:

Barracks:	0
Group/Large House:	0
Scattered Site Apartment	0
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	0
Total:	0

Subpopulation Served:

Chronically Homeless:	0
Severely Mentalyy III:	0
Chronic Substance Abuse:	0
Other Disability:	0
Veterans:	0
Persons with HIV/AIDS:	0
Victims of Domestic Violence:	0
Elderly:	0

Financial Summary Data:

Conversion:	0
Major Rehabilitation:	0
Renovation:	0
Operations:	0
Essential Services:	0
Total:	0

Other Funds:

Other HUD Funds:	0
Other Federal Funds:	0
State Government:	0
Local Government:	0
Private Funds:	0
Other:	0
Fee:	0
Total:	0

Project Title	Project Number	Plan Year	Grantee Project ID
DHS/EMERGENCY SHELTER GRANT/PERM. ACCESS TO HOUSING ESS.SER	68	2008	
Activity Number: 2750 (reported in activity 2773)			Activity Name: 10-11 PATH ST. MARY'S CENTER
ESG Activity type: Homeless Assistance			Grantee Activity ID: smc/g306210
Activity Overview:			Accomplishment Narrative:

ESG Amount Funded:	45,210.00
ESG Amount Drawn to date:	45,210.00
Initial Funding Date:	01-03-2011
Status:	Completed
Completion date:	08-16-2011
Organization carrying out the activity:	ST. MARY'S CENTER
Is organization community based:	no
Performance Objective:	Create suitable living environments
Performance Outcome:	Availability/accessibility
Services Provided:	
Emergency Shelter Facilities Transitional Shelter Vouchers for Shelters Drop-in Center	

Alcohol/Drug ProgramOther

Beneficiary Information:

White:	0	0
Black/African American:	0	0
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	0	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	0	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	0	0

IDIS Activity ID: 2750 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	0
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	0
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Number Served with Financial Assistance by Housing Type:

Barracks:	0
Group/Large House:	0
Scattered Site Apartment	0
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	0
Total:	0

Subpopulation Served:

Chronically Homeless:	0
Severely Mentalyy III:	0
Chronic Substance Abuse:	0
Other Disability:	0
Veterans:	0
Persons with HIV/AIDS:	0
Victims of Domestic Violence:	0
Elderly:	0

Financial Summary Data:

Conversion:	0
Major Rehabilitation:	0
Renovation:	0
Operations:	0
Essential Services:	0
Total:	0

Other Funds:

Other HUD Funds:	0
Other Federal Funds:	0
State Government:	0
Local Government:	0
Private Funds:	0
Other:	0
Fee:	0
Total:	0

Project Title
DHS/EMERGENCY SHELTER GRANT/PERM ACCESS TO HOUSING -CITY ADM
Activity Number: 2640
ESG Activity type: Administration
Financial Information:
ESG Amount Funded: 18,635.00
ESG Amount Drawn to date: 18,635.00
Initial Funding Date: 06-30-2009
Status: Completed
Completion date: 08-12-2011

Project Number 71
Plan Year 2008

Grantee Project ID

Activity Name: CITY OF OAKLAND
Grantee Activity ID: G306210-CITYAD

Project Title
DHS/EMERGENCY SHELTER GRANT/PERM. ACCESS TO HOUSING ESS.SER
Activity Number: 2632
ESG Activity type: Homeless Assistance
Activity Overview:

Project Number 78
Plan Year 2006

Grantee Project ID

Activity Name: 2008-09 hunger progdrum & 09-10& 10-11 HUNGER PROC
Grantee Activity ID: G270710-08-09H
Accomplishment Narrative:

ESG Amount Funded: 11,352.70
ESG Amount Drawn to date: 11,298.74
Initial Funding Date: 01-03-2011
Status: Completed
Completion date: 08-16-2011
Organization carrying out the activity: CITY OF OAKLAND
Is organization community based:
Performance Objective:
Performance Outcome: Availability/accessibility
Services Provided:
Food Services, Meals

Through the City's Hunger Program, brown bags of groceries of fresh/local produce and meats are provided to low income/needly families in the various community development districts in Oakland. The Food Distribution program is governed by a volunteer committee of food providers in Oakland referred to as the EFPAC (Emergency Food Providers Advisory Committee). For program year 2010/11 the Hunger program distributed 31,500 bags of food to 3,500 households, each bag containing approximate 10 meals (for a total estimate of 310,500 meals through the Food Distribution portion of the Hunger Program. City of Oakland produced its Annual Thanksgiving Dinner for the homeless serving over 2000 hot meals (turkey dinners) to homeless and low income at the Oakland Marriot, supported by 386 volunteers and donated services by the Oakland Marriot-Convention Center staff.

Alcohol/Drug ProgramOther
Beneficiary Information:

White:	0	0
Black/African American:	0	0
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	0	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	5,500	5,500
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	5,500	5,500

IDIS Activity ID: 2632 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	0
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	5,500
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Number Served with Financial Assistance by Housing Type:

Barracks:	0
Group/Large House:	0
Scattered Site Apartment	0
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	0
Total:	0

Subpopulation Served:

Chronically Homeless:	0
Severely Mentally Ill:	0
Chronic Substance Abuse:	0
Other Disability:	0
Veterans:	0
Persons with HIV/AIDS:	0
Victims of Domestic Violence:	0
Elderly:	0

Financial Summary Data:

Conversion:	0
Major Rehabilitation:	0
Renovation:	0
Operations:	0
Essential Services:	0
Total:	0

Other Funds:

Other HUD Funds:	56,700
Other Federal Funds:	0
State Government:	10,000
Local Government:	100,000
Private Funds:	0
Other:	0
Fee:	0
Total:	166,700

Project Title	DHS/EMERGENCY SHELTER GRANT/PERM. ACCESS TO HOUSING ESS.SER	Project Number	78	Plan Year	2006
Activity Number:	2650				
ESG Activity type:	Homeless Assistance				
Activity Overview:					
ESG Amount Funded:	9,999.60				
ESG Amount Drawn to date:	9,999.60				
Initial Funding Date:	01-03-2011				
Status:	Completed				
Completion date:	08-16-2011				
Organization carrying out the activity:	CITY OF OAKLAND				
Is organization community based:					
Performance Objective:					
Performance Outcome:	Availability/accessibility				
Services Provided:					
Outreach, Shelter, Other:	Intensive Case Management for housing				

Alcohol/Drug ProgramOther
Beneficiary Information:

White:	97	26
Black/African American:	167	2
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	1	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	6	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	0	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	271	28

Grantee Project ID

Activity Name: 2009/11 HOMELESS MOBILE OUTREACH PROGRAM

Grantee Activity ID: G270710-HMOP

Accomplishment Narrative:

Under the City's Homeless Mobile Outreach Program, as part of the PATH Strategy, Operation Dignity provided 174 homeless encampment clean ups and 131 encampment site assessments to increase blight abatement in the City while serving those homeless persons populating the assessed sites. 34,909 units of outreach, information and referral and harm reduction services (including 20,903 meals and distribution of 14,006 sleeping bags, blankets, ponchos, condoms, hygiene kits and other supplies)were provided to those living in homeless encampments. Approximately 54 households were referred to housing. Through Operation Dignity's HMOP, 294 intakes were completed with 92 successfully obtaining some sort of housing.

IDIS Activity ID: 2650 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	294
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	294
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Number Served with Financial Assistance by Housing Type:

Barracks:	0
Group/Large House:	4
Scattered Site Apartment	62
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	0
Hotel/Motel:	7
Other:	51
Total:	124

Subpopulation Served:

Chronically Homeless:	294
Severely Mentally Ill:	49
Chronic Substance Abuse:	98
Other Disability:	28
Veterans:	45
Persons with HIV/AIDS:	3
Victims of Domestic Violence:	0
Elderly:	8

Financial Summary Data:

Conversion:	0
Major Rehabilitation:	0
Renovation:	0
Operations:	2,999
Essential Services:	2,000
Total:	4,999

Other Funds:

Other HUD Funds:	0
Other Federal Funds:	50,000
State Government:	50,000
Local Government:	125,000
Private Funds:	10,000
Other:	0
Fee:	0
Total:	235,000

Project Title	DHS/EMERGENCY SHELTER GRANT/PERM. ACCESS TO HOUSING ESS.SER	Project Number	78	Plan Year	2006
Activity Number:	2651				
ESG Activity type:	Homeless Assistance				
Activity Overview:					
ESG Amount Funded:	5,214.00				
ESG Amount Drawn to date:	0.00				
Initial Funding Date:	01-03-2011				
Status:	Completed				
Completion date:	08-16-2011				
Organization carrying out the activity:	CITY OF OAKLAND				
Is organization community based:					
Performance Objective:					
Performance Outcome:	Availability/accessibility				
Services Provided:					
Outreach, Shelter, Other:	Intensive Case Management for housing, Housing Placement				

Alcohol/Drug ProgramOther
Beneficiary Information:

White:	0	0
Black/African American:	0	0
Asian:	0	0
American Indian/Alaskan Native:	0	0
Native Hawaiian/Other Pacific Islander:	0	0
American Indian/Alaskan Native & White:	0	0
Asian & White:	0	0
Black/African American & White:	0	0
Amer. Indian/Alaskan Native & Black/African Amer.:	0	0
Other multi-racial:	75	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	75	0

Grantee Project ID

Activity Name: 2009/11 HMOP-ABODE

Grantee Activity ID: G270710-HMOP-/

Accomplishment Narrative:

IN 2010/11, ABODE, THROUGH THE ORPI/PATH/HMOP PROGRAM PROVIDE SOCIAL SERVICES TO 75 PEOPLE LIVING IN HOMELESS ENCAMPMENTS. SERVICES WERE PROVIDED BY LIFELONG AND VOA ASSISTING WITH REENTRY AND ENCAMPMENT SERVICES. 3 CLIENTS EXITED PROGRAM PRIOR TO BEING HOUSED AND 3 EXITED INTO THE OAKS HOTEL (TEMPORARY HOUSING). OF THE 75 SERVED, 57 WERE PLACED INTO PERMANENT HOUSING. HOUSING SERVICES PROVIDED BY ABODE. APPROXIMATELY A9 MAINTAINED HOUSING FOR 6 MONTHS OR MORE. SEVEN CLIENTS GAINED INCOME.

IDIS Activity ID: 2650 Continued...

