

City of Oakland
Department of Housing & Community Development

**CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT**



***For Program Year
July 1, 2024 – June 30, 2025***

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CR-00 – Executive Summary

The **Consolidated Annual Performance and Evaluation Report (CAPER)** is a summary of the progress made by the City of Oakland to achieve the goals identified in the **2020 to 2025 Five Year Consolidated Plan (Con Plan)** and the **Fiscal Year 2024/25 Annual Action Plan (AAP)**, which were submitted to the United States Department of Housing and Urban Development (HUD), Office of Community Planning and Development (CPD). These plans support activities that create and maintain decent and affordable housing, promote suitable living environments, and expand economic opportunities for low- and moderate-income residents. These efforts are made possible through HUD formula grant funding awarded to the City under the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grants (ESG), and
- Housing Opportunities for Persons with AIDS (HOPWA) Programs.

A total of \$14,260,551 in HUD CPD grant funds awarded to the City under the 2023/24 CDBG, HOME, ESG and HOPWA programs. The City has another \$11,325,941 under the 2021 HOME American Rescue Plan (HOME ARP) which was awarded under Substantial Amendment to the 2024/25AAP. These funds, along with matching funds, and other resources, support the goals, objectives, priorities, and strategies as established in the 2020- 2025 Con Plan and 2024/25 AAP.

All goals and funded activities meet one of three mandatory National Objectives to:

1. Benefit low- and moderate-income persons;
2. Aid in the prevention of slum and blight; or
3. Meet an urgent need.

The 2024/25CAPER reports progress of the following priorities set in the 2024/25 AAP:

1. Affordable Housing
2. Homeless Solutions
3. Economic Development
4. Community Development/Public Services
5. Neighborhood Stabilization; and
6. Public Facilities Improvements/Infrastructure Improvements

Oakland HCD's 2023-2027 Strategic Action Plan refreshes City of Oakland's Department of Housing & Community Development 2021-2023 predecessor which offered actions aligned with the Committee to House the Bay Area (CASA)'s **Three "P"** Framework. This framework identifies new housing **production**, the **preservation** of existing affordable housing, and tenant **protections** as a three-pronged approach to address the region's housing crisis. Building on this, the 2023-2027 Strategic Action Plan centers racial equity in how the City of Oakland implements the three Ps and administers its funds and programs, which also aligns with 2024/25AAP priorities.

1. Protection strategies are designed to prevent displacement and to ensure that low-income renters and homeowners have the information, tools, and support needed to remain in their homes in accordance with local and state laws.
2. Preservation entails maintaining the existing affordable housing stock, placing regulatory restrictions on existing buildings to ensure long-term affordability for residents. Such actions typically, but not always, include capital repairs to retain affordable housing infrastructure for both renters and low-income homeowners. Preservation strategies can also serve to preserve neighborhoods and ensure that long standing residents and community institutions are not displaced.
3. Production strategies provide new affordable housing opportunities through new construction of housing, provision of financing for first-time homebuyers to acquire an affordable home, and the provision of rental and operating subsidies that create affordability for low-income residents over the long term (see Table 4). These actionable production strategies are critical in addressing homelessness, displacement, and rent burdens for low-income households. HOME-ARP will help HCD reach its goals of providing permanent supportive housing for Oakland's chronically homeless through HCD's Homekey program.

Throughout the 2024/25 CAPER, accomplishments are compared to fiscal year 2024/25 AAP goals and priorities. The 2024/25 CAPER also reports on programming for persons living with HIV/AIDS (PLWHA).

CR-05 – Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Each year, the City of Oakland, as a U.S. Department of Housing and Urban Development (HUD) designated entitlement jurisdiction, compiles and publishes the CAPER, which is an annual report detailing the use of the City's CDBG, HOME, HOPWA, ESG funds, other resources, and associated accomplishments.

This CAPER covers expenditures and accomplishments for the fourth year of the Five-Year Consolidated Plan, Fiscal Year 2024/2025. Information reported in this CAPER demonstrates the City of Oakland efforts to manage funding and deliver affordable and safe housing, homeless housing and services, and other community development projects and services to residents. It documents the many services, activities, and initiatives that improved Oakland residents' quality of life through the provision of decent housing, creating suitable living environments, and

expanding economic opportunities principally for low-and moderate-income Oakland residents from July 1, 2023, through June 30, 2024.

Within the 2024/25 AAP, the City aligns its Housing Community Development (HCD) Strategic Action Plan to the “3P” framework of Protection, Preservation and Production for affordable housing and to the City of Oakland Permanent Access To Housing (PATH) Framework approach to addressing homelessness in Oakland from the six priorities established in the City’s Five Year Con Plan and AAP: Affordable Housing, Homeless Solutions, Economic Development, Community Development Public Services, Public Facility/Infrastructure Improvements, and Neighborhood Stabilization.

Affordable Housing

Homelessness and housing affordability are top priorities for Oakland residents. To confront these challenges, the Housing and Community Development Department is addressing housing affordability issues through its “3P” framework: Protect Oaklanders from displacement; Preserve the existing affordable housing stock; and Produce new, deeply affordable housing units.

Currently, the City produces new units of affordable housing, rehabilitates existing inventory of multi-family and owner-occupied affordable housing, and acquires and converts property to affordable housing. The City also invests in the conversion of hotel/motel properties into housing for people experiencing homelessness and provides various protection services to keep extremely low- to moderate-income Oakland residents housed.

The City of Oakland’s overall FY 2024/25 Affordable Housing accomplishments are categorized below under the 3P Strategies:

Production: Construction began during the program year for 97 units in one development Chinatown TOD Senior Housing, including 44 PSH units.

In program year 2023/2024 2024/25 under the Production Strategy, the City of Oakland completed two new developments with a total 136 affordable units, (including 46 units dedicated to exits from Homelessness/Permanent Supportive Housing (PSH) for chronically homeless residents): Ancora Place (77 units) and West Grand & Brush (59 units)

Construction continued on an additional 395 units in five developments that started construction prior to the program year and will complete after the program year is over.

Through the Acquisition and Conversion to Affordable Housing (ACAH) Program, an additional \$8,450,000 was awarded to support three projects that will provide affordable housing for 94 low-income families. Rehabilitation and construction efforts are currently underway at the following sites:

- **12th Avenue:** Renovation of a 6-unit apartment complex and construction of 1 new unit;
- **29th Avenue:** Rehabilitation of 14 existing units;
- **36th Avenue Apartments and Hilton Street Displacement Project:** Renovation of 24 units at 36th Avenue and conversion of 16 existing condominium units on Hilton Street into affordable housing.

The home is master leased to a nonprofit transitional housing provider (A Diamond in the Ruff) which serves single women who are particularly marginalized (formerly homeless; domestic violence survivors; returning from incarceration; etc.).

The City facilitated three programs for the provision of rehabilitation of 56 existing owner-occupied residential properties. The City offered to low- and moderate-income homeowners, 0-3% loans for up to \$150,000 for emergency home repairs, deferred maintenance, or code violation corrections and completed rehabilitation of 11 owner-occupied units. Grants up to \$15,000 were offered for lead-based paint remediation, accessibility improvements, and up to \$24,000 for wheelchair lifts. Under this program 7 units were completed. The City offered minor repairs including plumbing, carpentry, electrical, railings, grab bars, toilets, water heaters, doors, and locks, for elderly homeowners in the form of grants up to \$2,499, completing minor repairs for 38 owner-occupied homes.

Protection

In program year 2024/2025, the City's anti-displacement & relocation programs served extremely low- to moderate-income residents of Oakland with code enforcement-related relocation assistance, financial assistance, information and referral, and limited case management to prevent anti-displacement or episodes of housing instability for Oakland residents.

Staff provided information about rights and responsibilities under the Code Compliance Relocation Program to **181 tenants or property owners**. Referrals came mostly from Code Enforcement inspections or the City of Oakland Fire Department. 9 Tenants were paid relocation payments, either by the City or Property Owner.

Fair Housing activities facilitated by East Bay Community Law Center and partner agencies provided a total of 171 unduplicated tenants residing in Oakland with a wide array of legal services that included advice and counsel, document preparation and filing, and writing demand letters and providing advocacy by phone on behalf of tenants. They also provided direct representation for clients facing housing instability or homelessness related to eviction, health and safety issues, reasonable accommodations, landlord harassment, and Section 8 issues. With their partner agencies, they served a total of 203 residents with legal issues and representation.

The Rent Adjustment Program (RAP) Community Enforcement and Engagement Unit held 19 community workshops. RAP housing counselors responded to approximately 345 housing-related calls/emails per month (4,146 in total). We received and timely processed 353 petitions. We continued building the Rent Registry and increased owner compliance with registration requirements.

In partnership with Bay Area Community Services (BACS), partner agencies and evaluation partner agencies (Stanford's Changing Cities Research Lab and the Housing Initiative at Penn), Oakland HCD's Homelessness Prevention Pilot program is designed as a three-pronged approach: flexible financial payments, wrap around services, and legal support. During 2024/2025 the Homelessness Prevention Pilot outreached to over 6,504 residents of Oakland, provided 578 clients with supports to meet basic needs and enrolled 234 unduplicated clients in wraparound housing stabilization services.

Affordable Housing 2024/25 Accomplishments Compared to FY 2023/24

Production Affordable Housing Activity	2024/25	Type of Units	2023/24
	Number of Units /Fund Source		Number of Units /Fund Source
Completed New Construction	<p>Total 136 Units</p> <p>Ancora Place 77 units HOME, Measure KK, Low-Mod. In- come Housing As- set Funds, County Measure A1 Bond Funds, CA HCD NPLH, MHP, IIG, & Accelerator Funds, and AHP loan</p> <p>West Grand & Brush 59 units AH Impact Fees, Low-Mod. Income Housing Asset Funds, CDBG Funds, Measure KK Bond Fund, Boomerang Funds, Alameda County Measure A1 Bond Funds, CA HCD MHP, IIG, and Housing Accelera- tor Funds, FHLB- AHP Funds, & DTSC Grant Funds</p>	Affordable Rental/ Per- manent Sup- portive Hous- ing Units	<p>Total 302 units, 2 sites (FY23-24) Fruit- vale Transit Village II-B 179 units Measure KK, Low/Mod Repay- ment, Alameda County Bond Meas- ure A1, Transit Ori- ented Development (CA HCD Program), Boomerang/Other Oakland Funds</p> <p>Brooklyn Basin IV/Foon Lok East 123 units Measure KK, Ala- meda County, Low Income Housing Tax Credit, Measure A1, Boomerang/Other Oakland funds</p>