Persons Served with Financial Assistance:

Annual Number of Adults Served:	57
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	75
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Number Served with Financial Assistance by Housing Type:

Barracks:	0
Group/Large House:	0
Scattered Site Apartment	57
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	0
Total:	57

Subpopulation Served:

Chronically Homeless:	75
Severely Mentally Ill:	0
Chronic Substance Abuse:	0
Other Disability:	0
Veterans:	0
Persons with HIV/AIDS:	0
Victims of Domestic Violence:	0
Elderly:	0

Financial Summary Data:

Conversion:	0
Major Rehabilitation:	0
Renovation:	0
Operations:	0
Essential Services:	0
Total:	0

Other Funds:

Other HUD Funds:	0
Other Federal Funds:	0
State Government:	0
Local Government:	346,786
Private Funds:	0
Other:	0
Fee:	0
Total:	346,786

4. Status of ESG Activities per IDIS Report PR19 Part 3

Select all Activities for plan year: 2010

ESG Activity type: Administration Plan Year: 2010

Financial Information:

ESG Amount Funded: 18,445.00

ESG Amount Drawn to date: 9,611.82

ESG Activity type: Homeless Prevention Plan Year: 2010

Activity Overview:

ESG Amount Funded: 227,117.00

ESG Amount Drawn to date: 200,726.38

Beneficiary Information:

White:	109	23
Black/African American:	422	1
Asian:	14	0
American Indian/Alaskan Native:	4	0
Native Hawaiian/Other Pacific Islander:	11	0
American Indian/Alaskan Native & White:	3	0
Asian & White:	1	0
Black/African American & White:	6	0
Amer. Indian/Alaskan Native & Black/African Amer.:	12	0
Other multi-racial:	109	63
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	691	87

Persons Served with Financial Assistance:

Annual Number of Adults Served: 598

Annual Number of Children Served: 93

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served: 691

Number Served with Financial Assistance by Housing Type:

Barracks:	39
Group/Large House:	0
Scattered Site Apartment	90
Single Family Detached House:	9
Single Room Occupancy:	25
Mobile Home/Trailer	0
Hotel/Motel:	0
Other:	50
Total:	213

Subpopulation Served:

Chronically Homeless:	0
Severely Mentally Ill:	22
Chronic Substance Abuse:	9
Other Disability:	2
Veterans:	0
Persons with HIV/AIDS:	1
Victims of Domestic Violence:	66
Elderly:	30

Financial Summary Data:

Amount of funds for Homeless Prevention only: 110,355

Amount of funds for Homeless Prevention Financial Assistance: 75,577

Total: 185,932

Other Funds

Other HUD Funds:	57,737
Other Federal Funds:	0
State Government:	0
Local Government:	144,502
Private Funds:	0
Other:	0
Fee:	0
Total:	0

Homeless Prevention 2010 Continue...

Services Provided to Individuals:

Unaccompanied 18 and over:

Male: 9

Female: 66

Unaccompanied under 18:

Male: 0

Female: 0

Annual Number of Family Housholds with Children Headed by Single Parents:

Single Parent 18 and over:

Male: 0

Female: 43

Single Parent under 18:

Male: 0

Female: 0

Annual Number of Family Housholds Served:

Two Parents 18 and older with children: 0

Two Parents under 18 with children: 0

Family households with no children: 0

ESG Activity type: Homeless Assistance Plan Year: 2010

Activity Overview:

ESG Amount Funded: 123,340.00

ESG Amount Drawn to date: 123,340.00

Beneficiary Information:

White:	167	40
Black/African American:	485	3
Asian:	7	0
American Indian/Alaskan Native:	11	0
Native Hawaiian/Other Pacific Islander:	16	0
American Indian/Alaskan Native & White:	7	0
Asian & White:	4	0
Black/African American & White:	5	0
Amer. Indian/Alaskan Native & Black/African Amer.:	8	0
Other multi-racial:	35	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	745	43

Subpopulation Served:

Chronically Homeless:	77
Severely Mentally Ill:	189
Chronic Substance Abuse:	213
Other Disability:	39
Veterans:	69
Persons with HIV/AIDS:	77
Victims of Domestic Violence:	64
Elderly:	116

Persons Served with Financial Assistance:

Annual Number of Adults Served:	758
Annual Number of Children Served:	0

Persons Served with Non-Financial Assistance:

Annual Number of Adults and Children Served:	758
--	-----

Number Served with Financial Assistance by Housing Type:

Barracks:	630
Group/Large House:	16
Scattered Site Apartment	30
Single Family Detached House:	0
Single Room Occupancy:	0
Mobile Home/Trailer	3
Hotel/Motel:	13
Other:	0
Total:	692

Financial Summary Data:

Conversion:	0
Major Rehabilitation:	0
Renovation:	0
Operations:	60,254
Essential Services:	59,836
Total:	0

Other Funds

Other HUD Funds:	51,251
Other Federal Funds:	0
State Government:	0
Local Government:	51,969
Private Funds:	0
Other:	0
Fee:	0
Total:	0

**Summary does not include activities funded with 2006 funds (Activities: 2651, 2650, 2632 and 2542). 2010 Activities funded with 2006 ESG funds are not syncing or uploading into reports. All activities funded with 2009 funds are reported in activities also funded by 2010 ESG funds.*

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

1. ATTACHMENT A

GRANTEE AND COMMUNITY OVERVIEW:

The City of Oakland is the grantee for the Oakland Eligible Metropolitan Statistical Area (EMSA) under HUD's Housing Opportunity for Persons With AIDS (HOPWA) formula grant. HUD selected the City of Oakland in 1993 as the designated grantee for the Oakland Eligible Statistical Metropolitan 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 2.6 million people reside within the Oakland EMSA⁶, with an estimated 11,127 cumulative AIDS cases from 1983 – 2010⁷, the Oakland EMSA continues to have 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 Department⁸ and Contra Costa County Community Development Department⁹ are the project sponsors for the City's HOPWA grants. A wide range of AIDS housing and related services are administered by and through each of the counties. Said services include, but not limited to housing and benefits advocacy, HIV/AIDS housing (community residence housing, family housing, single resident occupancy housing, transitional housing, and permanent supportive housing), tenant services, end-stage care, substance abuse counseling, mental health services, service enriched emergency housing and other supportive services for people with HIV/AIDS and their families. HIV/AIDS housing developments are implemented to increase HIV/AIDS housing inventory throughout Alameda County and Contra Costa County through new construction projects, rehabilitation and renovation projects, and housing set-asides for special needs populations.

In FY 2010-11 the Oakland EMSA HOPWA program provided housing assistance (tenant based rental assistance, permanent supportive housing, and other housing services) to more than 264 persons living with HIV/AIDS and their families (total:

⁶ 2010 census totals for Alameda County (1,510,271) and Contra Costa County (1,049,025), <http://quickfacts.census.gov/qfd/states/06/06001.html>

⁷ Office of AIDS, 2010 California HIV/AIDS EPI Report, <http://www.cdph.ca.gov/programs/aids/Documents/SSQtr4Dec2010.pdf>

⁸ Alameda County Point of Contact: Hazel Weiss, Community Development Manager – hazel.weiss@acgov.org

⁹ Contra Costa County Points of Contact: Kristin Sherk, Housing Planner - Kristin.Sherk@dcd.cccounty.us or Carmen Bayer, Program Coordinator of Client Services - cbayer@hsd.cccounty.us

358). Information and referral services were provided to approximately 428 households for HIV/AIDS housing and other services. Ninety HOPWA clients gained access to stable permanent housing. Four new units of HOPWA housing were completed in FY 2010-11, increasing the Oakland EMSA HOPWA housing inventory to 144 and 25 HOPWA shelter beds. Acquisition, rehabilitation and/or development efforts for additional set-aside of 34 additional HIV/AIDS living units is underway for completion of fifteen HOPWA units in 2011, fourteen in 2012, and five in 2013.

2. ATTACHMENT B

ANNUAL PERFORMANCE UNDER THE ACTION PLAN

The Oakland EMSA, comprised of Alameda and Contra Costa Counties distributes annual HOPWA awards to the two counties based on the number of People Living With AIDS (PLWA) as reported in each of the county's latest (prior year) Epidemiology reports. PLWA totals for both counties are added to provide total number of PLWA in the Oakland EMSA. Each County's individual PLWA total is divided by the Oakland EMSA PLWA total, yielding each County's percentage share of PLWA cases in the Oakland EMSA. This percentage is then applied to the fund allocation of HOPWA service and housing funds. The PLWA percentages results are applied to the distribution of the overall grant award to the member counties for housing, services and project sponsor administration.

Once funds are allocated to each county, the counties then publish Notices of Fund Availability (NOFA) of HOPWA funds. In each NOFA, housing and service priorities are outlined. Applicants submit proposals based on the stated housing and service priorities (to be accomplished in a 2-3 year period). Once proposals are ranked, proposed HOPWA projects are submitted to the City for approval. As a result, the following activities were accomplished during the 2010-11 fiscal year:

Catholic Charities of the East Bay (CCEB) provided support services and tenant based rental assistance (TBRA) to 165 very low-income HIV/AIDS diagnosed, disabled persons living in Alameda County and Contra Costa County. Another 92 received short-term rent mortgage & utility assistance (STRMU).

Ark of Refuge provided housing and services to dual and triple diagnosed clients at the Walker house. Fourteen persons with AIDS received housing and services at Walker House. Each client was supported to maintain or gain access to primary health care. All Walker House clients maintained stable incomes, the majority receiving Social Security benefits. One Walker House client obtained permanent housing.

East Oakland Community Project provided HOPWA dedicated shelter beds and services to seventy-one individuals living with AIDS at the Crossroads shelter facility.

Eden I&R successfully assessed the housing needs of clients and referred them to appropriate services and available low-cost HIV/AIDS housing including emergency

shelter, shared housing, transitional housing and permanent housing. Eden I & R maintains a housing database of market rate, subsidized and low income housing units in Alameda County. More than 315 persons living with AIDS and their household members (total 428) accessed HIV/AIDS housing and service information and referrals from Eden I&R during the 2010-11 fiscal year.

Subsidized tenant rents were provided for nineteen persons living with AIDS and their household members (total of 35) at the Alameda Point Collaborative facility. Those tenants also received support services, maintaining housing for twelve months.

Throughout the Oakland EMSA, HOPWA funding was secured for construction, rehabilitation, acquisition and substantial rehabilitation of facilities (HOPWA facility-based stewardship units) operated serving eligible HOPWA individuals for at least ten years. All HOPWA facility-based stewardship units are in compliance, serving and housing HOPWA-eligible clients in Alameda and Contra Costa Counties. See HOPWA CAPER form Part 3 for stewardship unit locations and information.

Acquisition and development of future HOPWA dedicated units are underway. Development of 452 living units, including 34 HOPWA dedicated units are in process with expected completion dates ranging from fall of 2011 to spring of 2013.

The 720 East 11th Street facility in Oakland is a new construction project that will yield 55 units of permanent housing for very low and low income families. Three units will be set aside for households living with HIV/AIDS. All tenants living in the building will have access to a variety of support services and on-site amenities. HOPWA tenants will have access to additional services. This project is currently under construction. The expected completion date is June 2012.

The Erna P. Harris project, administered by Resources for Community Development (RCD) includes the construction of a site drainage system, bathroom upgrades, mechanical upgrades, new windows, painting, new flooring, accessibility improvements, and replacement of kitchen cabinets and countertops for this site originally constructed in 1952. RCD's approach to the replacement of systems will be to maximize green building features and improve the health and comfort of the tenants. The Erna P. Harris development includes four buildings, including a community room with laundry facilities, services and resources office, and a manager's office. There is also a central outdoor courtyard for the tenants. The project receives Section 8 rental subsidies on 25 units and Shelter Plus Care rental subsidies on seven units. RCD proposes to set aside the five vacant SRO units for persons living with HIV/AIDS. Project-based Section 8 rental subsidies are already attached to these units. RCD has partnered with Lifelong Medical Care, Toolworks and Bonita House to provide a variety of supportive services including intensive case management and employment counseling. This project is currently in construction with an expected completion date of October 2011.

Cathedral Gardens is an affordable housing project in Oakland at Martin Luther King Jr. Way between 21st and 22nd Street. The previous vacant 1.37 acre lot owned by the Catholic Diocese consist of a fenced-in vacant lot and a boarded up historic rectory building. The historic rectory will be preserved and renovated into affordable housing and an additional newly affordable housing complex will be built on the

vacant lot next to the rectory. Cathedral Gardens will be 100 multifamily apartments for households between 30% and 60% AMI with five HOPWA dedicated units.

The Ambassador, located on the Oakland/Emeryville border is a new construction project of 69 units of affordable, service-enriched housing for families and persons living with HIV/AIDS. Five of the 69 units will be HOPWA dedicated units. The property will serve households with incomes at or below 50% Area Median Income (AMI). The central structure of the building consists of a structured parking garage, at grade, with four stories of wood-frame construction above. There are also two separate town home buildings. To promote green building, the project will have solar thermal pre-heated hot water for domestic hot water and space heating, and construction waste recycling. All units will be adaptable.

The 6th and Oak Senior Homes project is designed to provide a safe, healthy and engaging place to live for low-income seniors. This project located near Jack London Square, Chinatown, and Lake Merritt will provide 70 units including one unit for a resident manager and three HOPWA dedicated units. The unit mix includes studio, one-bedrooms, and two-bedroom units. All units are targeted at seniors with incomes that 50% of the Area Median Income (AMI), with 59 units targeted for seniors at 40% AMI or below. Toolworks will provide supportive services for tenants, including but not limited to case management, medication management, life skills counseling, health and wellness activities, financial literacy, and community activities.

The Lillie Mae Jones Plaza in Richmond is being constructed to include 26 living units, with 5 HOPWA designated units. Construction began in May 2010. Estimated completion is set for Fall 2011.

RCD is also the developer of the Berrellesa Palms project in Martinez. The project involves new construction of a 49-unit affordable rental complex, to be occupied by lower-income seniors. Three units will be designated as HOPWA units. This project is in early development. Additional funding is being sought to start construction. There is no estimated completion date.

RCD is also the owner of the Riley Court project in Concord. This project includes rehabilitation of 48 units of rental units affordable to and occupied by lower income families. Five units will be designated as HOPWA assisted units. Phase 1 of construction is scheduled to start in September 2011 and completed in December 2011. Phase II, is contingent upon receipt of \$1.2 – \$1.9 million applied for under non-HOPWA funds in December 2011, and will begin in January 2012. Completion date has not been estimated.

The City projected to 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 200 persons; Maintain capacity of existing housing inventory and support services; Continue acquisition, rehabilitation and/or development of additional set-aside of HIV/AIDS living units; Reserve funds for technical assistance and address emerging issues and Continue Project Independence (shallow rent subsidy program).

Three hundred fifty-eight people were given housing assistance services, of which 264 of the 358 had HIV/AIDS. Two hundred fifty-six HOPWA clients received some form of Short Term Rent Mortgage & Utility (STRMU) payments or Tenant Based Rental Assistance (TBRA). Approximately 144 (including 25 HOPWA shelter beds) facility based stewardship living units were made available to HOPWA clients. Information and referrals were provided to 428 persons for HIV/AIDS housing and service; HIV/AIDS housing inventory in Oakland EMSA has been maintained; and four additional HOPWA living units (Fairmount Apartments) were completed this year.

The Fairmount Apartments project, managed by Affordable Housing Associates was completed in April 2011 creating 31 units of affordable housing and expanded community and office spaces. Four 1-bedroom units are set aside for persons with HIV/AIDS.

3. ATTACHMENT C

BARRIERS & TRENDS OVERVIEW

The state of the economy continues to be an overlaying barrier to housing development projects and continuing needed services for persons living with AIDS and their families. Increased interest rates and escalated difficulty in obtaining loans has caused delays in the development and the securing of mixed funds to support these projects. As a result, developments are experiencing larger funding gaps, and for longer periods in project development timelines. Agencies are collaborating and applying for less traditional fund sources in order to fully fund these highly needed projects, for the provision of affordable housing for persons with HIV/AIDS, as the availability of affordable housing in the bay area is another frequently stated barrier, especially for those clients living with HIV/AIDS that have bad credit and/or criminal records.

HOPWA clients are experiencing not only the barriers of housing affordability and housing availability, but also the effects of unsatisfactory credit and rental history, criminal justice history, discrimination and dealing with multiple diagnoses. For many of HOPWA clients these barriers decrease the effective utilization of housing advocacy services. Many individuals experience severe and complex mental health and substance abuse issues, reducing the client's self-efficacy and ability to follow through in resolving housing issues. These issues added to the increasing rate of landlords experiencing foreclosures, forcing them to evict tenants.

Affordable housing in the Oakland EMSA is difficult to find. Alameda County is one of the top 10 least affordable housing markets in the United States. A family earning minimum wage needs to work over 142 hours a week, 52 weeks a year to afford a modest two bedroom apartment. Approximately 34,000 (6%) of Alameda County's 523,000 households are at severe risk of homelessness because they are extremely low-income renters paying more than 50% of their income on housing. A disabled individual earns less per month from SSI (\$812) than the fair market value of a studio apartment (\$900).¹⁰

¹⁰ EveryOne Home Plan Fact Sheet - 2009

HOPWA clients have expressed that the effects of bad credit or criminal history creates even deeper barriers in accessing housing. Those with history in the criminal justice system find it difficult to secure and keep a job. Those with bad credit history are equally unsuccessful in accessing or maintaining housing.

Another barrier is discrimination against transgendered individuals. It is reported that several service agencies are regularly experiencing issues in housing transgendered clients. It is reported that transgendered individuals are best placed in environments where their living space does not have to be shared with a non-transgendered individual.

In response to these issues, increased inventory of affordable housing for persons living with AIDS is a major focus with continued efforts to obtain traditional and less traditional funding sources to support this effort.

Housing advocates and medical case managers recommend focus on prevention of eviction and assisting clients in remaining house while attending to their medical needs. Further recommended, is requiring medical case managers and housing advocates to assist those clients experiencing loss of employment, in accessing the benefits they are entitled to and affordable housing.

Another suggestion is to assist clients with HIV/AIDS, experiencing mental health and substance abuse issues, with Ryan White funds, allowing HOPWA funds to be used more for housing and housing assistance.

4. ATTACHMENT D

CERTIFICATIONS OF CONTNUED USE FOR FACILITY BASED STEWARDSHIP UNITS ONLY.

5. FY 2010-11 HOPWA Submittal Forms



CITY OF OAKLAND
2010-11
Housing Opportunities for Persons With AIDS
(HOPWA) Program

Consolidated Annual Performance and
Evaluation Report (CAPER)
Measuring Performance Outcomes

OMB Number 2506-0133 (Expiration Date: 08/31/2011)

The HOPWA CAPER report for formula grantees provides annual information on program accomplishments in meeting the program's performance outcome measure: maintain housing stability; improve access to care; and reduce the risk of homelessness for low-income persons and their families living with HIV/AIDS. This information is also covered under the Consolidated Plan Management Process (CPMP) report and includes Narrative Responses and Performance Charts required under the Consolidated Planning Regulations. The public reporting burden for the collection of information is estimated to average 45 hours per manual response, or less if an automated data collection and retrieval system is in use, along with 68 hours for record keeping, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Grantees are required to report on the activities undertaken only, thus there may be components of these reporting requirements that may not be applicable. This agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number.

Overview. The Consolidated Annual Performance and Evaluation Report (CAPER) provides annual performance reporting on client outputs and outcomes that enables an assessment of grantee performance in achieving the housing stability outcome measure. The CAPER, in conjunction with the Integrated Disbursement Information System (IDIS), fulfills statutory and regulatory program reporting requirements and provides the grantee and HUD with the necessary information to assess the overall program performance and accomplishments against planned goals and objectives

HOPWA formula grantees are required to submit a CAPER, and complete annual performance information for all activities undertaken during each program year in the IDIS, demonstrating coordination with other Consolidated Plan resources. HUD uses the CAPER and IDIS data to obtain essential information on grant activities, project sponsors, housing sites, units and households, and beneficiaries (which includes racial and ethnic data on program participants). The Consolidated Plan Management Process tool (CPMP) provides an optional tool to integrate the reporting of HOPWA specific activities with other planning and reporting on Consolidated Plan activities.

The revisions contained within this edition are designed to accomplish the following: (1) provide for an assessment of unmet need; (2) streamline reporting sources and uses of leveraged resources; (3) differentiate client outcomes for temporary/short-term and permanent facility-based assistance; (4) clarify indicators for short-term efforts and reducing the risk of homelessness; and (5) clarify indicators for Access to Care and Support for this special needs population. In addition, grantees are requested to comply with the Federal Funding Accountability and Transparency Act 2006 (Public Law 109-282) which requires federal grant recipients to provide general information for all entities (including subrecipients) receiving \$25,000+ in federal funds.

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PART 6: Certification of Continued Use for HOPWA Facility-Based Stewardship Units (Only)

Continued Use Periods. Grantees that use HOPWA funds for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for ten years for HOPWA-eligible beneficiaries. For the years in which grantees do not receive and expend HOPWA funding for these activities, the grantee must submit an Annual Certification of Continued Project Operation throughout the required use periods. This certification is included in Part 5 in CAPER.

Final Assembly of Report. After the entire report is assembled, please number each page sequentially.

Filing Requirements. Within 90 days of the completion of each program year, grantees must submit their completed CAPER to the CPD Director in the grantee's State or Local HUD Field Office, and to the HOPWA Program Office: Office of HIV/AIDS Housing, Room 7212, U.S. Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, D.C. 20410.

Definitions: Facility-Based Housing Assistance: All HOPWA housing expenditures which provide support to facilities, including community

residences, SRO dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities approved by HUD.

Grassroots Organization: An organization headquartered in the local community where it provides services; has a social services budget of \$300,000 or less annually; and six or fewer full-time equivalent employees. Local affiliates of national or larger organizations are not considered "grassroots."

Housing Assistance Total: The non-duplicated number of households receiving housing subsidies and residing in units of facilities that were dedicated to persons living with HIV/AIDS and their families that were supported with HOPWA or leveraged funds during this operating year.