Started New Construction	<p>Total 97 units/1 site</p> <p>Lake Merritt TOD Senior Affordable Housing 97-units. Measure U Bond Fund, Jobs Impact Fees, LHTF,</p> <p>Pro-housing CA HCD AHSC & IIG-C, OHA RAS Operating Subsidy, and Low-Income Housing Tax Credits</p>	Affordable Rental/ Permanent Supportive Housing Units	<p>3050 International 75 Units Measure U Bond Job Housing Impact Fees.</p> <p>East 12th St Project 1 90 Units Measure U Bond Fund, EWD loan, CA HCD AHSC & IIG-C, OHA MTW & RAS Operating Subsidy, and Low-Income Housing Tax Credits</p> <p>Longfellow Corner 76 Units Measures U and KK Bond Funds, AH Impact Fees, Boomerang Funds, JH Impact Fees, Low-Mod. Income Housing Asset Funds, CA HCD NPLH, AHSC & IIG Funds, DTSC grant funds, & Low-Income Housing Tax Credits</p> <p>Friendship Senior Rental Housing 50 units (49 affordable) Affordable Housing Trust Funds, Multifamily Housing Program, CA Housing Accelerator Funds, Low Income Housing Tax Credit, OHA</p>
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			The Phoenix 100 units Lo/Mod repayments, Other City sources, Housing Accelerator, State HCD Prop 2 & Supplemental
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Production (continued) Affordable Housing Activity	2024/25	Type of Units	2023/24
	Number of Units/Fund Sources		Number of Units /Fund Source
Homekey/R2H2 Construction Completed	Inn by the Coliseum 36 units/ 1 site; Sources: State Homekey, Housing (and Homelessness Assistance Preven- tion (HHAP) from CHS (\$6,350,000), Oakland Housing Authority Subsidy, and HOME-ARP (\$4,200,000)	Hotel/Motels converted to affordable housing for homeless	Total 79 units/2 sites Homekey Piedmont Place 45 units/1 site Kingdom Builders 34 units/1 site
Homekey/R2H2 Construction Started	Clara and Edes (40 Units) Sources: Homekey Operating (\$2,016,000) Homekey Capital: (\$12,250,000) LMIHAF City Capital: \$4,100,000 Extended Stay America (Mandela House)/105 units of Interim Housing for	New construc- tion of studio units for chronically homeless sen- iors	Total 76 units/2 sites Inn by the Coliseum Homekey, Measure KK, OHA, HOME ARP Dignity Village 40 Permanent Sup- portive Housing units (predevelopment est. occupancy 2025)

	<p>12 months; 125 units of PSH for 55 years at 30% AMI; Sources: Community Care Expansion Grant (CCE) Encampment Resolution Funds Round 3 (ERF-3), Rapid Response Homeless Housing (R2H2) (\$8,000,000) & (Boomerang: \$4,583,016) & , Rental Assistance Subsidy (RAS), Permanent Local Housing Allocation (PLHA): (\$5,638,865), Local Housing Supportive Services Program (LHSP), Alameda County Social Services Funding, and Opioid Remediation Funds</p> <p>1888 MLK 88 Interim units (leased) Funding Source: (\$7,193,754)</p>		
New Homekey/R2H2 Financing Commitments Only		Hotel/Motels converted to affordable housing for homeless	<p>0 units Imperial Inn 48 units/1 site PSH</p> <p>Quality Inn 104 units/1 site</p>

			Edes Clara 40 units/1 site Covenant House 20 units/1 site
HOME American Rescue Plan (ARP) For housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations	36-units /1 site Inn at Coliseum Motel Conversion	Affordable rental; 2 Homekey Projects Housing for Chronically homeless Perm. Supportive Housing for unhoused.	Total of 136 units/4 Sites 500 Lake Park Apartments -New construction 53 units Inn at Coliseum 36-unit Motel conversion Round 3 Homekey Set aside 47 units permanent supportive housing

Production (continued) Affordable Housing Activity	2024/25	Type of Units	2023/24
	Number of Units/Fund Sources		Number of Units/Fund Sources
Financing (City Funding Commitment)	Total 589 units new finance commitments (5 sites) New Through NOFA (397): <hr/> Mandela Station 240 units (238 affordable)/ 1 site Liberation Park 119 units (118 affordable) / 1 site	Affordable Rental/Permanent Supportive Housing Units	Total 643 units new finance commitments (9 sites) New Through NOFA (251): <hr/> Mark Twain Homes 101 units (67 new construction)/1 site Lake Merritt BART Senior Apartments 97 units/1 site

	<p>The Eliza 97 units (96 affordable)/1 site</p> <p>34th & San Pablo 60 units (59 affordable)/1 site</p> <p>3135 San Pablo 73 units (72 affordable)/1 site</p> <p>Pipeline Projects:</p> <hr/>		<p>East 12th Street Project 1</p> <p>109 units/1 site</p> <p>Pipeline Projects:</p> <hr/> <p>3050 International 76 units/1 site</p> <p>West Grand & Brush 59 units/1 site</p> <p>Friendship Senior Housing 50 units/1 site</p> <p>Longfellow Corner 72 units/1 site</p> <p>2700 International 75 units/1 site-</p> <p>Agnes Memorial Senior Apartments 60 units/1 site</p>
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Production (continued) Affordable Housing Activity	2024/25		2023/24
	Number of Units	Type of Units	Number of Units/
First Time Homebuyers (FTHB)	7 Completed Mortgage Assistance Loans	First Time Homebuyers (FTHB)	3 FTHB were assisted with CalHome Mortgage Assistance in FY24
FTHB Class Enrollees	0 Completed	Households/Attendees	0 Workshops not offered
FTHB Completion Certificates	0 Completed	Households/ Attendees	Referred to other HUD certified FTHB workshops
CalHome ADU/JADU Loan Program	0 Completed 1 Loan provided	Assist homeowners with deferred loans to rehab illegal ADU units, or to construct new ADU units.	Legalization of an existing conversion of a detached garage into an ADU was completed at the end of the fiscal year (Cal HOME funded loan and Cal HFA) predevelopment grant

Preservation Affordable Housing Activity	2024/25		2023/24
	Number of Units	Types of Units	Number of Units
Completed Acquisition and Conversion to Affordable Housing	0 Unit 0 unit	Affordable Rental Low-income households at or below 80% of AMI	0 units No completed units or acquired units
Access Improvement grants/Owner-occupied and Rental & Lead Paint Remediation	7 Units	Disabled Households & Very Low-Income Households with Children Aged 6 & Under	16 Completed
Owner Occupied for Emergency Repair/ Home Maintenance Improvement Program	11 Units	Low-income households at or below 50%-80% Area Median Income. Seniors, disabled persons.	4 Completed
Minor Home Repairs	38Units	Low-income households at or below 50%-80% Area Median Income. Seniors, disabled persons. Single family units or mobile homes.	24 Completed

Protection Affordable Housing Activity	2024/25		2023/24
	Number of Units	Types of Units	Number of Units
Information and Referral to prevent displacement and homelessness	181	Low- and moderate-income Individuals	198
Relocation Information, Referral and Financial Assistance	181 referrals of those 9 were paid by Code Compliance Relocation. For a total of \$68,109.96	Low- and moderate-income Individuals Extremely Low Income 4 Very Low Income 4 Low income 0 Moderate income 1	45
Fair Housing	203	Legal services & representation for housing stability and homeless prevention-Units of Service	279
Homeless Prevention Pilot Program	234	Low-income Individuals at risk of homelessness	298
Rent Adjustment Program	24 353 345	Workshops Petitions Counseling sessions	29 423 390 months

Public Housing/Affordable Housing - Oakland Housing Authority

The Oakland Housing Authority (OHA) provides various types of affordable housing programs to the citizens of Oakland. OHA administers traditional public housing and housing choice voucher programs on behalf of the Department of Housing and Urban Development (HUD) in addition to various non-traditional local housing programs because OHA is a participant in HUD's Moving To Work (MTW) demonstration program. MTW allows OHA the flexibility to create innovative local programs based on the needs of the community. OHA administers several special purpose voucher programs such as VASH, Mainstream, Emergency Housing Vouchers, Stability Vouchers and Family Unification Program (FUP) to serve specific populations such as veterans, those suffering with mental or other disabilities, individuals that are homeless, or at risk of homelessness, and foster youth. Additionally, OHA uses its funding and MTW flexibility to partner with developers using Low Income Housing Tax Credits to create additional affordable housing. In this program year, a total of **14,977** households were served with vouchers, leases, and other programs through OHA.

The chart below summarizes public housing development and households served with the inventory of the OHA portfolio of housing types across the various programs. Detailed information on OHA's affordable housing activities can be found in OHA's Annual MTW Report which is located on OHA's website: www.oakha.org.

Public Housing 2024/25 Accomplishments Compared to Prior Year

Oakland Housing Authority Housing Activity	FY 2024/25	FY 2023/24
AFFORDABLE HOUSING PRODUCTION (units)		
Acquisition/Began Rehabilitation	103	103
Completed Construction/Rehabilitation	108	98
MTW PUBLIC HOUSING (average households served per month)	1,236	1,336
Moving to Work (MTW) Housing Choice Vouchers		
General MTW Housing Choice Voucher (HCV)	10,942	10,964
Non-MTW Tenant-Based Assistance		
Veterans Affairs Supportive Housing (VASH)	319	306
Mainstream	158	181
Family Unification Program (FUP)	54	43
Tenant Protection Vouchers	922	938
Other HUD Programs		
Shelter plus Care (S+C)	0	331
Moderate Rehabilitation (Mod Rehab)	0	143
TOTAL VOUCHERS AND OTHER HUD PROGRAMS	12,395	12,906
MTW LOCAL PROGRAMS (average households served per month)		
Parents and Children Together (PACT) discontinued	0	2
Local Housing Assistance Program (LHAP)	4	6
Sponsor-based Housing Assistance Program (SBHAP)	124	126
Building Bridges SRO	136	150
Building Bridges CalWORKs	23	25
Building Bridges Key To Home	23	23
All other Tax Credit Units	1,036	300
TOTAL LOCAL PROGRAMS	1,346	632
TOTAL MTW VOUCHER AND LEASE PROGRAMS*	14,977	13,528

Homelessness & Hunger Solutions (Protection)

In program year **2024/2025**, the City of Oakland provided various homeless hunger and hunger services to extremely low-, low- and moderate-income residents of Oakland.

The City of Oakland provides four main different kinds of homelessness services programs: overnight and emergency shelters, rapid rehousing, transitional housing, and homeless encampment services. Overnight and emergency shelters are community shelters and community cabins that operated either by the City or local nonprofits. Homeless encampment services encompass a

wide range of services to those living in encampments, such as providing hygiene kits, meals, porta potties, mobile showers, etc. Rapid rehousing connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. Transitional housing is a residential facility and/or scattered site units that are designed to provide time-limited housing and supportive services to people experiencing homelessness, with the goal of transitioning them to permanent housing.

One of the outcomes that the City of Oakland also tracks is which unhoused residents go from utilizing services and getting placed in either temporary or permanent housing. This is considered “exiting homelessness.” When someone is being enrolled in a homeless program and then transitioning into a temporary situation such as a transitional housing program, halfway house, using a hotel voucher, or staying or living with friends/family, this outcome is considering exiting homelessness to temporary housing. When someone is in a homeless program and then obtains permanent housing to an actual unit, this is considered exiting homelessness to permanent housing. The program outcomes below are listed for each of these different types of homeless programming.

In the Overnight Shelter program, 475 homeless residents were provided more than 36,500 bed-nights of overnight shelter. Of the 475 501 shelter clients, 70 moved to permanent housing or other permanent destinations and 65 to temporary housing.

In Homeless Encampment services program, approximately 13,667 units of harm reduction supplies including food, water, hygiene kits, personal protection equipment (PPE) were distributed, allowing the provision of street-based services to thousands of unduplicated, unsheltered persons living in homeless encampments, in their vehicles, or on the streets. Outreach efforts served a total of **12,767** residents.

In the Transitional Housing (TH) program, 278 people received support, of which 152 exited to permanent housing and 27 to temporary housing.

In the Rapid Rehousing (RRH) program, 711 unsheltered people were helped. 270 of those individuals were able to transition to permanent housing and 19 to temporary housing.