In-kind Leveraged Resources: These involve additional types of support provided to assist HOPWA beneficiaries such as volunteer services, materials, use of equipment and building space. The actual value of the support can be the contribution of professional services, based on customary rates for this specialized support, or actual costs contributed from other leveraged resources. In determining a rate for the contribution of volunteer time and services, use the rate established in HUD notices, such as the rate of ten dollars per hour. The value of any donated material, equipment, building, or lease should be based on the fair market value at time of donation. Related documentation can be from recent bills of sales, advertised prices, appraisals, or other information for comparable property similarly situated.

Leveraged Funds: The amount of funds expended during the operating year from non-HOPWA federal, state, local, and private sources by grantees or sponsors in dedicating assistance to this client population. Leveraged funds or other assistance used directly in HOPWA program delivery.

Output: The number of units of housing or households that receive HOPWA housing assistance during the operating year.

Outcome: The HOPWA assisted households who have been enabled to establish or better maintain a stable living environment in housing that is safe, decent, and sanitary, (per the regulations at 24 CFR 574.310(b)) and to reduce the risks of homelessness, and improve access to HIV treatment and other health care and support. The goal that eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care by 2011.

Permanent Housing Placement: A supportive housing service that helps establish the household in the housing unit, including reasonable costs for security deposits not to exceed two months of rental costs).

Program Income: Gross income directly generated from the use of HOPWA funds, including repayments. See grant administration requirements on program income for state and local governments at 24 CFR 85.25, or for non-profits at 24 CFR 84.24.

Short-Term Rent, Mortgage and Utility Payments (STRMU): Subsidy or payments subject to the 21-week limited time period to prevent the homelessness of a household (e.g., HOPWA short-term rent, mortgage and utility payments).

Stewardship Units: Units developed, where HOPWA funds were used for acquisition, new construction and rehabilitation, but no longer receive operating subsidies. Report information for the units subject to the three-year use agreement if rehabilitation is non-substantial, and those subject to the ten-year use agreement if rehabilitation is substantial.

Tenant-Based Rental Assistance (TBRA): An on-going rental housing subsidy for units leased by the client, where the amount is determined based in part on household income and rent costs. Project-based costs are considered facility-based expenditures.

Total by Type of Housing Assistance/Services: The non-duplicated households assisted in units by type of housing assistance dedicated to persons living with HIV/AIDS and their families or services provided that were supported with HOPWA and leveraged funds during the operating year

Housing Opportunities for Persons with AIDS (HOPWA) Consolidated Annual Performance and Evaluation Report - Measuring Performance Outcomes

OMB Number 2506-0133 (Expiration Date: 12/31/2010)

Part 1: Grantee Executive Summary

As applicable, complete the charts below followed by the submission of a written narrative to questions A through C, and the completion of Chart D. Chart 1 requests general grantee information and Chart 2 is to be completed for each organization selected or designated as a project sponsor, as defined by CFR 574.3. In Chart 3, indicate each subrecipient organization with a contract/agreement of \$25,000 or greater that assists grantees or project sponsors carrying out their activities. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

1. Grantee Information

HUD Grant Number CA-H10-F001, CA-H09-F001, CA-H08-F001, CA-H07-F001, and CA-H06-F001		Operating Year for this report <i>From</i> 07/01/2010 <i>To (mm/dd/yy)</i> 06/30/2011		
Grantee Name City of Oakland				
Business Address		150 Frank H. Ogawa Plaza, Suite 4340		
City, County, State, Zip	Oakland	CA	Alameda	94612
Employer Identification Number (EIN) or Tax Identification Number (TIN)		94-60000-384	DUN & Bradstreet Number (DUNs) if applicable 137137977	
Congressional District of Business Address		9 th		
*Congressional District(s) of Primary Service Area(s)		6, 7, 9, 11, and 13th Districts		
*Zip Code(s) of Primary Service Area(s)		94553, 94509, 94520, 94553, 94565, 94597, 94501, 94541, 94545, 94601, 94603, 94611, 94621, 94612, 94607, 94546, 94608		
*City(ies) and County(ies) of Primary Service Area(s)		Alameda, Berkeley, Oakland, Castro Valley, Hayward, Martinez, Danville, Antioch, Martinez, Concord, Pacheco, Walnut Creek, Pittsburg, Bay Point, Pinole, Alameda County & Contra Costa County		
Organization's Website Address www.Oaklandnet.com www2.oaklandnet.com/Government/o/DHS/s/CommunityHousingServices/index.htm		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		
Have you prepared any evaluation reports? <i>If so, please indicate the location on an Internet site (url) or attach copy.</i> Part of the City of Oakland's CAPER				

* Service delivery area information only needed for program activities being directly carried out by the grantee

2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

Project Sponsor Agency Name Alameda County (Housing & Community Development)		Parent Company Name, if applicable Alameda County		
Name and Title of Contact at Project Sponsor Agency	Hazel Weiss, Community Development Manager			
Email Address	hazel.weiss@acgov.org			
Business Address	224 West Winton Avenue			
City, County, State, Zip,	Hayward	Alameda	CA	94544
Phone Number (with area codes)	510-670-5904		Fax Number (with area code) 510-670-6378	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-6000-501		DUN & Bradstreet Number (DUNS) if applicable	
Congressional District of Business Location of Sponsor	13 th			
Congressional District(s) of Primary Service Area(s)	9 th and 13 th			
Zip Code(s) of Primary Service Area(s)	94501, 94541, 94545, 94601, 94605, 94611, 94612, 94607, 94546, 94608			
City(ies) and County(ies) of Primary Service Area(s)	Alameda, Hayward, Oakland, Castro Valley, and Berkeley		Alameda County	
Total HOPWA contract amount for this Organization	\$ 5,011,190.14 * <i>*2011 grant received late in the year and was not contracted within 2010/11 fiscal year.</i>			
Organization's Website Address www.acgov.org http://www.acgov.org/cda/hcd/		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		
Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>				

Project Sponsor Agency Name Contra Costa County Health Services Department		Parent Company Name, if applicable Contra Costa County		
Name and Title of Contact at Project Sponsor Agency	Carmen E. Beyer, Program Coordinator of Clients Services/Contract Monitor			
Email Address	cbeyer@hsd.cccounty.us			
Business Address	597 Center Avenue, Suite 200			
City, County, State, Zip,	Martinez	Contra Costa County	CA	94553
Phone Number (with area codes)	925-313-6783		Fax Number (with area code) 925-313-6798	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-6000-509		DUN & Bradstreet Number (DUNs) if applicable	
Congressional District of Business Location of Sponsor	7 th			
Congressional District(s) of Primary Service Area(s)	7 th , 10 th , and 11 th			
Zip Code(s) of Primary Service Area(s)	94804, 94523, 94519, 94565, and 94509			
City(ies) and County(ies) of Primary Service Area(s)	Richmond, Concord, Pittsburg, Martinez, Danville, Walnut Creek, Antioch, and Oakley		Contra Cost County	
Total HOPWA contract amount for this Organization	\$ 2,034,106.66 ** **2011 grant received late in the year and was not contracted within 2010/11 fiscal year.			
Organization's Website Address www.cchealth.org		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		
Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>				

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

Subrecipient Name Catholic Charities East Bay		Parent Company (if applicable) Contra Costa County	
Name and Title of Contact at Subrecipient	Carol Leahy, Director		
Email Address	cleahy@cceb.org		
Business Address	433 Jefferson Street		
City, State, Zip, County	Oakland	CA	94604 Alameda County
Phone Number (with area code)	510-768-6100		Fax Number (with area code) 510-451-6998
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-2677202		DUN & Bradstreet Number (DUNs) if applicable
North American Industry Classification System (NAICS) Code			
Congressional District of Location	9th		
Congressional District of Primary Service Area	7 th , 9 th , 10 th , and 11 th		
Zip Code of Primary Service Area(s)	94804 94523 94519 94565 94509		
City(ies) and County(ies) of Primary Service Area(s)	All Contra Costa County		Contra Costa County
Total HOPWA Contract Amount	\$ 245,118.57		

Subrecipient Name LILLIE MAE JONES PLAZA		Parent Company (if applicable) Contra Costa County (Developers) Community Housing Development Corporation of North Richmond & East Bay Asian Local Development Corporation	
Name and Title of Contact at Subrecipient	Donald A. Gilmore, Executive Director		
Email Address	dgilmore@chdenr.com		
Business Address	1535 A – Third Street		
City, State, Zip, County	Richmond	CA	94801 Contra Costa County
Phone Number (with area code)	510-412-9290		Fax Number (with area code) 510 215 9276
Employer Identification Number (EIN) or Tax Identification Number (TIN)			DUN & Bradstreet Number (DUNs) if applicable
North American Industry Classification System (NAICS) Code			
Congressional District of Location	7 th		
Congressional District of Primary Service Area	7 th		
Zip Code of Primary Service Area(s)	94801		
City(ies) and County(ies) of Primary Service Area(s)	Richmond		Contra Costa County
Total HOPWA Contract Amount	\$15,000		

Subrecipient Name	Parent Company (if applicable)
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Berrellesa Palms		Contra Costa County (Developer) Resources for Community Development	
Name and Title of Contact at Subrecipient	Dan Sawislak, Executive Director		
Email Address	contactred@reddev.org		
Business Address	135 Berrellesa Street (Site) 2220 Oxford Street (Developer), Berkeley, CA 94704		
City, State, Zip, County	Martinez	CA	94553 Contra Costa County
Phone Number (with area code)	510-841-4110		Fax Number (with area code) 510-548-3502
Employer Identification Number (EIN) or Tax Identification Number (TIN)	DUN & Bradstreet Number (DUNs) if applicable		
North American Industry Classification System (NAICS) Code			
Congressional District of Location	7 th & 11 th		
Congressional District of Primary Service Area	7 th & 11 th		
Zip Code of Primary Service Area(s)	94553		
City(ies) and County(ies) of Primary Service Area(s)	Martinez	Contra Costa County	
Total HOPWA Contract Amount	\$176,391		

Subrecipient Name Riley Court		Parent Company (if applicable) Contra Costa County (Developer) Resources for Community Development	
Name and Title of Contact at Subrecipient	Dan Sawislak, Executive Director		
Email Address	contactred@reddev.org		
Business Address	2061 Riley Court, (Site) 2220 Oxford Street (Developer), Berkeley, CA 94704		
City, State, Zip, County	Concord	CA	94520 Contra Costa County
Phone Number (with area code)	510-841-4110		Fax Number (with area code) 510-548-3502
Employer Identification Number (EIN) or Tax Identification Number (TIN)	DUN & Bradstreet Number (DUNs) if applicable		
North American Industry Classification System (NAICS) Code			
Congressional District of Location	7 th & 11 th		
Congressional District of Primary Service Area	7 th & 11 th		
Zip Code of Primary Service Area(s)	94520		
City(ies) and County(ies) of Primary Service Area(s)	Concord	Contra Costa County	
Total HOPWA Contract Amount	\$529,041.77		