For ESG programming, the City of Oakland served a total of 542 individuals. Of those 542 individuals, 475 individuals are duplicate clients served through the Overnight Shelter Program. For ESG funded programs, 84 of those individuals were able to transition to permanent housing and 68 to temporary housing.

Overall, the City of Oakland served a total of 1,464 individuals through its combined federal programming, with 492 **individuals** (33%) transitioning to permanent housing and 111 to temporary housing.

For HOPWA programming, the City of Oakland served a total of 694 individuals. Throughout the Oakland Eligible Metropolitan Statistical Area approximately 277 received support services; and 486 received information and referral services; 121 households were assisted with Short Term Rent Mortgage Utility (STRMU) assistance; and **31** with HIV/AIDS housing placements.

Finally, under the Hunger Program, the City sponsored its 32nd Annual Day Of Thanks (Thanksgiving Dinner), serving 3,500 low-income families, seniors and persons experiencing homelessness in Oakland.

Hunger & Homeless 2024/25 Accomplishments Compared to Prior Year

Hunger & Homeless Activity	2024/25		2023/2024
	Number of Units	Type of Units	Number of Units
Overnight Shelter	475	Homeless Individuals	501
Rapid Rehousing Assistance	711	Homeless Individuals	584
Transitional Housing	278	Homeless Individuals	581
Exited Homelessness to Temporary Housing	111	Homeless Individuals	154
Exited Homelessness to Permanent Housing	492	Households Individuals	550
Added HIV/AIDS Housing	0	Housing Units	0
HIV/AIDS Short Term Rental Mortgage Utility Assistance	121	People living with HIV/AIDS	100
HIV/AIDS Housing Subsidy Assistance	0	People living with HIV/AIDS	0
HIV/AIDS Permanent Housing Placements	31	People living with HIV/AIDS	31
Street Outreach/Harm Reduction Supplies*	13,667	Harm Reduction Kits Distributed	8,359
Homeless Encampment Services	12,767	Homeless Individuals	12,964
Food Distribution/Hot Meals	3,500	Low- moderate-income individuals	3,500

Economic Development

For program year 2024/25, Economic Development has incorporated a website which allows for more streamlined access and functionality. In addition to more accurately tracking metrics it also allows for users to access direct links to our other Business Service Organizations. As a result, the Business Development activities benefitted businesses with more precise technical assistance, information, and referrals. 15 of the businesses serving low- and moderate-income areas received loans under the Commercial Lending program operated by Main Street Launch. 68 jobs were

created and/or retained through services provided under the City's Neighborhood Business Assistance Center Program and Main Street Launch.

Economic Development 2024/25 Accomplishments Compared to Prior Year

Economic Development Activity	2024/25		2023/24
	Number of Units	Type of Units	Number of Units
Financial Assistance (Loans)	15	Businesses	20
Technical Assistance/Trade Classes/Instruction	245	Businesses & Construction Workers	229

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage were completed for each of the grantee's program year goals.

Accomplishments Associated With a Single Strategic Plan Goal

GOAL	CATEGORY	FUNDING SOURCE & AMOUNT	OUTCOME INDICATOR	OUTCOME UNIT OF MEASURE	OUTCOME EXPECTED - PROGRAM YEAR	OUTCOME ACTUAL - PROGRAM YEAR	PERCENT COMPLETE
Affordable Housing	Affordable Housing	HOME: <u>\$2,371,571</u>	Rental Units Constructed (including Hotel Conversions)	Household housing Unit	314	172	55%
	Public Housing	CDBG: <u>\$1,067,774</u>	Rental Units Rehabilitated/Converted	Household housing Unit	86	118	137%
	Non-Homeless Special Needs	Program Income: \$850,000	Homeowner Housing Rehabilitated	Household housing Unit	85	56	65%
	HIV/AIDS	CalHome FTHB Program Income \$980,000	Direct Financial Assistance to Homebuyers	Households Assisted	7	7	100%
		5HOPWA \$376,466.00	Rapid Re-housing/ Tenant Based Rental Assistance	Households Assisted	30	105	350%
		\$2,400,000 Measure KK - Production	Housing for people with HIV/AIDS Added	Household Housing Unit	0	0	0
		Affordable Housing Trust Funds Boom-erang	# of STRMU HIV/AIDS	Households Assisted	80	98	123%
		Affordable Jobs Housing Impact Fee					
		Affordable Housing Impact Fee					
	Public Housing	Oakland Housing Authority	Public Housing	Households	14,273	13,523	95%

GOAL	CATEGORY	FUNDING SOURCE & AMOUNT	OUTCOME INDICATOR	OUTCOME UNIT OF MEASURE	OUTCOME EXPECTED - PROGRAM YEAR	OUTCOME ACTUAL - PROGRAM YEAR	PERCENT COMPLETE
Homeless	Homelessness	CDBG: \$1,140,805	Permanent Housing	Households Assisted	0	0	0
		ESG: \$646,128	Supportive Housing/ Transitional Housing	Households Assisted	300	396	132%
		General Purpose-Funds Supportive Housing Program (CoC)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	0	0
			Overnight Shelter	Persons Assisted	300	475	158%
			# of rapid rehousing/ tenant based rental assistance (PATH/HOPWA)	Households Assisted	359	711	198%
			# of HIV/AIDS Permanent housing Placement	Household Housing Unit	30	31	103%
			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,5000	3,500	140%
Economic Development	Non-Housing Community Development	CDBG: \$610,858	Technical Assistance	Business Assisted	245	487	198%
			# of Jobs created/ retained	Jobs	30	68	226%

GOAL	CATEGORY	FUNDING SOURCE & AMOUNT	OUTCOME INDICATOR	OUTCOME UNIT OF MEASURE	OUTCOME EXPECTED - PROGRAM YEAR	OUTCOME ACTUAL - PROGRAM YEAR	PERCENT COMPLETE
Community Development Public Services	Community Development	CDBG:	Fair Housing	Persons Assisted		203	
			Homeless Prevention	Persons Assisted		234	
			# of Housing Code Enforcement Relocation	Households Assisted	20	9	45%
Neighborhood Stabilization	Non-Homeless Special Needs	CDBG	# of Rent Control workshops	Workshops completed			
			Petitions for Rent Control	Petitions completed			
			Housing Counselor sessions on rent control	Individuals Assisted			
			# of inquiries on rent control	Phone calls and emails received			
			Anti-Displacement Information & Referral	Households Assisted	170	181	106%

Table 1A - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Oakland's 2024/25 AAP prioritized affordable housing, homelessness, economic development, community development-public services, neighborhood stabilization, public facility improvements and COVID-related services. CDBG, HOME, ESG, HOPWA, and CDBG-CV, were supplemented with other fund sources to achieve these specific goals and objectives set in the 2024/25 AAP.

Affordable Housing and Homeless Solutions remained as high priority goals for FY 2024/25. An equitable housing strategy approach helped to address specific barriers faced by those most impacted by disparities and contributes to shifting the culture of the City to focus on accountability to underserved Black and Brown communities for City of Oakland outcomes.

CDBG, HOME, HOPWA and ESG funding supported priorities established through a data-driven approach grounded in several data sources that reflect the reality and lived-experiences, focusing on key data points towards understanding and addressing current condition and disparities in housing.

The preliminary Oakland Point In Time (PIT) Count Sheltered & Unsheltered report for 2024 shows increases in shelter and unsheltered individuals in Oakland from 4,071 in 2019 and 5,055 in 2022 to 5,490 in 2024 an increase of 9%. Per the PIT homeless count, 67% of the homeless population is unsheltered living in tents, vehicles, on the street, abandoned buildings. The 34% sheltered homeless are observed to be in shelters, transitional housing, and/or safe havens.

For access to the preliminary data of the 2024 PIT Homeless Count, they have a dashboard on the [Everyone Home website](#). More complete data is with the 2022 PIT Homeless Count, which can be found out [Tableau Alameda County - HDX and Survey Data | Tableau Public](#).

Per the 2022 PIT Count, 59% of the homeless population is Black or African American. 16% of the homeless populations identifies as having Hispanic ethnicity.

Per the Oakland 2022 PIT Homeless Count, the primary events that led to homelessness are eviction/foreclosures/rent increase (27.2%), unable to stay with family or friends (26.3%), job loss (25.1%), money issues (12.2%), family/domestic violence (8.3%) and mental health needs (8.2%).

The 2019 increase in homeless placed city's per capita homeless rate higher than neighboring San Francisco and Berkeley and came at a time when several West Coast cities were struggling with a homeless crisis driven by rising rents, drug addiction, mental illness, and political pushback. Per the 2019 Alameda County Everyone Home Homeless Count report, fifty-four percent (54%) of the 4,071 homeless population reported that they were homeless for a year or more. Thirty-five percent (35%) of Oakland homeless individuals could have prevented homelessness with rent assistance, 32% with benefits income, 19% with alcohol/drug counseling and 22% with mental

health services.

Oakland's lowest income households are experiencing the highest rent burden. Over 80% of extremely low-income (ELI) households pay more than 30% of their income towards rent, with 46% paying over 50% of their income towards rent. When disaggregated by race, rent burden varies significantly. Black households have the lowest median household income, and approximately 60% of Black renter households are rent burdened with about one-third severely rent burdened — the highest rate of any racial/ethnic group in Oakland.

For the 24/25 program year, City of Oakland programs funded through CDBG, HOME, HOPWA, ESG, match and leveraging funds addressed all AAP priorities while giving special attention to Homeless Solutions and Affordable Housing for the homeless, extremely low- to moderate-income residents and to persons living with HIV/AIDS (PLWHA).

CR-10 - Racial and Ethnic composition of families assisted 91.520(a)

Describe the families assisted (including the racial and ethnic status of families assisted)91.520(a)

For Section CR-10 Table 2 below, please note that the 3,500 of beneficiaries reported in the CDBG column of Table 2 below, under the “Unknown/Refused” category are not captured in HUD eCon Suite Integrated Disbursement & Information System (IDIS) version of the CAPER for Section CR-10. The total number of persons served under CDBG for FY 24/25 is.

HOME demographics reported include only beneficiaries for HOME housing development projects completed and units occupied in FY 24/25.

ESG and HOPWA demographics reflect homeless and people living with HIV/AIDS served as reported in the attached ESG SAGE report and HOPWA CAPER.

Table 2 – Table of assistance to racial and ethnic populations by source of funds

RACE	CDBG	HOME	ESG	HOPWA
White	268	1	87	159
Black or African American	864	5	494	200
Asian	41	1	12	16
American Indian or Alaska Native	9	0	5	7
Native Hawaiian or Other Pacific Islander	9	1	13	5
American Indian or Alaska Native and White*	7	0	0	2
Asian and White *	0	0	0	0
Black or African American and White*	25	0	0	7
American Indian or Alaska Native and Black or African American*	21	0	0	7
Other multiple race combinations greater than one percent*	140	3	153	23
Unknown/Refused	3500	0	1	151
<i>Subtotal</i>	4884	11	765	577
ETHNICITY				
Hispanic	223	0	60	97
Not Hispanic	1161	0	704	480
Unknown/Refused	3500	11	1	0
<i>Subtotal</i>	4884	11	765	577

Narrative

CDBG funds supported public services, housing rehabilitation, housing stability services, fair housing, homeless services, economic development opportunities and more to approximately 6,237 Oakland residents with low- to moderate-incomes who identify as follows:

- White (8.26 %)
- Black/African American (25.06 %)
- Asian (1.12%)
- American Indian/Alaska Native (0.34 %)
- Native Hawaiian or Other Pacific Islander (0.45 %)
- Mixed Race (120% %)
- Other Multiple Race¹ (5.11 %)
- Hispanic Ethnicity (6.09% % of all races reported, identified also as having Hispanic ethnicity)

Under CDBG, race/ethnicity data is required only when the activity is specifically undertaken to directly benefit persons or households, such as job creations activities or housing rehabilitation. Race and ethnicity data is not required for activities under the CDBG (Low- and Moderate-Income (LMI) area benefit, slum/blight, or urgent need National Objectives.

the City's Hunger Program reports activities under the CDBG LMI area benefit, which does not require race data. Its total of 3,500 clients is included in the "Unknown/Refused" count per HUD CDBG guidelines. All this taken together, the total CDBG and CDBG-CV direct beneficiary count is.

Completion of 76 new HOME-funded affordable housing units at Ancora Place have been delayed until fall of 2024. Race/ethnicity data will be reported as is available.

Of the 765 clients served under ESG, 65% identified as Black, 20% identified as having multiple races, 8% identified as Hispanic, 11% identified as white, 3% identified as Asian or Native Hawaiian, and 2% identified as American Indian/Alaska Native.

Of households 577 served under HOPWA, 35% of program beneficiaries identified as Black, 28% as White, 3% as Asian, 1% as American Indian/Alaska Native and the remaining mixed race, and 17% of HOPWA beneficiaries serviced identified as having Hispanic ethnicity. 26% of HOPWA

¹ Basically CDBG for Entitlements – Chapter 13 Performance Measurement - "Other Multiple Race Category" is used for reporting individual responses that are not included in any of the race categories listed.

beneficiaries had unknown/refused ethnicities.

CR-15 – Resources and Investments 91.520(a)

Identify the resources made available.

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year 1. Current Grant 2. Program Income 3. Grant funds from prior year
CDBG	Public –Federal Program Income Prior Year Resources	\$7,484,410 \$850,000	\$3,779,175.93 \$598,820.30
HOME	Public - federal	1. 2024 HOME Grant: \$236,854.68 2. FY24-25 Program Income Generated: \$369,824.31 3. 2021 HOME Grant: \$200,000	1. Admin: \$236,854.68 2. Admin: \$36,982.43 3. Project Expense: \$200,000
HOPWA	Public –Federal	\$3,761,465.98	\$2,323,689
ESG	Public –Federal	\$646,128.00	\$603,686.00
HOME-ARP	Public –Federal	2021 HOME ARP Grant: \$879,418.13 2021 HOME ARP Grant: \$132,997.51	1. Project Expense: \$879,418.13 2. Admin: \$132,997.51

Table 3 - Resources Made Available

Identify the geographic distribution and location of investments.

Program	Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG	Citywide	100%	100%	Housing Stability Homeless Prevention
CDBG	Citywide	100%	100%	Affordable Housing-Acquisition & Rehabilitation
CDBG	Citywide	100%	100%	Owner- Occupied Housing Rehabilitation
CDBG	Citywide	100%	100%	Economic Development Support of small business retention, attraction, and expansion program
CDBG	Citywide	100%	100%	Relocation & Anti-displacement
CDBG	Citywide	100%	100%	Fair Housing
HOPWA	Alameda County	100%	100%	Housing and supportive services for People Living With HIV/AIDS
HOPWA	Contra Costa County	100%	100%	Housing and supportive services for People Living With HIV/AIDS
ESG	Citywide	100%	100%	Homeless Shelter and Rapid Rehousing Services

Table 4 – Identify the geographic distribution and location of investments

Narrative

During FY 24/25 CDBG, HOME, HOPWA, and ESG supported FY 24/25 AAP priorities as follows:

CDBG:

For FY 24/25, the CDBG grant committed 38 % to homeless services solutions, homelessness prevention, anti-displacement and housing stability activities; 23% to owner occupied housing rehabilitation; 28% in support of affordable housing acquisition and/or conversion; 8% to Economic Development activities; 3% fair housing assistance; and the balance for City staff costs.

Table of CDBG 24/25 Distribution

A new initiative introduced in FY 2022/23 was the Homelessness Prevention Pilot intended to provide services to residents most at risk of becoming homeless. The program launched in June 2023, with the first full year of operation in FY 24/25. In partnership with Bay Area Community Services (BACS), partner agencies and evaluation partner agencies (Stanford's Changing Cities Research Lab and the Housing Initiative at Penn), Oakland HCD's Homelessness Prevention Pilot program is designed as a three-pronged approach: flexible financial payments, wrap around services and legal support. During FY2024/2025, the Homelessness Prevention Pilot outreached to over Oakland residents, provided 652 clients with supports to meet basic needs, and enrolled unduplicated clients in wraparound housing stabilization services.

The remainder of the CDBG grant award supported housing programs (owner-occupied rehabilitation for preservation); homeless solutions (services and capital improvements of homeless facilities); economic development activities (supporting businesses in low-income areas with technical and financial assistance); and fair housing activities (legal assistance).

ESG: Emergency Solutions Grants funds were utilized city-wide to address homelessness. According to the 2025 Point-In-Time Count (PIT), Oakland encompasses of all homeless households in Alameda County. 3,659 of these individuals are identified as unsheltered. The PIT showed majority of homeless people living along the coastal areas of the city stretching from West Oakland and downtown Oakland through the Fruitvale neighborhood down throughout East Oakland. Service providers are situated in these neighborhoods to provide easy access for those in need of services, and services are targeted towards such areas of the city where homeless persons have been identified to take up residency. In addition to targeted outreach, our ESG providers aim to identify and serve all homeless persons residing in Oakland not only those in the most heavily occupied or visible areas. The City of Oakland works with providers to collaborate on service areas, increasing the reach of resources and decreasing duplication when not desired. ESG funds provide an array of services including shelter, rapid rehousing, and services for permanent supportive housing programs.

HOME: HOME funds are utilized with other Federal and local funds to provide affordable housing to LMI, extremely LMI and special needs populations. HOME funded projects include construction of new affordable housing, rehabilitation of affordable housing facilities and housing conversions throughout Oakland.

HOPWA: HOPWA funds were used to provide operating subsidies for permanent housing facilities and transition/short term housing facilities. The funding was also used to provide short term rent, mortgage, and utility (STRMU) assistance, supportive services and informational & referral services to people living with HIV/AIDS within both Alameda and Contra Costa Counties.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG: During FY 24/25, \$7,484,410 in 2024/25 CDBG funds and \$3,132,707 in prior CDBG awards were leveraged with revolving program income funds generated in conjunction with City of Oakland single family housing rehabilitation programs. Up to \$850,000 in program income is in a revolving fund to support continued preservation and rehabilitation of older Oakland owner-occupied homes, principally benefitting low- and moderate-income households, seniors, disabled residents of Oakland.

Other sources leveraging 24/25 CDBG-funded activities include local General-Purpose Funds under the Homelessness Prevention Program and Economic Development programs, Oakland PATH Rehousing Initiative (OPRI) Oakland Housing Authority funds for homeless encampment services, and other grants awarded to City-Administered programs funded by CDBG.

HOME: FY 24/25 HOME funds were awarded in the amount of \$ 2,306,696

(net of the administrative allowance). HOME fund expended in FY 24/25 were matched by a combination of the following in support of development, rehabilitation, acquisition, and conversion for affordable housing:

- \$ 75,630,812 in non-Federal cash sources over housing developments; and
- \$2,642,100 from a rescinded award to a project funded in a prior program year.

HOPWA: During 24/25, \$3,761,466 HOPWA funds awarded to the City were leveraged and supported by:

- ESG funds
- Project Sponsor Cash
- Private Grants/In-Kind Resources

ESG: A dollar-for-dollar match is required under the \$646,128 24/25 ESG award. ESG 100% match requirement is met and exceeded by allocations supporting the City of Oakland Permanent Access to Housing (PATH) activities including but not limited to:

- \$1,281,058 – COC, County SSA, Measure Q and OHA funds supporting rapid rehousing, shelter, outreach, and homeless supportive services
- \$ 158,244 – Community Development Block Grant funds supporting program delivery, shelter operations, and staff costs related to PATH activities.

ESG funding also leveraged \$4,209,693 in Housing Authority (OHA) funds awarded to the City to continue and expand the Oakland Path Rehousing Initiative (OPRI)/Sponsor-Based Housing Assistance (SBHAP) to provide housing subsidies levels serving homeless individuals living in homeless encampments.

Public Land Use: Table H from the 2023 Oakland Housing Element Accomplishment Report provides a list of local publicly owned land/property within Oakland and those used to address needs identified in the 24/25 AAP, particularly homeless solutions. The last column of Table H indicates use of parcels listed for the period of January 1 through December 31, 2023.

Public Land Use From January 1 – December 31, 2023

Jurisdiction	Oakland		NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field
Reporting Period	2023	(Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/ Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
20-153-6	1449 Miller Ave	Other		Surplus Land	0.275	community cabins
25-720-2-1	1443 Derby Ave	Other		Surplus Land	0.207	parking lot
25-773-8-2	2777 Foothill Blvd	Other		Surplus Land	0.412	community garden
25-772-8-3	2759 Foothill Blvd	Other		Surplus Land	0.106	community garden
2-91-1	1310 Oak St	Public Facilities		Surplus Land	0.712	Fire Alarm Bldg.

2-97-40	498 11th St	Other		Excess	0.252	LRPMP ² (T6 site)
32-2084-50	3614 Foothill Blvd	Vacant		Surplus Land	0.115	vacant lot
32-2084-51	3600 Foothill Blvd	Vacant		Surplus Land	0.244	vacant lot
32-2115-37-1	3566 Foothill Blvd	Vacant		Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant		Surplus Land	0.273	vacant lot
3-49-1-12	Market St	Other		Excess	0.003	LRPMP (sliver)
39-3291-20	6955 Foothill Blvd	Other		Surplus Land	1.22	Black Cultural Zone
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/ Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
40-3317-32	7318 International Blvd	Commercial		Surplus Land	0.084	parking lot
40-3317-48-13	73rd Ave	Commercial		Excess	0.041	parking lot
41-3901-10	66th Ave	Public Facilities		Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3901-4	796 66th Ave	Commercial		Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities		Surplus Land	103.95	Coliseum; NOA issuance complete
41-3901-9	7000 Coliseum Way	Public Facilities		Surplus Land	8.522	Oracle Arena; NOA issuance complete
41-3902-13-5	Edgewater Dr	Public Facilities		Surplus Land	0.255	Coliseum City - misc. (Bay Trail); surplus designation made in error
41-3902-13-6	Edgewater Dr	Other		Surplus Land	0.039	Coliseum City - misc. (sliver); surplus designation made in error
41-4170-1-2	711 71st Ave	Other		Surplus Land	1.216	Coliseum City - misc. (safe RV parking)
41-2170-5-4	7001 Snell St	Vacant		Surplus Land	0.452	Coliseum City - misc. (vacant lot); surplus designation made in error
41-4173-1-3	73rd Ave	Vacant		Surplus Land	0.315	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant		Surplus Land	0.349	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant		Surplus Land	0.523	Coliseum City - East (vacant lot)
42-4328-1-16	633 Helgenberger Rd	Other		Surplus Land	12.37	Coliseum City - South (homeless interventions)