Subrecipient Name Ark of Refuge, Walker House		Parent Company (if applicable) Alameda County	
Name and Title of Contact at Subrecipient	Franzetta Houston, Program Director		
Email Address	Fhouston@bacbell.net		
Business Address	9702 International Boulevard		
City, State, Zip, County	Oakland	CA	94603 Alameda County
Phone Number (with area code)	510-635-8422		Fax Number (with area code) 510-635-8424
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-3157940		DUN & Bradstreet Number (DUNs) if applicable
North American Industry Classification System (NAICS) Code			
Congressional District of Location	9 th		
Congressional District of Primary Service Area	9 th		
Zip Code of Primary Service Area(s)	94603		
City(ies) and County(ies) of Primary Service Area(s)	Oakland	Alameda	
Total HOPWA Contract Amount	\$384,331		

Subrecipient Name Eden Information & Referral		Parent Company (if applicable) Alameda County	
Name and Title of Contact at Subrecipient	Darice Bridges, AHIP Coordinator		
Email Address	dbridges@edenir.org		
Business Address	570 B Street		
City, State, Zip, County	Hayward	CA	94541 Alameda County
Phone Number (with area code)	510-537-2600		Fax Number (with area code)
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-2339050		DUN & Bradstreet Number (DUNs) if applicable 134391861
North American Industry Classification System (NAICS) Code			
Congressional District of Location	10 th & 18 th		
Congressional District of Primary Service Area	9 th , 10 th , 11 th and 13 th		
Zip Code of Primary Service Area(s)	Alameda County		
City(ies) and County(ies) of Primary Service Area(s)	Oakland	Alameda	
Total HOPWA Contract Amount	\$141,324.69		

Subrecipient Name East Oakland Community Project		Parent Company (if applicable) Alameda County	
Name and Title of Contact at Subrecipient	Wendy Jackson, Executive Director		
Email Address	wendyJ@eocp.net		
Business Address	7515 International Boulevard		
City, State, Zip, County	Oakland	CA	94621 Alameda County
Phone Number (with area code)	510-532-3211		Fax Number (with area code) 510-532-2112
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-3078181		DUN & Bradstreet Number (DUNs) if applicable
North American Industry Classification System (NAICS) Code			
Congressional District of Location	9 th		
Congressional District of Primary Service Area	9 th and 13 th		
Zip Code of Primary Service Area(s)	Alameda County		
City(ies) and County(ies) of Primary Service Area(s)	Oakland	Alameda	
Total HOPWA Contract Amount	\$423,112		

Subrecipient Name Catholic Charities East Bay		Parent Company (if applicable) Alameda County	
Name and Title of Contact at Subrecipient	Carol Leahy, Director		
Email Address	cleahy@cceb.org		
Business Address	433 Jefferson Street		
City, State, Zip, County	Oakland	CA	94604 Alameda County
Phone Number (with area code)	510-768-6100		Fax Number (with area code) 510-451-6998
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-2677202		DUN & Bradstreet Number (DUNs) if applicable
North American Industry Classification System (NAICS) Code			
Congressional District of Location	9 th		
Congressional District of Primary Service Area	6 th , 7 th , 9 th , 11 th , 13 th		
Zip Code of Primary Service Area(s)	94501, 94541, 94545, 94601, 94605, 94611, 94612, 94607, 94546, 94608		
City(ies) and County(ies) of Primary Service Area(s)	All Alameda County	Alameda County	
Total HOPWA Contract Amount	\$227,492		

Subrecipient Name Resources for Community Development		Parent Company (if applicable) Alameda County	
Name and Title of Contact at Subrecipient	Dan Sawislak, Executive Director		
Email Address	contactred@rcddev.org		
Business Address	2220 Oxford Street , Berkeley, CA 94704		
City, State, Zip, County	Martinez	CA	94553 Contra Costa County
Phone Number (with area code)	510-841-4110		Fax Number (with area code) 510-548-3502
Employer Identification Number (EIN) or Tax Identification Number (TIN)	DUN & Bradstreet Number (DUNs) if applicable		
North American Industry Classification System (NAICS) Code			
Congressional District of Location			
Congressional District of Primary Service Area			
Zip Code of Primary Service Area(s)			
City(ies) and County(ies) of Primary Service Area(s)	Oakland, Emeryville, Berkeley	Alameda County	
Total HOPWA Contract Amount	\$1,856,925		

Subrecipient Name Affordable Housing Associates		Parent Company (if applicable) Alameda County	
Name and Title of Contact at Subrecipient	Eva Stewart, Director of Housing Development		
Email Address	estewart@ahainc.org		
Business Address	1250 Addison Street Suite G		
City, State, Zip, County	Berkeley	CA	94702 Alameda County
Phone Number (with area code)	510-649-8500		Fax Number (with area code) 510- 649-0312
Employer Identification Number (EIN) or Tax Identification Number (TIN)	DUN & Bradstreet Number (DUNs) if applicable		
North American Industry Classification System (NAICS) Code			
Congressional District of Location			
Congressional District of Primary Service Area			
Zip Code of Primary Service Area(s)			
City(ies) and County(ies) of Primary Service Area(s)	Oakland	Alameda County	
Total HOPWA Contract Amount	\$300,000		

Subrecipient Name Excellence To Affordable Housing (EAH)		Parent Company (if applicable) Alameda County		
Name and Title of Contact at Subrecipient	Benny Kwong, Senior Project Manager			
Email Address				
Business Address	2169 East Francisco Boulevard, Suite B			
City, State, Zip, County	San Rafael	CA	94901	Alameda County
Phone Number <i>(with area code)</i>	415- 258-1800		Fax Number <i>(with area code)</i> 415-453-4927	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	94-1699153		DUN & Bradstreet Number (DUNs) if applicable 078765088	
North American Industry Classification System (NAICS) Code				
Congressional District of Location	6 th			
Congressional District of Primary Service Area	9 th			
Zip Code of Primary Service Area(s)	94607			
City(ies) and County(ies) of Primary Service Area(s)	Oakland		Alameda County	
Total HOPWA Contract Amount	\$680,925			

A. Grantee and Community Overview

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD's website. *Note: Text fields are expandable.*

In June of 2011, the City of Oakland received notice of the 2011 Housing Opportunities for Persons With AIDS formula grant award, in the amount of \$2,514,177. Due to the delay in HUD granting said award to be divided between Alameda County and Contra Costa County covering the Oakland Eligible Metropolitan Statistical Area (EMSA), grant agreements were not executed prior to the end of the 2010/11 fiscal year. All accomplishments and fiscal reporting included in this CAPER is for 2010 and earlier HOPWA grants.

The Oakland EMSA is geographically, ethnically and economically diverse, spanning 1,458 square miles. Approximately 2.6 million people reside within the Oakland EMSA¹¹, with an estimated 11,127 cumulative AIDS cases from 1983 – 2010¹², the Oakland EMSA continues to have 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). Prior AIDS Epidemiology (EPI) reports covering the period from 1981 – 2007, reported a cumulative AIDS case count of 11,760. For the 1983-2010 cumulative AIDS cases reported above, there may be at least 633 AIDS cases not included in this case count that was included in the earlier AIDS case count from 1981 - 2007.

Alameda County Housing & Community Development Department (contact: Hazel Weiss, Community Development Manager) and Contra Costa County Community Development Department/Health Services Department (contact: Carmen E. Beyer, Program Coordinator of Clients Services/Contract Monitor) are the project sponsors for the City's HOPWA grants. A wide range of AIDS housing and related services are administered by and through each of the counties. Said services include, but not limited to housing and benefits advocacy, HIV/AIDS housing (community residence housing, family housing, single resident occupancy housing, transitional housing, and permanent supportive housing), tenant services, end-stage care, substance abuse counseling, mental health services, service enriched emergency housing and other supportive services for people with HIV/AIDS and their families. HIV/AIDS housing developments are implemented to increase HIV/AIDS housing inventory throughout Alameda County and Contra Costa County through new construction projects, rehabilitation and renovation projects, and housing set-asides for special needs populations.

In FY 2010/11 the Oakland EMSA HOPWA program provided housing assistance through the provision of tenant based rental assistance, permanent supportive housing, short term rental and utility assistance and other housing services to more than 264 persons living with HIV/AIDS and their families for a total of 358 clients. Ninety HOPWA clients gained access to stable permanent housing. Information and referral services were provided to approximately 428 households for HIV/AIDS housing and other services. Seventy one HIV/AIDS homeless clients received shelter and services.

¹¹ 2010 census totals for Alameda County (1,510,271) and Contra Costa County (1,049,025), <http://quickfacts.census.gov/qfd/states/06/06001.html>

¹² Office of AIDS, 2010 California HIV/AIDS EPI Report, <http://www.cdph.ca.gov/programs/aids/Documents/SSQtr4Dec2010.pdf>

In FY 2010/11, thirty-four housing development units were in process in various phases ranging from predevelopment, acquisition, to actual construction. Within the program year, development of four new units of HOPWA housing were completed, increasing the Oakland EMSA HOPWA housing inventory to 144 HOPWA units and 25 HOPWA shelter beds.

Of the thirty-four HOPWA units underway, fifteen HOPWA units are scheduled to be complete by the end of 2011; fourteen units to be completed in 2012, and five units in 2013.

1.

2. *B. Annual Performance under the Action Plan*

Provide a narrative addressing each of the following four items:

1. Outputs Reported. Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans.

The Oakland EMSA, comprised of Alameda and Contra Costa Counties distributes annual HOPWA awards to the two counties based on the number of People Living With AIDS (PLWA) as reported in each of the county's latest (prior year) Epidemiology reports. PLWA totals for both counties are added to provide total number of PLWA in the Oakland EMSA. Each County's individual PLWA total is divided by the Oakland EMSA PLWA total, yielding each County's percentage share of PLWA cases in the Oakland EMSA. This percentage is then applied to the fund allocation of HOPWA service and housing funds. Applying the PLWA percentages results in the overall grant awards to the counties for housing, services and project sponsor administration.

Once funds are allocated to each county, the counties then publish Notices of Fund Availability (NOFA) of HOPWA funds. In each NOFA, housing and service priorities are outlined for the respective counties. Applicants submit proposals based on the stated housing and service priorities (to be accomplished in a 2-3 year period). Once proposals are ranked, proposed HOPWA projects are submitted to the City for approval.

For the 2010/11 program year the following projects/programs were funded by Alameda and Contra Costa Counties as authorized by the City of Oakland, both service and housing development targets accomplished with the exception of a few delaying barriers for a Contra Costa County housing development project :

Support Services, Information and Referral -

Catholic Charities provided housing advocacy services, tenant base rental assistance (TBRA) and short term rental & utility assistance (STRMU) in both Alameda and Contra Costa Counties. In Alameda County, TBRA and support services was provided to 19 households. Alameda County Catholic Charities clients also participated in available nutrition programs that assisted AIDS clients in increasing their CD4 blood tests results. Said clients have increased their awareness of the positive effects of prescribed medications. In Contra Costa County, Catholic Charities provided housing advocacy, with thirty-seven individuals receiving financial assistance in the form rental deposits (17 clients), rent assistance (20 clients), subsidy payments (2 clients), utility payments (92) and shelter assistance. All clients receiving housing advocacy services (145) benefited from needs assessments, housing plans, assistance with credit repair and rental history, assistance with housing applications, tenant-landlord mediations, eviction prevention, financial assistance, motel vouchers and counseling.