² Long-Range Property Management Plan

42-4328-1-24	8000 S Coliseum Way	Vacant		Surplus Land	8.8	Coliseum City - South (Malibu Lot)
4-35-1-2	Magnolia St	Other		Excess	0.008	LRPMP (sliver)
4-35-2-7	14th St	Other		Excess	0.003	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other		Excess	0.008	LRPMP (sliver)
43A-4644-26	8280 MacArthur Blvd	Vacant		Surplus Land	0.154	vacant lot

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	1	2
APN	Street Address/ Intersection	Existing Use	Num- ber of Units	Surplus Designation	Parcel Size (in acres)	Notes
43A-4644-28	8296 MacArthur Blvd	Vacant		Surplus Land	0.146	vacant lot
44-5014-5	9418 Ede's Ave	Vacant	Dignity Village (both lots): 40 units	Surplus Land	0.4	vacant lot
44-5014-6-3	606 Clara St	Vacant		Surplus Land	0.204	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant		Surplus Land	0.516	vacant lot
48-5617-10-4	2660 98th Ave	Vacant		Surplus Land	0.335	vacant lot
48-5617-9-1	2656 98th Ave	Vacant		Surplus Land	0.138	vacant lot
48-6870-2	Barcelona St	Vacant		Surplus Land	4.714	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant		Surplus Land	0.137	vacant lot
48F-7361-11	6226 Moraga Ave	Vacant		Surplus Land	0.548	vacant lot
48F-7361-12	6226 Moraga Ave	Other		Surplus Land	0.359	historic fire house
5-383-2-2	Myrtle St	Other		Excess	0.005	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant		Excess	0.035	vacant lot
5-387-15	1608 Chestnut St	Vacant		Excess	0.035	vacant lot
74-1339-16	1220 Harbor Bay Pkwy	Other		Surplus Land	5.45	Raiders HQ & Training Facility; NOA issuance complete
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other		Surplus Land	11.395	Raiders HQ & Training Facility; NOA issuance complete
8-620-9-3	524 16th St	Public Facilities		Surplus Land	0.154	parking lot
8-642-18	1800 San Pablo Ave	Public Facilities		Surplus Land	1.018	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities		Excess	1.662	LRPMP (Telegraph Plaza Garage)
8-716-58	1911 Telegraph Ave	Other		Surplus Land	1.036	Downtown Oak- land Assn

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$235,195,179
2. Match contributed during current Federal fiscal year	\$155,864,590
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$391,059,769
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$391,059,769

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Fore-gone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
West Grand & Bush		\$4,023,371						\$4,023,371
Chinatown TOD Senior Housing		\$39,600,000						\$39,600,000
Quality Inn		\$18,400,000						\$18,400,000
Imperial Inn		\$20,050,030						\$20,050,030
Clara Edes		\$16,350,000						\$16,350,000
Friendly Manor		\$4,977,500						\$4,977,500
Mandela Homes		\$52,463,689						\$52,463,689

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE Report

Program Income						
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period			Amount expended for TBRA	Balance on hand at end of reporting period
Minority Business Enterprises and Women Business Enterprises - Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				
<u>95th and International</u>		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contracts: Number						
Dollar Amount						
Sub-Contracts: Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts: Number						
Dollar Amount						
Sub-Contracts: Number						

Dollar Amount						
	Total	Minority Business Enterprises				
<u>Ancora Place Apartments</u>		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contracts: Number						
Dollar Amount						
Sub-Contracts: Number	0					
Dollar Amount	0					
	Total	Women Business Enterprises	Male			
Contracts: Number						
Dollar Amount						
Sub-Contracts: Number	0					
Dollar Amount	0					

Table 7 - Program Income

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Number of households to be supported	One-Year Goal (24/25 AAP)	Actual
Homeless	306	765
Non-Homeless	256	234
Special-Needs	95	694
Total	657	1,693

Table 8 – Number of Households Supported by Target Population

Number of households supported through:	One-Year Goal	Actual
Rental Assistance	199	186
The Production of New Units	1	136
Acquisition of Existing Units	1	0
Rehab of Existing Units	86	118
Total	287	440

Table 9 – Number of Households Supported by Type of Housing

1. Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Goals & Outcomes:

In comparison to goals set in in Section AP-55 of the 24/25 Annual Action Plan (AAP), also reflected in Table 9 above, the overall affordable housing outcomes was 100% of the 24/25 AAP goals

The city completed and began lease up of 136 new units of affordable housing in two developments, 100% of the FY 24/25 Annual Action Plan (AAP) goal: Ancora Place (77 units) and West Grand and Brush (59 units).

Underway

New construction of 97 affordable housing units in one development started in FY 24/25: Chinatown TOD Senior.

Construction activity prior to the start of the current program year continued at on another 395 units in five developments: 3050 International (756 units), Longfellow Corner (767 units), The Phoenix (101 units), East 12th St Project 1 (91 units), and Friendship Senior Rental Housing (50 units).

No Acquisition/Conversion projects were completed this year.

Problems Encountered

Over the last eight years, Oakland produced sufficient housing units to meet its share of the overall state-mandated housing production goals; however, Oakland's housing production skewed significantly toward market-rate development and fell short of producing sufficient affordable housing. In the current 2023-2031 Regional Housing Needs Allocation cycle, (RHNA) Oakland is required by the Association of Bay Area Governments (ABAG) to create 26,251 housing units by 2031, of which more than 10,261 should be affordable to households at or below 80% of the Area Median Income (AMI).

Oakland's annual target for producing new affordable housing units has increased to 1,283 units annually in the current RHNA cycle, up from 595 units per year in the 2015-2022 period. By 2031, 3,750 of Oakland's newly developed units must be affordable to low-income households making between 50 and 80 percent of AMI and 6,511 units must be affordable to very low-income households earning between 0 and 50 percent of AMI.

Affordable housing goals set in the Five- Year Consolidated Plan (Con Plan) and the City's 24/25 Annual Action Plan are driven by affordable housing goals set in the RHNA and 17k/17k plan. The city continues to work towards the production of 3,750 units by 2031. In addition, HCD's own adopted 2021-2023 Strategic Action Plan quantified the resources that would be needed to address Oakland's affordable housing needs over the two-year period and identified a funding gap of over \$300 million between projected funding resources (including HOME funding) and the funding necessary to truly meet Oakland's affordable housing needs. In recognition of this immense gap between resources and need, the City Council placed a Bond Measure U that includes \$350 million for affordable housing production and preservation on the ballot in Fall 2022 and it was approved by Oakland voters. Consequently, HCD has awarded a portion of the Measure U to new construction projects in the 2023 New Construction NOFA. Now HCD is following the funding priorities set in its 2023-2027 Strategic Action Plan to prioritize the creation of permanent supportive housing (PSH), which is dedicated housing to people who are formerly homeless. Several of the pipeline projects for FY 24/25 are funded through Measure U dollars.

In addition to limited resources, the City's ability to focus efforts on providing affordable housing too low and extremely low- income Oaklanders faces challenges in working portfolio projects through entitlement and environmental reviews with staff vacancies in partner departments, and incompatibilities with State tax credits and State HCD funding programs.

Despite these challenges, much of the FY 24/25 success in the protection, preservation and production of affordable housing can be attributed to the increased levels of City department collaborations; local and State collaborations; and innovative strategic initiatives to house and keep Oakland residents housed.

2. Discuss how these outcomes will impact future annual action plans.

General:

Overall, FY 24/25 Affordable Housing outcomes supports goals for increased affordable housing through the 3Ps of Production, Preservation and Protection strategies as reflected in the 2023-2027 HCD Strategic Action Plan update, supported by the Regional Housing Needs Allocation (RHNA), and Housing Element Report. Future annual action plans will seek to maximize investment of resources to further equity-centered approaches to increase affordable housing for the homeless, extremely low-income, low-income.

Production of permanent housing will prioritize homeless exits through development of permanent housing for Oakland residents with 0-30% Area Median Income (AMI) and low-income residents with 30-80% AMI.

Preservation efforts will prioritize anti-displacement through preservation of existing housing portfolio, acquisition/conversion, low- moderate- income owner occupied rehabilitation and

support to the First Time Homebuyers Program.

Under Protection strategies, the City of Oakland provides protection support along a risk spectrum to prevent the flow of more residents into homelessness and keep Oaklanders securely housed. Once residents enter homelessness, a different set of interventions is required for rapid stabilization and re-housing. Though a base level of services exists, the City and its partners must bolster its approaches in the coming years to effectively reduce and eventually eliminate homelessness. Per the Alameda County Home Together 2026 Plan, “if new homelessness increases... the gap between what the system is able to offer and what is needed to serve all homeless households will be greater, and more costly to fill.” Thus, strategic investments and activities to prevent homelessness are crucial for the City of Oakland to pursue through housing stabilization, eviction protections, homeless prevention, and diversion.

By Programs:

For the HOME Program, the City is dedicated to pursuing additional sources of operating and capital development subsidies to significantly bolster Oakland’s production and preservation of restricted affordable housing units.

Under HOPWA, an increased need has been demonstrated for services such as STRMU. In Alameda County portion of the Oakland Eligible Metropolitan Statical Area (EMSA), the higher costs of rent are causing an impact to residents putting them at a higher risk of homelessness due to difficulty in catching up on rent. Also, funding development of new units has caused delays in expenditures due to lengthy development process. The HOPWA RFP released in the fall (2022) did not include funds for development during the immediate future but may be included in future funding availability. STRMU will continue to be an eligible activity and Tenant Based Rental Assistance will be added to the eligible activities. Operating subsidies will continue as an eligible activity to retain the units that currently exist.

ESG, CDBG, matching and other fund resources will continue to support rapid rehousing, shelter, outreach, and other support services to the homeless.

CDBG will continue to support acquisition and rehabilitation of low- to moderate-income housing, homeless solutions, economic development activities, public facilities, and the City’s Homeless Prevention Pilot.

2. Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	HOME Actual	CDBG Actual
Extremely Low-income	8	955
Low-income	3	261
Moderate-income	3	93
Total	11	1309

Table 13 – Number of Households Served

Narrative Information:

Given the relatively low amount of HOME funding available, funds must be combined with other funding sources, and not every reporting cycle will feature a HOME-funded development completion. OneHOME-funded development, Ancora Place, had 11 HOME units in the project that were leased out to extremely low-income households. However, 59 units were completed through other funding sources and new construction of 492 units of affordable housing was underway by the end of the program year, including a 97-unit development that started construction during the program year, and 395 units that started construction in a prior program year.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) – *Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:*

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

Homeless service providers are situated throughout Oakland with a focus on neighborhoods along the coastal areas of Oakland, stretching from West Oakland, Downtown Oakland, and through the Fruitvale district and East Oakland. The City of Oakland works with providers to collaborate on service areas, increasing the reach of resources and ensuring programs such as shelter, rapid rehousing and support services, and permanent supportive housing activities are located near high need areas.

The City of Oakland operates various programs that include outreach components targeted to homeless and unsheltered and those at risk of homelessness:

Through Oakland PATH Rapid Rehousing Initiative (OPRI) and OHA Sponsor Based Housing Assistance Program (SBHAP), OPRI provider-agencies Abode Services, Cornerstone Community Development Corporation (Building Futures for Women with Children, First Place For Youth and Roots Community Services each employ homeless outreach specific for each agencies target population. FY 24/25 OPRI outreach efforts resulted in 380 formerly homeless Oakland residents (youth, families, and encampment dwellers) receiving housing subsidies and support services.

Oakland Permanent Access To Housing (PATH) provides supportive services to extremely low-income sheltered and unsheltered Oakland residents with strategies to shelter and rehouse households while improving health and safety. In FY 24/25, PATH outreach resulted in 47,450 bed nights of overnight shelter and rapid rehousing for 766 homeless residents.

2. Due to unforeseen delays, the City of Oakland Homelessness Prevention Pilot (HPP) launched in July 2023, to provide care coordination and emergency financial assistance to Oakland residents through the Keep People Housed program operated by Bay Area Community Services (BACS). Keep People Housed prioritizes Oakland residents who have household incomes at or below 30% - 50% Area Median Income (AMI) and are experiencing housing crisis. Ongoing outreach is provided through street outreach, County mental health services, and County Re-entry Teams. Assessment by BACS' HPP partner-agencies and data-agency partners are performed regularly for the HPP target population, priority needs of clients served, race and ethnicity, and areas served by zip code in comparison to data-driven HPP population targets. FY 2024/2025, BACS and their partner agencies outreached to 6,504 Oakland residents most at risk for losing current housing. 578 Oakland residents received financial housing support to meet basic needs. 234 residents enrolled into wraparound case management services and 186 received financial assistance.

3. Addressing the emergency shelter and transitional housing needs of homeless persons

To address emergency shelter needs of homeless persons, the City of Oakland committed \$646,128 ESG funds, match, and leverage funds from the City of Oakland General Purpose Funds, CDBG, HOPWA and Oakland Housing Authority funds under the OPRI Program.

Transitional housing needs were supported by \$5.0M in Supportive Housing Program funds awarded under the Continuum of Care Program and \$3.1M in match and leveraging funds.

ESG activities supported 766 homeless individuals with

- Overnight shelter * 475
- Rapid re-housing 291
- Outreach
- *HIV/AIDS shelter/services 50
- *Behavioral Health Services 57
- *Respite Care 111
- *Other Support services 13

174 participants moved to permanent housing and 71 to temporary destinations.

*Subitems are included in the total listed within the overnight shelter

278 people received Transitional Housing (TH) and services, of which 152 (55%) 171 (35%) exited to PH.

Oakland HCD's Housing Development Services (HDS) team has increasingly been involved in the provision of housing resources for homeless individuals and families, both through participation in State Homekey projects, and in provision and encouragement of Permanent Supportive Housing units in its development pipeline. The Piedmont Place site was acquired to cover the -unit hotel into housing for the homeless. In 2024 Piedmont Place finished phase two of their construction which included an additional office space and community space, and project was closed out.

4. **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

- A goal of the Oakland PATH Strategy Framework sets to reduce the rate of new people becoming homeless through targeted preventions programs for those most at risk of homelessness; strengthening housing problems; focusing on culturally specific prevention; and increase access to employment program designed to stabilize income and keep

people housed. PATH seeks to collaborate with systems where African Americans who are disproportionately impacted to prevent homelessness (e.g., when people leave criminal justice or foster care systems),

- Through the OPRI program, participants which, include youth exiting the foster care system, adults with behavioral health needs, individuals from encampments, adults in re-entry, and seniors receive housing subsidies through our partnership with the Oakland Housing Authority. The service component of the program provided homeless youth with these subsidies. The service component of the program provided 17 homeless youth with these subsidies. A total of 167 households and 278 individuals were assisted through OPRI.
 - Through eviction protections and emergency financial assistance, Centro Legal De La Raza strives to stop displacement and stabilize communities through eviction defense, drop-in legal clinics, administrative hearings before rent boards and other housing related legal services to low-income households. During FY 2024/2025, 503 households at risk of eviction remained housed during an unprecedented pandemic and its ongoing ripple effects. This program was funded through the City's General-Purpose Fund.
 - With very limited funding, the City launched a Homelessness Prevention Pilot in late June of 2023 to provide flexible financial assistance, wrap-around services, legal support and financial stability services, outreach, and referral to Oakland residents to advance racial equity by removing barriers to long-term housing for Black, veterans, formerly incarcerated, and other Oakland residents most likely to experience homelessness. Service outcomes to be reported in the 2024/2025 CAPER will include data on services provided, impact and outcome of the Homelessness Prevention Pilot program In FY 2024/2025 BACS and their partner agencies outreached to 6,504 Oakland residents most at risk for losing current housing 186 Oakland residents received financial housing support to meet basic needs. 234 residents enrolled into wraparound case management services.
 - Efforts to provided Deeply Affordable Housing are to provide stable, restricted affordable housing for extremely low- and low-income individuals and households, reducing pressures related to housing affordability that add to the City's homeless crisis.
5. **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Helping Homeless Make Transition to Permanent Housing & Independent Living:

The Oakland PATH Framework for ending homelessness outlines specific strategies to reduce homelessness in Oakland. Three of the six strategies include:

- More people return to housing as quickly as possible.
- People who have been homeless have the incomes and supports they need to avoid returning to homelessness.
- Expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

All strategies proposed in the framework are grounded in the following commitments:

- Addressing equity by eliminating racial disparities in the rates at which people experience homelessness, and rates they exit to stable housing.

- Aligning Oakland resources and policies with partners in the private sector and in county, state, and federal governments
- Learning from and using best practices based on evidence about what works.
- Services provided under Oakland's PATH programs (supported by ESG, CDBG, OPRI) serve homeless populations to provide outreach, shelter, rapid re-housing, shelter, outreach, rapid rehousing, homeless encampment services linked to services that will prepare and link homeless participants to transitional and permanent supportive housing. Through ESG/PATH, 174 of the 766 served obtained permanent housing and 71 achieved temporary destinations. Through East Oakland Community Project/Crossroads Shelter 70 of the 475 who received temporary housing services transitioned into permanent housing. And under OPRI, housing subsidies, rapid re-housing, and other services to obtain housing for 17 youth, 167 families, and 105 homeless encampment residents.

Preventing Previously Homeless From Becoming Homeless Again:

Through the City of Oakland Supportive Housing Program, the following services are provided towards transitioning individuals and families to permanent housing and independent living:

- **Housing Fast Support Network (HFSN)** provides interim housing and supportive services to single adults (18+) that are homeless in Oakland with the goal of placing 80% of participant households into permanent housing. Participants stay for 6 months on average while they are working on gaining independent living skills, rehabilitation, and other support such as nutritious meals, increasing income and employment, and more. In FY 24/25 195 HFSN program participants exited to permanent housing.
- **North County Homeless Youth Rapid Rehousing Collaborative (NCHYRRC)** assist single and parenting literally homeless transition-age youth (18-24) with support services, rapid re-housing, and housing navigator services to place youth households into permanent housing. In FY 24/25, 16 homeless youth moved into permanent housing and increased incomes.
- **Oakland Homeless Youth Collaborative (OHYHC)** assists young adults with interim housing and support services and assistance to obtain earned income to sustain their permanent housing. In FY 24/25, 11 program participants transitioned into permanent housing.
- **North County Family Rapid Rehousing Collaborative (NCFRRC)** assists literally homeless families with children with rapid re-housing, support services and housing navigation services. In FY24/25, **90 transitioned** into permanent housing.

Facilitating Access to Affordable Housing Units

Oakland HCD continues to support the development of deeply affordable/affordable housing units for homeless and formerly homeless Oakland residents. PSH units are a City priority, and provide intensive services designed specifically to keep formerly homeless residents of affordable housing successfully housed on a permanent basis.

Homekey funding has made possible the following projects, facilitating access to affordable housing units:

- **Piedmont Place** In 2024 Piedmont Place finished phase two of their construction which included an additional office space and community space, and project was closed out.
- **Imperial Inn** has been acquired for conversion to 48 permanent supportive housing

studio units. Predevelopment started in 2024.**Inn by the Coliseum has finalized construction. This hotel was converted to 36 units of permanent supportive housing for people experiencing homelessness.**

- **The Quality Inn has been acquired for conversion to 103 units for people experiencing homelessness. Of these units 26 will be rented to Transitional Aged Youth who are experiencing homelessness. Construction is to begin July 2025.**

Dignity Village is a development of modular new construction of 40 permanent supportive housing studio units for seniors who are experiencing homelessness. This development began construction November 2024.

Non-Homekey Projects

- **Ancora Place** is expected to complete construction and begin lease up by the end of 2024, with 146 units (out of 76) reserved for chronically homeless residents.
- **Other projects** are underway. See the “Affordable Housing Accomplishment Table” in the Appendix for more detail.
- **Various OHA Programs** provide affordable housing to homeless veterans (VASH) and formerly homeless.
- **Mandela House**

Friendly Manor

Covenant House CR-30 - Public Housing 91.220(h); 91.320(j)

1. Actions taken to address the needs of public housing

Public Housing

The public housing program maintained a high occupancy rate of over 96% throughout the program year, excluding some sites that were undergoing extensive rehabilitation, where residents were temporarily housed in other locations.

In July 2018, the Department approved application #DDA0008342 to dispose of 253 units in three senior sites. The application sought to preserve the units and resolve longstanding issues related to chronic funding decreases in the public housing program, at Oak Grove North, Oak Grove South, and Harrison Towers. While Oak Grove North and South are completed, and have been placed back into service, OHA staff continued pursuing disposition of Harrison Towers. Unfortunately, changes to the State of California’s tax-exempt bond allocation procedures in late 2020 resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance critical repairs and seismic upgrades to Harrison Towers. OHA staff continued to advance the architectural, engineering, resident relocation, legal, subdivision, and other predevelopment activities necessary to close on all construction financing and finalize the disposition of Harrison Towers. During the FY, a joint development partner was selected, allowing the team to aggressively move towards an application submittal for bonds and 4% LIHTC in May 2026, with a target closing date of January 2027, with the Agreement to enter into a Housing Assistance Payment (AHAP) contract execution immediately preceding the closing.

Rental Assistance Demonstration (RAD)/Section 18 Blend Conversions

OHA worked with the owners of three mixed-finance sites, Lion Creek Crossing Phase (LCC) I and II, and Foothill Family Apartments, on long-term planning and financial repositioning of the developments. The conversion of these public housing units through RAD/Section 18 Blend Conversion program to project-based subsidy provides a more stable funding platform that facilitates refinancing and re-syndication transactions, resulting in greater funding availability for capital improvements to benefit the properties. It also streamlines the operations and management of these properties by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources. OHA submitted applications for RAD/Section 18 Blend conversions of the public housing units in these properties to PBVs in FY 2024.

OHA qualified for an 80% RAD/20% Section 18 construction blend for both LCC Phase I and II. For both projects, the construction financing and the RAD/Section 18 Blend closing occurred in June 2024. Construction on the rehabilitation of the properties began at this time, and it is expected to be completed in November 2025. Major components of the rehabilitation include improving building waterproofing, repairing and rebuilding balconies, repairing and replacing deteriorated wood trim and trellises, repainting the buildings, and major renovation of the unit interiors.

LCC Phase I has a total of 115 units. After the RAD/Section 18 Blend conversion is completed, the project has 36 RAD PBV units, nine Section 18 PBVs units, 70 units without project-based voucher assistance. In LCC Phase II the post-conversion unit mix is 44 RAD PBVs, 10 Section 18 PBVs, 18 original PBVs, and 74 without project-based voucher assistance, for a total of 146 units.