Ark of Refuge provided housing and services to dual and triple diagnosed clients at the Walker house. 14 persons with AIDS received housing and services at Walker House. Each client was supported to maintain or gain access to primary health care. All Walker House clients maintained stable incomes, the majority receiving Social Security benefits. Ark of Refuge developed several memorandums of understanding with external service providers to better meet the needs of Walker House clients. Weekly in-house support groups, harm reduction, life skills and HIV education provided ongoing supports in a safe environment and provided a venue for clients to openly discuss issues and better ways to graduate to greater independence.

East Oakland Community Project provided HOPWA dedicated shelter beds and services to seventy-one individuals living with AIDS at the Crossroads shelter facility. Clients at Crossroads were offered weekly case management, semi-weekly life skills groups, recovery programs, support groups, bagged lunches, medication distribution, hygiene kit distribution and other services as needed. Not less than 35 shelter clients exited Crossroad, entering permanent and/or transitional housing.

Eden I&R successfully maintained a housing database containing over 74,583 market rate, subsidized, and low-income housing units in 7,192 buildings. The AHIP housing database contained 52 buildings that included 164 dedicated HOPWA units which were updated with information from the Alameda County Housing and Community Development. And in the AHIP housing database were skilled nursing facilities available to HIV clients. Eden I&R provided housing information services to 315 persons living with HIV/AIDS and their families, for a total of 428 persons served through the HOPWA contract.

Assessed

Alameda Point Collaborative provided project based rental assistance and transitional housing to 19 clients. All households developed a housing plan or established ongoing residency, were provided ongoing case management services, and kept contact with a primary health care provider at least once every three months.

Housing Development -

In Alameda County, development of the Fairmount Apartments, developed by Affordable Housing Associates, was completed in April 2011, for a total of 31 units, four of which are dedicated HOPWA units. These HOPWA units were completed and occupied within the program year.

The majority of housing development projects are on schedule or not too far behind schedule. A project for forty-nine units, three of which dedicated to HOPWA clients experienced delay due to legal matters against the City of Martinez. The Courts ruled in favor of the City of Martinez (Contra Costa County) and now financing for this project, due to the delay and decreased state and federal budgets, is becoming more challenging. Expected start for the development of this project is 2012. Meanwhile, development of approximately 15 HOPWA units are slated for completion by the end of the 2011 calendar year; 14 in 2012 and 5 more in 2013 for the Oakland EMSA.

2. Outcomes Assessed. Assess program goals against actual client outcomes for achieving housing stability, reducing risks of homelessness, and improving access to care. If current year results are lower than the national program targets (80 percent of HOPWA clients maintain housing stability, avoid homelessness and access care), please describe the steps being taken to achieve the national outcome goal in next operating year.

Housing stability, homelessness prevention and access to care targets were reached and exceeded. More than 90 HOPWA clients gained access to and maintained stable housing throughout the program year. Over 164 clients received tenant based rental assistance and 92 households received short term rent,

mortgage and utility assistance. Over 300 HIV/AIDS clients and accompanying household members were prevented from episodes of homelessness as a result of wide access of varying support services, information and referral and housing made available.

3. Coordination. Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

Program coordination for the Oakland EMSA is key, in that, in order to make HOPWA unit development affordable and attainable, Alameda and Contra Costa Counties garner, develop and maintain working relationships with housing development agencies to combine mainstream, Federal, local, Ryan White, Mental Health Services Act (MHSA), HUD HOME, (city and county) Redevelopment Agency Funds, loans, and foundation funds to produce mixed-use and mixed-population housing development projects that serve tenants with 30-60% Area Median Income (AMI) and those able to support market rate rental housing.

HOPWA funds are allocated to the development projects for set totals of set-aside units to benefit HOPWA clients. Each funded unit once funded and completed is maintained as a HOPWA unit until its “stewardship” period has expired.

Services for persons living in HOPWA funded units are provided by a network of HIV/AIDS agencies on and off-site, providing health care, case management, substance abuse counseling and services, life skills management, benefits advocacy, housing plans, emergency financial assistance, some food services and other support services as needed.

Eden I&R works in partnership with AIDS Serving Organizations in Alameda County such as AIDS Project East Bay, East Oakland Community Project, Allen Temple, Highland Hospital, Fairmont AIC, Berkeley Primary Care, and East Bay AIDS Medical Center. At each of these sites, Eden I& R visits and provides housing applications for affordable housing and section 8 housing. Eden I&R also maintains a county-wide data base of over 2,829 health and human service agencies.

4. Technical Assistance. Describe any program technical assistance needs and how they would benefit program beneficiaries.

In regards to “technical assistance” needed, not many needs have been openly expressed. However, desired technical assistance has been expressed concerning data collection and database systems that easily collects, organizes and reports-out HOPWA related information.

3. C. Barriers and Trends Overview

Provide a narrative addressing items 1 through 3. Explain how barriers and trends affected your program’s ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

<input type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Housing Availability	<input type="checkbox"/> Rent Determination and Fair Market Rents
<input checked="" type="checkbox"/> Discrimination/Confidentiality	<input checked="" type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input type="checkbox"/> Technical Assistance or Training
<input checked="" type="checkbox"/> Supportive Services	<input checked="" type="checkbox"/> Credit History	<input checked="" type="checkbox"/> Rental History	<input checked="" type="checkbox"/> Criminal Justice History
<input checked="" type="checkbox"/> Housing Affordability	<input type="checkbox"/> Other, please explain further		

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.
3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

The state of the economy proves to be an overlaying barrier to housing development projects and continuing needed services for persons living with AIDS and their families. Increased interest rates and escalated difficulty in obtaining loans has caused delays in the development and the securing of mixed funds to support these projects. As a result, larger funding gaps are experienced for longer periods in the development of the housing projects. Agencies are collaborating and applying for less traditional fund sources in order to fully fund these highly needed projects, for the provision of affordable housing for persons with HIV/AIDS, as the availability of affordable housing in the bay area is another frequently stated barrier, especially for those clients living with HIV/AIDS that have bad credit and/or criminal records.

More households seeking assistance are impacted by foreclosures on their homes; are unable to purchase homes; and/or have recently lost employment, making it difficult to afford decent housing. In addition, landlords are more frequently evicting tenants due to foreclosure on their rental properties as well.

Alameda County is one of the top 10 *least* affordable housing markets in the United States. A family earning minimum wage needs to work over 142 hours a week, 52 weeks a year to afford a modest two bedroom apartment. Approximately 34,000 (6%) of Alameda County's 523,000 households are at severe risk of homelessness because they are extremely low-income renters paying more than 50% of their income on housing. A disabled individual earns less per month from SSI (\$812) than the fair market value of a studio apartment (\$900).¹³ Limited affordable housing availability creates challenges in identifying housing options for clients stricken with AIDS and poverty.

Beside the economic issues and lack of affordable housing, negative credit history, rental history and criminal justice history serve as major barriers for many of the HOPWA clients in effectively utilizing housing advocacy services. Many individuals experience severe and complex mental health and substance abuse issues which limits clients' level of self-sufficiency and ability to follow through in the resolution of their housing issues and/or housing plans.

In response to these issues, increased inventory of affordable housing for persons living with AIDS is a major focus with continued efforts to obtain traditional and less traditional funding sources to support this effort.

Housing advocates and medical case managers recommend focus on prevention of eviction and assisting clients in remaining house while attending to their medical needs. Further recommended, medical case managers and housing advocates assist those clients experiencing loss of employment, in accessing the benefits they are entitled to and affordable housing.

Agencies are working more collaboratively to provide the best levels of service to house and keep housed, HOPWA clients. Collaborations and intense case management of HOPWA clients and case conferencing between agencies proves to be a viable approach to increasing the success of this great program.

D. Unmet Housing Needs: An Assessment of Unmet Housing Needs

In Chart 1, provide an assessment of the number of HOPWA-eligible households that require housing assistance but are not

¹³ EveryOne Home Plan Fact Sheet - 2009

currently served by HOPWA in this service area.

In Line 1, report the total unmet need of the geographical service area, as reported in Unmet Needs for Persons with HIV/AIDS, Table 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool. Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.

In Rows a through c, enter the number of HOPWA-eligible households by type of housing assistance whose housing needs are not met. For an approximate breakdown of overall unmet need by type of housing assistance refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds.

1. Assessment of Unmet Need for HOPWA-eligible Households

1. Total number of households that have unmet housing needs	= 4861
<i>From Item 1, identify the number of households with unmet housing needs by type of housing assistance</i>	
a. Tenant-Based Rental Assistance (TBRA)	= 729
b. Short-Term Rent, Mortgage and Utility payments (STRMU)	= 2431
c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities	= 1701

iv. 2. Recommended Data Sources for Assessing Unmet Need (check all sources used)

X	= Data as reported in the area Consolidated Plan, e.g. Table 1B, CPMP charts, and related narratives
	= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
	= Data from client information provided in Homeless Management Information Systems (HMIS)
	= Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on need
	= Data from prisons or jails on persons being discharged with HIV/AIDS, if mandatory testing is conducted
	= Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
	= Data collected for HIV/AIDS surveillance reporting or other health assessments, e.g. local health department or CDC surveillance data

End of PART 1

PART 2: Sources of Leveraging

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars.