Foothill Family Apartments began the RAD/ Section 18 conversion process, which did not close during the FY as anticipated, and is projected to close in FY 2026. Staff identified capital needs, worked with the community to introduce the RAD/ Section 18 conversion process, and developed the financing and construction plan for the site. Major rehab items include replacement of unit heaters and water heaters; interior finishes including

kitchens, bathrooms, flooring and paint; repair and remediation of moisture intrusion and dry rot on building trim, decks and trellises; exterior paint, landscaping, hardscape and playground structure replacement; and handicapped accessibility improvements. Based on current projections of the rehab construction costs for Foothill Family Apartments, it is anticipated that this project will also qualify for a 10% RAD/90% Section 18 construction blend.

Development of New Affordable Housing Units

During FY 2025, OHA continued its commitment to expanding affordable housing opportunities in Oakland by supporting the development efforts of nonprofit housing developers. OHA invested in 15 housing developments across the city, offering our development partners a range of support that included predevelopment funding, development loans, Rental Assistance Subsidy, and Project-Based Vouchers (PBVs). In addition, OHA continued to pursue tax-exempt bonds and tax credit allocations for projects that the Authority is pursuing on its own behalf.

Recognizing the critical role of transit access in housing stability, OHA awarded funding to several transit-oriented developments (TOD), including 285 12th St., a 65-unit affordable housing development, Mandela Station Affordable, a 240-mixed use TOD adjacent to the West Oakland BART station, and Chinatown TOD Senior Housing, a 97-unit TOD directly adjacent to the Lake Merritt BART station. All of the listed projects significantly enhance mobility and access to opportunities for residents OHA celebrated the full lease up of a number of projects during the FY, including 124 homes at the fourth and final Brooklyn Basin project, Foon Lok East. Additionally, 36 formerly homeless persons were housed in April 2025 at the Inn at Coliseum Way. This project was made possible through a \$4.5M investment from OHA through the Rental Assistance Subsidy

In FY 2025, OHA strategically targeted its real estate acquisition efforts on 401 Santa Clara Avenue given its excellent location in the Grand Lake neighborhood. On March 10, 2025, the Authority successfully closed on this acquisition and immediately proceeded with predevelopment activities in preparation for the property's major rehabilitation 401 Santa Clara consists of 103-units, ample indoor and outdoor amenity spaces, and is within walking distance to high quality commercial and retail businesses, Lake Merritt, and high performing public schools. The property will require seismic upgrades, repairs to areas that were damaged in a recent fire as well as general property upgrades to ensure long-term viability and safety for future residents.

Housing Choice Vouchers

The majority of OHA's housing assistance was delivered in the form of tenant-based vouchers. OHA assisted approximately 10,942 families using a traditional tenant-based or project-based subsidy. Approximately 101 of the vouchers were reserved for the Family Unification Program and 85 were reserved for the Non-Elderly Disabled (NED) program. Non-MTW vouchers, for which OHA uses some approved MTW flexibilities, included 262 vouchers for the Mainstream program, 49 Foster Youth to Independence (FYI) vouchers, 510 Veterans Affairs Supportive Housing (VASH) vouchers, 81 Stability Vouchers (SV) to assist families who are homeless or at risk of homelessness, and 515 vouchers allocated for the Emergency Housing Voucher (EHV) program. These EHV's support families housed both within OHA's jurisdiction and in other PHAs' jurisdictions under portability. Although EHV funding is expected to sunset, OHA is actively working to ensure continued housing stability for these families through strategic transition planning, including efforts to move eligible households into other voucher programs. Additionally, OHA administered approximately 62 vouchers through the HCV homeownership program.

Project Based Vouchers

In FY 2025, the Oakland Housing Authority (OHA) added 159 Project-Based Vouchers (PBVs) through the continued lease-up of units previously conditionally awarded at properties under construction. Additionally, OHA converted 99 former public housing units to PBV assistance under the Rental Assistance Demonstration (RAD) program.

In its FY 2025 Annual Plan, OHA projected the addition of 415 PBVs throughout Oakland. However, this goal was not met.

During the fiscal year, OHA executed four PBV Housing Assistance Payment (HAP) contracts at the following developments:

- Foon Lok East (formerly Brooklyn Basin IV)
- Ancora Place
- Black Panther Apartments (formerly 7th and Campbell)
- Margaret Gordon West Port (formerly West Grand and Brush)

In August 2024, OHA executed the RAD HAP contracts for Lion Creek Crossing Phases I and II, covering a total of 99 units. Of these, 80 units are under RAD PBV assistance, and 19 units are covered under a Section 18 PBV HAP contract. Also in August, OHA executed a PBV HAP contract for 61 units at Foon Lok East, part of the Brooklyn Basin master-planned waterfront community. Foon Lok East offers 124 affordable rental apartments for low- and extremely low-income working families and individuals who have experienced homelessness. Together with neighboring Foon Lok West, the two developments are located adjacent to the repurposed 9th Avenue Terminal and Township Commons public park. Foon Lok East is the final phase in the affordable housing component of Brooklyn Basin, which totals 465 affordable apartment homes.

In October 2024, OHA executed a PBV HAP contract for 31 units at Ancora Place, a 77-unit family housing community located at 2255 International Boulevard in Oakland's San Antonio neighborhood. The development adds a well-designed mid-block building to the area, supporting affordable housing goals in the community.

In November 2024, OHA executed a PBV HAP contract with Black Panther Apartments (formerly 7th and Campbell). The development includes 79 units, with 39 units covered under the PBV HAP contract. The remaining 40 units are also affordable, targeting households with incomes at or below 30 percent of the Area Median Income (AMI).

In May 2025, OHA executed a PBV HAP contract for 28 units at Margaret Gordon West Port (formerly West Grand and Brush). All 28 PBV units are filled through referrals from the Alameda County Coordinated Entry System.

Other Innovative Moving To Work (MTW) Methods of Delivering Housing & Supportive Services

As an MTW demonstration participant, OHA uses the flexibility of the program, which waives certain provisions of the Housing Act of 1937 and HUD's subsequent regulations, as an opportunity to design its services to address specific and local market conditions and the needs of our residents. OHA rebranded the program as "Making Transitions Work" to better describe the opportunities created for residents of all ages and stages in life, achieving goals of employment, education, housing stability and self-sufficiency while promoting and supporting strong communities and neighborhoods.

Building Bridges (BB) Initiative used partnerships with City of Oakland, Alameda County, and community-based organizations to provide housing assistance to underserved populations, serving 188 families per month during FY 24/25.

BB CalWorks Program served an average of 25 Alameda County Social Services client-families per month towards self-sufficiency.

BB-Key To Home (BB-KTH) served an average of 23 families per month for property-based housing assistance.

Most Oakland Housing Authority's (OHA) housing assistance was delivered in the form of tenant-based vouchers. OHA **Housing Choice Voucher (HCV) program** served approximately 10,942 families. 159 **Project-Based Vouchers** were added in FY 24/25 through continued lease-up of previously conditionally awarded units at properties under construction.

OHA assisted 480 **Emergency Housing Vouchers (EHVs)** holders per month to assist individuals and families experiencing or at high risk of homelessness. An interdepartmental team managed the deployment of these vouchers and OHA applied for, and was awarded, 81 Stability Vouchers (SV) designed to reach the same population. As required, OHA created a Memorandum of Understanding to replicate the innovations developed during the EHV project and plans to use the SVs to maintain stable housing for the over-leased EHV families, allowing quick and resourceful utilization of the SVs.

These EHV's support families housed both within OHA's jurisdiction and in other PHAs' jurisdictions under portability. Although EHV funding is expected to sunset, OHA began work to ensure continued housing stability for these families through strategic transition planning, including efforts to move eligible households into other voucher programs.

2. Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Civic Engagement & Leadership

The Oakland Housing Authority (OHA) is committed to providing opportunities, community spaces and programs that allow motivated residents to develop their leadership skills and potential. Whether through volunteering at OHA and community events, serving in a leadership capacity in a local community group or board or by participating in a workshop series, the Family and Community Partnerships Department (FCP) works to provide residents with opportunities to participate, network and avail themselves of ideas and best practices for civic engagement and community involvement.

The OHA Resident Advisory Board (RAB) was created as a resident organization that represents the interests of residents at large and participates in the annual planning process. The first RAB was recruited, nominated, and trained during the 1999-2000 fiscal year and since that time the RAB has met regularly and continues to provide valuable input to OHA's Annual Plan and HUD reports, as well as other issues that have impacted the agency over the years. The RAB is actively engaged in several projects, including its annual Halloween gift bag and senior emergency kit distribution for our public housing and Asset Managed properties.

To promote resident empowerment and self-sufficiency, The Family Self-Sufficiency (FSS) program has assisted 269 families across varied income levels and multiple programs. The FSS program was redesigned in 2023, with the goal of incentivizing enrollment for families of all income ranges, increasing educational opportunities for the head of household, and expanding eligibility for the program.

OHA was awarded the Job Plus grant (East Oakland Works) to increase job opportunities for public housing residents at Lockwood Gardens, a large public housing site located in East Oakland. OHA continued to partner with the Oakland Private Industry Council (PIC) for the grant application and increased our partnerships with new and diverse employers located throughout Oakland. This grant opportunity will allow OHA to scale and host large

job fairs in our East District office, offer on-site employment support, and mobile computer lab to provide access and financial literacy to Lockwood Garden residents. Currently, 138 families are East Oakland Works Members.

Leadership Development Activities

Resident Leadership Center (RLC)

This West Oakland facility is available to OHA residents who have completed a Leadership Training and to Resident Advisory Board Members. The RLC provides-conduct meetings or trainings, participate in workshops, access computers, and obtain office support for various projects. The facilitates community empowerment and local initiatives to create an inclusive, healthy community for all.

Public Housing Participation in Homeownership

The Homeownership Program offers monthly subsidized assistance to qualified HCV residents purchasing a home. Residents interested in the program are offered an initial homeownership readiness assessment and invited to attend a question-and-answer session. Once the initial assessment is reviewed, staff refers residents to local partners that provide comprehensive first-time homebuyer education, provide HUD-certified first-time homebuyer certifications, and assist with building savings and credit. OHA also offers its own in-depth orientation to educate residents on the details of the HCV Homeownership Program. After residents complete their purchase, staff continue to provide ongoing case management, homeowner workshops, and other support to residents. In FY 2025, 1 resident purchased a home utilizing this program, 1 is in the process of closing on a house, and 1 has been approved for a mortgage, for a total of 127 homes purchased since inception of this program.

Employment Development

The Family and Community Partnerships team launched the career services program in partnership with community colleges, community-based organizations, and other job training organizations, to provide vocational training to OHA participants and residents. Through vocational training opportunities residents will have opportunities to enter employment industries to advance their careers and increase household income.

3. Actions taken to provide assistance to troubled PHAs –

This is not applicable to OHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

- 1. Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City continues to examine regulatory and other barriers to affordable housing in an on-going effort to ensure all Oaklanders have access to safe and affordable housing.

The 2023-2031 Housing Element prescribes several strategies to reduce barriers to the production and preservation of housing, and especially affordable housing.