[1] Sources of Leveraging		Total Amount of Leveraged Dollars (for this operating year)	
		[2] Housing Assistance	[3] Supportive Services and other non-direct housing costs
1.	Program Income		
2.	Federal government (please specify):	\$107,944	\$2,258,878
	Ryan White Treatment Modernization Act Part A & B		\$1,863,480
	Ryan White Treatment Modernization Act Part C		\$337,864
	Supportive Housing Program	\$107,944	\$57,534
3.	State government (please specify)		
4.	Local government (please specify)		
5.	Foundations and other private cash resources (please specify)	\$60,000	
6.	In-kind Resources		
7.	Resident rent payments in Rental, Facilities, and Leased Units	696,730	
8.	Grantee/project sponsor (Agency) cash		
9.	TOTAL (Sum of 1-7)	864,674	\$2,258,878

End of PART 2

PART 3: Accomplishment Data - Planned Goal and Actual Outputs

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families. *Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.*

1. HOPWA Performance Planned Goal and Actual Outputs

	HOPWA Performance Planned Goal and Actual	Output Households				Funding	
		HOPWA Assistance		Non-HOPWA			
		a.	b.	c.	d.	e.	f.
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual
	Housing Subsidy Assistance	Output Households					
1.	Tenant-Based Rental Assistance	143	164	0	0	\$463,377	\$237,762
2a.	Households in permanent housing facilities that receive operating subsidies/leased units	12	18	188	182	\$213,845	\$122,845
2b.	Households in transitional/short-term housing facilities that receive operating subsidies/leased units						
3a.	Households in permanent housing facilities developed with capital funds and placed in service during the program year	4	5	27	27	\$10,000	\$10,000
3b.	Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year	50	71				
4.	Short-Term Rent, Mortgage and Utility Assistance	90	92	50	75	\$46,234	\$46,234
5.	Adjustments for duplication (subtract)						
6.	Total Housing Subsidy Assistance	299	350	265	284	\$696,456	\$416,841
	Housing Development (Construction and Stewardship of facility based housing)	Output Units					
7.	Facility-based units being developed with capital funding but not opened (show units of housing planned)	34	34	452	452	\$3,348,209	\$485,881.22
8.	Stewardship Units subject to 3 or 10 year use agreements	170	169	953	953		
9.	Total Housing Developed						
	Supportive Services	Output Households					
10a.	Supportive Services provided by project sponsors also delivering HOPWA housing assistance	250	264			\$1,189,965	\$747,159
10b.	Supportive Services provided by project sponsors serving households who have other housing arrangements	90	92			\$472,611	\$283,996
11.	Adjustment for duplication (subtract)						
12.	Total Supportive Services	340	356			\$717,353.50	\$463,163
	Housing Placement Assistance Activities						
13.	Housing Information Services	300	315			\$141,325	\$91,931
14.	Permanent Housing Placement Services	30	109				
15.	Adjustment for duplication						
16.	Total Housing Placement Assistance	330	424			\$141,325	\$91,931
	Grant Administration and Other Activities						
17.	Resource Identification to establish, coordinate and develop housing assistance resources						
18.	Technical Assistance (if approved in grant agreement)						
19.	Grantee Administration (maximum 3% of total HOPWA grant)					\$145,115	\$31,847
20.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)						
	Total Expenditures for program year (Sum of rows 6, 9, 12, 16, and 20)					\$320,410	\$1,572,540

2. Listing of Supportive Services

Report on the use of HOPWA funds for all supportive services. In Rows 1 through 16, provide the (unduplicated) total of all households and expenditures for each type of supportive service for all project sponsors.

Supportive Services		Number of <u>Households</u> Receiving HOPWA Assistance	Amount of HOPWA Funds Expended
1.	Adult day care and personal assistance		
2.	Alcohol and drug abuse services	87	\$17,500
3.	Case management/client advocacy/ access to benefits & services	103	9,897
4.	Child care and other child services		
5.	Education		
6.	Employment assistance and training	3	
7.	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310		
8.	Legal services		
9.	Life skills management (outside of case management)	85	6,598
10.	Meals/nutritional services	79	
11.	Mental health services	4	
12.	Outreach		
13.	Transportation	9	
14.	Other Activity (if approved in grant agreement). Specify:	103	552,013
15.	Adjustment for Duplication (subtract)	352	
16.	TOTAL Households receiving Supportive Services (unduplicated)	121	\$463,162

End of PART 3

Part 4: Summary of Performance Outcomes

HOPWA Long-term Performance Objective: Eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care each year through 2011.

Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)

In Column 1, report the total number of eligible households that received HOPWA housing assistance, by type. In Column 2, enter the number of households continuing to access each type of housing assistance, the following year. In Column 3, report the housing status of all households that exited the program. Columns 2 (Number of Households Continuing) and 3 (Exited Households) summed will equal the total households reported in Column 1. Note: Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes.

[A] Permanent Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Assessment: Number of Households Continuing with this Housing (per plan or expectation for next year)		[3] Assessment: Number of Exited Households and Housing Status	
Tenant-Based Rental Assistance	= 164		= 158	1 Emergency Shelter/Streets	=
				2 Temporary Housing	=
				3 Private Housing	=
				4 Other HOPWA	=
				5 Other Subsidy	=
				6 Institution	=
				7 Jail/Prison	= 1
				8 Disconnected/Unknown	=
				9 Death	= 5
Permanent Supportive Housing Facilities/Units	= 358		= 269	1 Emergency Shelter/Streets	=
				2 Temporary Housing	=
				3 Private Housing	=
				4 Other HOPWA	=
				5 Other Subsidy	= 1
				6 Institution	=
				7 Jail/Prison	=
				8 Disconnected/Unknown	= 89
				9 Death	=
[B] Transitional Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Of the Total Number of Households Receiving Housing Assistance this Operating Year		[3] Assessment: Number of Exited Households and Housing Status	
Transitional/Short-Term Supportive Facilities/Units	= 71	Total number of households that will continue in residences:	= 14	1 Emergency Shelter/Streets	=
				2 Temporary Housing	= 1
				3 Private Housing	= 27
				4 Other HOPWA	=
		Total number of households whose tenure exceeded 24 months:		5 Other Subsidy	= 8
				6 Institution	=
				7 Jail/Prison	=
				8 Disconnected/unknown	= 20
				9 Death	= 1

Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness (Short-Term Housing Assistance)

Report the total number of households that received STRMU assistance in Column 1. In Column 2, identify the result of the housing assessment made at time of assistance, or updated in the operating year. (Column 3 provides a description of housing outcomes; therefore, data is not required.) In Row 1a, enter the total number of households served in the prior operating year that received STRMU assistance this year. In Row 1b, enter the total number of households that received STRMU Assistance in the 2 prior operating years that received STRMU assistance this year. Note: The sum of Column 2 should equal the number of households reported in Column 1.

Assessment of Households receiving STRMU Assistance

[1] STRMU Housing Assistance	[2] Assessment of Housing Status		[3] HOPWA Client Outcomes
= 92	Maintain Private Housing without subsidy (e.g. Assistance provided/completed and client is stable, not likely to seek additional support)	= 92	Stable/Permanent Housing (PH)
	Other Private Housing without subsidy	=	
	Other HOPWA support (PH)	=	
	Other housing subsidy (PH)	=	
	Institution (e.g. residential and long-term care)	=	
	Likely to maintain current housing arrangements, with additional STRMU assistance	=	Temporarily Stable, with Reduced Risk of Homelessness
	Transitional Facilities/Short-term (e.g. temporary or transitional arrangement)	=	
	Temporary/non-permanent Housing arrangement (e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days)	=	
	Emergency Shelter/street	=	Unstable Arrangements
	Jail/Prison	=	
	Disconnected	=	
	Death	=	Life Event
1a. Total number of households that received STRMU assistance in the prior operating year, that also received STRMU assistance in the current operating year.			= 0
1b. Total number of those households that received STRMU assistance in the two (2 years ago) prior operating years, that also received STRMU assistance in the current operating year.			= 0

Section 3. HOPWA Outcomes on Access to Care and Support

1A. Status of Households Accessing Care and Support by Project Sponsors delivering HOPWA Housing Assistance/Housing Placement/Case Management

Use Table 1 A for project sponsors that provide HOPWA housing assistance/housing placement with or without case management services. In Table 1A, identify the number of client households receiving any type of HOPWA housing assistance that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. *Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 1C and 1D.*

6. Categories of Services Accessed	Households Receiving Housing Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	159	<i>Support for Stable Housing</i>
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan.	159	<i>Access to Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan,	159	<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.	14	<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income.	14	<i>Sources of Income</i>

1B. Number of Households Obtaining Employment

In Table 1B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. Note: This includes jobs created by this project sponsor or obtained outside this agency.

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	2	<i>Sources of Income</i>

Chart 1C: Sources of income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> • Earned Income • Unemployment Insurance • Supplemental Security Income (SSI) • Social Security Disability Income (SSDI) • Veteran's Disability Payment • General Assistance, or use local program name • Temporary Assistance for Needy Families (TANF) income, or use local program name 	<ul style="list-style-type: none"> • Veteran's Pension • Pension from Former Job • Child Support • Alimony or Other Spousal Support • Retirement Income from Social Security • Private Disability Insurance • Worker's Compensation
--	--

Chart 1D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> • MEDICAID Health Insurance Program, or local program name • Veterans Affairs Medical Services • State Children's Health Insurance Program (SCHIP), or local program name 	<ul style="list-style-type: none"> • MEDICARE Health Insurance Program, or local program name • AIDS Drug Assistance Program (ADAP) • Ryan White-funded Medical or Dental Assistance
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2A. Status of Households Accessing Care and Support through HOPWA-funded Services receiving Housing Assistance from Other Sources

In Table 2A, identify the number of client households served by project sponsors receiving HOPWA-funded housing placement or case management services who have other and housing arrangements that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 2C and 2D.

7. Categories of Services Accessed	Households Receiving HOPWA Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.		<i>Support for Stable Housing</i>
2. Successfully accessed or maintained qualification for sources of income.		<i>Sources of Income</i>
3. Had contact with a primary health care provider consistent with the schedule specified in clients individual service plan.		<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.		<i>Access to Health Care</i>
5. Has contact with case manager, benefits counselor, or housing counselor consistent with the schedule specified in client's individual service plan.		<i>Access to Support</i>

2B. Number of Households Obtaining Employment

In Table 2B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. Note: This includes jobs created by this project sponsor or obtained outside this agency.

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job		<i>Sources of Income</i>

Chart 2C: Sources of income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> • Earned Income • Unemployment Insurance • Supplemental Security Income (SSI) • Social Security Disability Income (SSDI) • Veteran's Disability Payment • General Assistance, or use local program name • Temporary Assistance for Needy Families (TANF) income, or use local program name 	<ul style="list-style-type: none"> • Veteran's Pension • Pension from Former Job • Child Support • Alimony or Other Spousal Support • Retirement Income from Social Security • Private Disability Insurance • Worker's Compensation
--	--

Chart 2D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> • MEDICAID Health Insurance Program, or local program name • Veterans Affairs Medical Services • State Children's Health Insurance Program (SCHIP), or local program name 	<ul style="list-style-type: none"> • MEDICARE Health Insurance Program, or local program name • AIDS Drug Assistance Program (ADAP) • Ryan White-funded Medical or Dental Assistance
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End of PART 4

PART 5: Worksheet - Determining Housing Stability Outcomes

1. This chart is designed to assess program results based on the information reported in Part 4.

Permanent Housing Assistance	Stable Housing (# of households remaining in program plus 3+4+5+6=#)	Temporary Housing (2)	Unstable Arrangements (1+7+8=#)	Life Event (9)
Tenant-Based Rental Assistance (TBRA)	0		1	5
Permanent Facility-based Housing Assistance/Units	1	0	89	
Transitional/Short-Term Facility-based Housing Assistance/Units	35	1	20	1
Total Permanent HOPWA Housing Assistance				
Reduced Risk of Homelessness: Short-Term Assistance	Stable/Permanent Housing	Temporarily Stable, with Reduced Risk of Homelessness	Unstable Arrangements	Life Events
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)	92			
Total HOPWA Housing Assistance	92			

Background on HOPWA Housing Stability Codes

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).

Temporary Housing

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

Unstable Arrangements

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).

7 = Jail /prison.

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

Life Event

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

Tenant-based Rental Assistance: Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item: 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Permanent Facility-Based Housing Assistance: Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Transitional/Short-Term Facility-Based Housing Assistance: Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Tenure Assessment. A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

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 permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance; Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements. Unstable Situation is the sum of number of households reported under housing status: Emergency Shelter; Jail/Prison; and Disconnected.

PART 6: Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)

Grantees that use HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years. If non-substantial rehabilitation funds were used they are required to operate for at least three years. Stewardship begins once the facility is put into operation. This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility that had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

1. General information

HUD Grant Number(s) CA-H03-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input checked="" type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2005

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	5	\$552,085

3. Details of Project Site

Name of HOPWA-funded project site	Bella Monte Apartments
Project Zip Code(s) and Congressional District(s)	94565, District 10
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	2410 Willow Pass Road, Bay Point, CA 94565 945.335.7234

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official Kristin Sherk, Housing Planner	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, 510.238.6187	Contact Phone (with area code) 925.335.7234

End of PART 6

1. General information

HUD Grant Number(s) CA-H03-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input checked="" type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2005

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	5	\$1,365,938

3. Details of Project Site

Name of HOPWA-funded project site	Lakeside Apartments
Project Zip Code(s) and Congressional District(s)	94520, District 10
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	1897 Oakmead Drive, Concord, CA 94520 925.827.2805

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Kristin Sherk, Housing Planner	Signature & Date (mm/dd/yy) <div style="text-align: right;">Kristin Sherk 8.18.11</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett 510.238.6187	Contact Phone (with area code) 925.335.7234

End of PART 6

1. General information

HUD Grant Number(s) CA-H04-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input checked="" type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2008

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	3	\$566,125

3. Details of Project Site

Name of HOPWA-funded project site	Villa Vasconcellos
Project Zip Code(s) and Congressional District(s)	94565, District 10
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	1515 Geary Road, Walnut Creek, CA 94565 925.465.3858

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Kristin Sherk, Housing Planner	Signature & Date (mm/dd/yy) <div style="text-align: right;">Kristin Sherk 8.18.11</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett 510.238.6187	Contact Phone (with area code) 925.335.7234

End of PART 6

1. General information

HUD Grant Number(s) CA-H01-F001, CA-H02-F001, CA-H03-F001, CA-H04-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input checked="" type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2008

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	25 (shelter beds)	\$110,000

3. Details of Project Site

Name of HOPWA-funded project site	East Oakland Community Project - Crossroads
Project Zip Code(s) and Congressional District(s)	94621, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	7515 International Boulevard, Oakland, CA 94621 510.532.3211

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Hazel Weiss, Housing & Community Development Manager	Signature & Date (mm/dd/yy) <div style="text-align: right;">Hazel Weiss 8.31.11</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H01-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input checked="" type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2005

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	9	\$110,553

3. Details of Project Site

Name of HOPWA-funded project site	Ark of Refuge/Walker House
Project Zip Code(s) and Congressional District(s)	94603, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	9702 International Boulevard, Oakland, CA 94603 415.861.5382

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Hazel Weiss, Housing & Community Development Manager	Signature & Date (mm/dd/yy) <div style="text-align: right;">Hazel Weiss, 8.31.2011</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator, 510.238.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H03-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input checked="" type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2005

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	5	\$114,000

3. Details of Project Site

Name of HOPWA-funded project site	California Hotel
Project Zip Code(s) and Congressional District(s)	94608, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	3501 San Pablo, Oakland, CA 94608 510.522.2417

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Hazel Weiss, Housing & Community Development Manager	Signature & Date (mm/dd/yy) <div style="text-align: right;">Hazel Weiss, 8.31.2011</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing & Community Development Coordinator	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H07-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input checked="" type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City Oakland	Date Facility Began Operations (mm/dd/yy) 2011

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	4	\$11.6 million

3. Details of Project Site

Name of HOPWA-funded project site	Fairmount Apartments
Project Zip Code(s) and Congressional District(s)	94611, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	401 Fairmount Avenue, Oakland, CA 94611 510.649.8500

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Rachel Woldy, Compliance Supervisor	Signature & Date (mm/dd/yy) <div style="text-align: right;">Rachel Woldy</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 510.649.8500 extension 13

End of PART 6

1. General information

HUD Grant Number(s) CA-H02-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input checked="" type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) June 26, 2005

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	2	\$35,520

3. Details of Project Site

Name of HOPWA-funded project site	University Avenue
Project Zip Code(s) and Congressional District(s)	94703, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	1719 University Avenue, Berkeley, CA 94703 510.843.5937

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official Rachel Woldy	Signature & Date (mm/dd/yy) <div style="text-align: right;">Rachel Woldy</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator, 510.238.6187	Contact Phone (with area code) 510.645.8500

End of PART 6

1. General information

HUD Grant Number(s) CA-H01-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input checked="" type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2004

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	2	\$27,936

3. Details of Project Site

Name of HOPWA-funded project site	Sacramento Senior Homes (Outback)
Project Zip Code(s) and Congressional District(s)	94703, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	2517 Sacramento Street, Berkeley, CA 94703 510.665.1930

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Rachel Woldy, Compliance Supervisor	Signature & Date (mm/dd/yy) <div style="text-align: right;">Rachel Woldy</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator, 510.238.6187	Contact Phone (with area code) 510.649.8500

End of PART 6

1. General information

HUD Grant Number(s) CA-H05-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input checked="" type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) June 2009

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	6	\$12,328

3. Details of Project Site

Name of HOPWA-funded project site	Fox Courts
Project Zip Code(s) and Congressional District(s)	94612, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	2577 San Pablo, Oakland, CA 94612 510.251.2105

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Peter Poon, Chief Financial Officer	Signature & Date (mm/dd/yy) <div style="text-align: right;">Peter Poon, 8.26.11</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator, 510.2358.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H02-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input checked="" type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2006

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	2	\$21,890

3. Details of Project Site

Name of HOPWA-funded project site	Housing Alliance/Lorenzo Creek
Project Zip Code(s) and Congressional District(s)	94546, 9th and 13th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	22198 Center Street, Castro Valley, CA 94546 510.881.0800

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Peter Poon, Chief Financial Officer	Signature & Date (mm/dd/yy) <div style="text-align: right;">Peter Poon, 8.26.11</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H02-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input checked="" type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2005

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	4	

3. Details of Project Site

Name of HOPWA-funded project site	Eastmont Court
Project Zip Code(s) and Congressional District(s)	94605, 9th Street
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	6850 Foothill Boulevard, Oakland, CA 94605 510.568.9259

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Peter Poon, Chief Financial Officer	Signature & Date (mm/dd/yy) <div style="text-align: right;">Peter Poon, 8.26.2011</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H03-F001 & CA -H04-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input checked="" type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2009

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	5	\$46,656

3. Details of Project Site

Name of HOPWA-funded project site	Oxford Plaza
Project Zip Code(s) and Congressional District(s)	94704, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	2200 Oxford Plaza, Berkeley, CA 94704 510.495.9091

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Peter Poon, Chief Financial Officer	Signature & Date (mm/dd/yy) Peter Poon, 8.26.2011
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator, 510.238.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H04-F001 & CA-H05-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input checked="" type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) May 2010

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	5	\$63,276

3. Details of Project Site

Name of HOPWA-funded project site	Tassafaronga Phase II
Project Zip Code(s) and Congressional District(s)	94621, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	1001 – 83rd Avenue, Oakland, CA 94621 888.350.7808

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Anthony Ma, Treasurer	Signature & Date (mm/dd/yy) <div style="text-align: right;">Anthony Ma, 8.26.2011</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H99-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10; <input checked="" type="checkbox"/> 10+ Yr
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2001

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	12	\$18,560

3. Details of Project Site

Name of HOPWA-funded project site	Miramar/Mariposa
Project Zip Code(s) and Congressional District(s)	94501, 9th & 13th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	100 Corpus Christi, Alameda, CA 94501 510.898.7800

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Doug Biggs, Executive Director	Signature & Date (mm/dd/yy) <div style="text-align: right;">Doug Biggs, 8.25.2011</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H01-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input checked="" type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2004

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	4	\$38,544

3. Details of Project Site

Name of HOPWA-funded project site	Allen Temple Arms
Project Zip Code(s) and Congressional District(s)	94621, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	7607 International Boulevard, Oakland, CA 94621 510.567.9923

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Kendra Roberts, Administrator	Signature & Date (mm/dd/yy) <div style="text-align: right;">Kendra Roberts 8.25.2011</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 510.567.9772

End of PART 6

1. General information

HUD Grant Number(s) CA-H96-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> 15 Years <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input checked="" type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 1995

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	14	

3. Details of Project Site

Name of HOPWA-funded project site	Harrison Hotel
Project Zip Code(s) and Congressional District(s)	94612, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	1415 Harrison Street, Oakland, CA 94612

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Hazel Weiss, Housing & Community Development Manager	Signature & Date (mm/dd/yy) <div style="text-align: right;">Hazel Weiss 8.31.2011</div>
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H96-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input checked="" type="checkbox"/> 13 years <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 1998

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	6	

3. Details of Project Site

Name of HOPWA-funded project site	Bay Bridge Apartments
Project Zip Code(s) and Congressional District(s)	94608, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	1034 – 36th Street, Emeryville, CA 94608

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Hazel Weiss, Housing & Community Development Manager	Hazel Weiss, 8.31.2011
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program)	Contact Phone (with area code)
Greg Garrett, Housing Development Coordinator 510.238.6187	510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H96-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input checked="" type="checkbox"/> 11 years <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 1999

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	2	

3. Details of Project Site

Name of HOPWA-funded project site	Dwight Way Apartments
Project Zip Code(s) and Congressional District(s)	94703, 9th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	1518 Dwight Way, Berkeley, CA 94703

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Hazel Weiss, Housing & Community Development Manager	Signature & Date (mm/dd/yy) Hazel Weiss, 8.31.2011
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 510.670.5941

End of PART 6

1. General information

HUD Grant Number(s) CA-H99-F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input checked="" type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name City of Oakland	Date Facility Began Operations (mm/dd/yy) 2003

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	10	

3. Details of Project Site

Name of HOPWA-funded project site	Alvarez Court
Project Zip Code(s) and Congressional District(s)	94564, 10th District
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input checked="" type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	760 Alvarez Court, Pinole, CA 94564 510.724.1928

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official Kristin Sherk, Housing Planner	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i> Greg Garrett, Housing Development Coordinator 510.238.6187	Contact Phone (with area code) 925.335.7234

End of PART 6

PART III:

IDIS REPORTS

Reports on expenditures and accomplishments generated by HUD's Integrated Disbursement and Information System (IDIS) are available from the City upon request.