Actions taken thus far to implement the 2023-2031 Housing Element include:

- Increased residential densities, especially in higher income neighborhoods like Rockridge.
- Increase high limits for mixed use housing opportunities along major transportation corridors.
- Created an Affordable Housing Overlay that covers all fire-safe residential and commercial zones in the City of Oakland. This new overlay allows 100% affordable housing to use a fully ministerial approval process, access bonus height and unlimited density within the building envelope and eliminates parking requirements for these projects.
- Created another overlay that allows for ministerial approval of residential projects on identified Housing Element sites, provided the projects are at least 20 percent affordable and meet site-specific affordability targets.
- Committed to study a Community Opportunity to Purchase/Tenant Opportunity to Purchase ordinance. This study is currently underway.
- Financial assistance to developers of affordable housing
- Use of density bonuses and other regulatory tools to increase the supply of affordable housing to all income levels.
- Pledged to study impact fee levels and inclusionary housing requirements to ensure that new development provides fair community benefits. The impact fee study has been completed and is currently seeing stakeholder input.
- Committed the City to continue existing tenant protection programs and launch a rental registry program. This rental registry program has been completed.

The 2023 Housing Element Annual Progress Report details the City's progress against the goals and actions outlined in the 2023-31 Housing Element. For calendar year 2023 progress, please see the Summary Tab, Table D and Table H of the City of Oakland 2023 Housing Element Annual Progress Report.

Jurisdiction	Oakland	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	111
	Non-Deed Restricted	65
Low	Deed Restricted	51
	Non-Deed Restricted	65
Moderate	Deed Restricted	79
	Non-Deed Restricted	65
Above Moderate		359
Total Units		795

Note: Units serving extremely low-income households are included in the very low-income permitted units’ totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	4	0	17
SFD	141	16	25
2 to 4	21	15	38
5+	1543	545	1221
ADU	304	219	242
MH	3	0	0
Total	2016	795	1543
Housing Applications Summary			
Total Housing Applications Submitted:			390
Number of Proposed Units in All Applications Received:			2,985
Total Housing Units Approved:			1,282
Total Housing Units Disapproved:			0

Use of SB 35 Streamlining Provisions		
Number of SB 35 Streamlining Applications		2
Number of Streamlining Applications Approved		2
Infill Housing Developments and Infill Units Permitted		
Indicated as Infill	214	795
Not indicated as Infill	0	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0

Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

In February 2023, The California Department of Housing and Community Development found Oakland's 2023-2031 Adopted Housing Element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code) for the next eight-year update, along with the first portion of a comprehensive update of its General Plan. The updated Housing Element identified policy direction to meet the current and projected housing needs of the City, examined barriers to affordable housing, and how to address these limitations. The City of Oakland continues to implement the 2023-2031 Adopted Housing Element and has adopted a variety of zoning reforms to expand housing choice in affluent neighborhoods, expand the housing supply, and reduce the cost of constructing affordable housing.

2. **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j):**

- Community Development & Engagement (CDE):**
 CDE administers CDBG, and Council-Directed allocations for programs that target Oakland residents living low- and moderate-incomes, who in most instances have underserved needs for housing, economic development assistance, equitable access to public facilities that serve the community homeless and affordable housing efforts (preservation, projection, and acquisition). Outreach and education to the community, informing Oakland residents of available resources, programs, projects, and reference to relative legislation and community feedback/participation opportunities provides another opportunity to address obstacles to meeting underserved needs.
- Community Homelessness Services (CHS):** We know black Oakland residents are overrepresented in the homeless population. CHS has developed a Capacity Building program to identify homeless service organizations with leaders who identify as and understand the needs of the homeless population. This program is intended to better support and improve outcomes amongst homeless services. In addition to enhancing our service delivery providers, CHS is also incorporating feedback and the expertise of individuals with first-hand experience of homelessness.
- Economic & Workforce Development Department (EWDD):** The Neighborhood Business Assistance (NBA) program continues to advance and develop as we have once again met our goals as one of the foundational programs/services of the Economic & Workforce Development Department. Our main objective of providing support and resources to small business owners and entrepreneurs who are seeking information and resources has continued to drive the need for our services. We continue to demonstrate the impact of our program by serving our demographically diverse community and continuing to specifically target underserved communities in Oakland via the locations in which we provide services. The NBA program has continued its pattern of growth since its inception in September 2021. Specifically, this past quarter we have maintained a consistent volume of ~~NBA~~ appointments for Fiscal Year 2024-25. We have also seen an increase in our total businesses assisted due to our incorporation of the Jotform platform. Jotform is a powerful online form builder that supports the use of intake forms, and apps for data collection, as well as a comprehensive submission management and analytics platform. As we enter our 3rd full year, we have established the Neighborhood Business Assistance program as a consistent resource for the City of Oakland’s small business community. In addition to the robust participation, we have endeavored to improve the quality of services offered

by the program by enhancing our ability to connect our participants to valuable community resources, including, but not limited to, referrals to technical assistance providers who offer mentoring, business counseling and business plan evaluation and support, including our wide array of Community Development Financial Institutions (CDFIs), the Small Business Administration (SBA), and a host of other Business Service Organizations that offer a multitude of resources that are valuable to our clients. Another goal we met was to enhance the effectiveness of the NBA program by increasing the awareness of the program to the public. We have accomplished this objective by intensifying our marketing efforts through our social media outlets, and by offering more collateral materials, including printed flyers and roll-up banners available at our City of Oakland Public Library locations. As we move forward into the into the fiscal year, we will continue to be diligent in our data reporting and continuing to offer the highest degree of service to our clients.

- **HOME:** The City has taken a number of measures to address obstacles in meeting underserved needs, which involved deeper coordination with the City’s Race and Equity Department, increased access to Federal, State, and local fund resources, and the adoption of the Housing & Community Development (HCD) 2023-2027 Strategic Action Plan.
- **RACIAL EQUITY WORK:** Findings from the Oakland Department of Race & Equity’s Oakland Equity Indicators Project demonstrate broad disparities in services, resources, outcomes, and opportunities among underserved Oaklanders, including in a range of indicators related to housing access and affordability.

It is the City’s goal to 1. eliminate systematic causes of racial disparities in City government; 2. promote inclusion and full participation for all residents of Oakland; and 3. reduce race-based disparities in our communities.

The City of Oakland has taken the following broad actions to address disparity in services and resources:

- Initiating the Oak WIFI Project to provide free internet access for students, seniors, job seekers, small businesses, the underserved, and unconnected.
- The Local Employment Program for City construction projects, which established an employment goal of 50% of the total project workforce hours be performed by Oakland residents and minimum of 50% of all new hires to be performed by Oakland residents. The program partners with community-based organizations who refer a continuous pool of construction workers to the City, serving a variety of clients of all races, languages, skill levels and physical abilities.
- Living Wage Ordinance Effective July 1, 2023, which increased Oakland’s Living Wage. Oakland Living Wage rates increase annually and improves the economic situation for those working in minimum wage jobs. OROR

Moreover, in 2021 the City adopted the Housing & Community Development (HCD) Strategic 2021-2023 Action Plan, a two-year action plan to better align City policy, resources and programs, deepening Oakland Production, Protection and Preservation activities while laying the groundwork to support a significant infusion of new capital to support the creation of affordable housing commensurate with the need.

Oakland HCD’s 2021-2023 strategic plan identified a gap of over \$457 million to fund the affordable housing required by the previous RHNA cycle’s target and forecasted a need for even more funds to meet the current RHNA cycle’s targets. The Oakland City Council therefore authorized Bond Measure U, which was placed on the November 2022 ballot for voter consideration. Oakland voters passed Measure U, the Affordable Housing Infrastructure Bond, with 75.33% in support – surpassing the required 66.67% minimum.

Oakland HCD's 2023-2027 Strategic Action Plan (published in FY 22/23) refreshed its 2021-2023 predecessor which offered actions aligned with the Committee to House the Bay Area (CASA)'s Three "P" Framework. This framework identifies new housing production, the preservation of existing affordable housing, and tenant protections as a three-pronged approach to address the region's housing crisis. Building on this, the 2023-2027 Strategic Action Plan centers race and equity in how the City of Oakland addresses the Three Ps and administers its funds and programs for years to come.

The 2023-2027 HCD Strategic Action Plan focuses on the highest priorities of addressing homelessness, housing for extremely low income (ELI) households, deep racial inequities, displacement, and impacts from the COVID19 pandemic. The Plan outlines strategies for each of the Three Ps, and the description of each strategy includes which needs they meet as well as a brief assessment of its impact on housing affordability and housing security. The impact is categorized as low, medium, or high based on varying criteria, as described below:

- For Protection, impact is defined as how closely it aligns with HCD's mission of creating housing stability and security for low-income tenants and homeowners at risk of losing their homes, preventing homelessness, and ensuring community awareness of and compliance with tenant protection laws.
- For Production and Preservation, impact is defined as how closely it aligns with HCD's mission of creating new affordable units, deepening affordability, and targeting the City's subsidy by leveraging other sources. To this end, determination of impact level is based on the number of restricted affordable units created, number of extremely low-income units created, and efficiency of subsidy spent per unit.

Analyses supporting the 2023-2027 HCD Strategic Action Plan clearly point to the City's needs for deeper affordability, more affordable housing production, and targeted interventions. Ongoing data analysis continues to guide the City of Oakland's strategies to protect and house its residents. The Strategic Action Plan sets forth a guiding framework centered on racial equity and focused on the following:

- Address historic racial inequity
- Create housing opportunities for extremely low-income residents
- Prevent displacement of Oakland residents
- End family homelessness in Oakland
- Target COVID relief and response resources
- Create moderate income homeownership opportunities

"In order to make housing opportunity work for all residents of Oakland, our equitable housing strategy will both address specific barriers faced by those most impacted by disparities and contribute to shifting the culture of the City to focus on accountability to underserved Black Indigenous People of Color (BIPOC) communities for our outcomes." – Darlene Flynn, City of Oakland Department of Race & Equity.

The Oakland HCD Strategic Action Plan 2023-2027 applies a race and equity lens to the City's housing investments and services in four ways:

- Transparent and regular reporting on outcomes disaggregated by race
- Clear, Americans with Disabilities Act (ADA)-compliant and accessible information provided in multiple languages to the public;
- Anti-displacement and housing production programs, policies, and initiatives focused on the most impacted, most vulnerable populations; and
- Access and opportunity pathways to and for BIPOC developers, service providers, and other contractors to the resources that the City has to offer in the conduct of its housing work.

To provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City is intending to develop 2,752 affordable housing units over the 2023-2027 period where it will invest 28% of its available resources to preservation and acquisition/conversion opportunities and 72% into new construction. With these projections and current funding sources, Oakland HCD estimates meeting 19% of its low and very low-income RHNA targets between 2023 and 2027 using \$481,333,840 in Measure U and local funds combined (1,951 of 10,261 housing units). Preservation and rehabilitation activities do not count towards the City's low- or very-low income RHNA targets at the present time.

For more information about Housing & Community Development's 2023-2027 Strategic Action Plan, please visit: <https://cao-94612.s3.amazonaws.com/documents/HCD-2023-2027-Strategic-Action-Plan.pdf>

Oakland Housing Authority:

In FY25, the Oakland Housing Authority (OHA) reached a major program milestone with the successful reopening of the Housing Choice Voucher (HCV) waitlist. This effort significantly expanded access to affordable housing resources for low-income families across Oakland and laid the groundwork for timelier and more equitable voucher issuance over the coming years.

In tandem with the waitlist opening, OHA worked to improve voucher utilization and support both families and property owners through targeted, MTW-authorized strategies. One such enhancement was the broader deployment of electronic forward-facing forms. Digital tools offered participants and owners an easier, more accessible way to complete and submit critical documents such as request-to-move forms, rent adjustment requests, ownership change notifications, waitlist intake applications, and requests for security deposit assistance or apartment repair reimbursements. The shift toward digital engagement increased efficiency and responsiveness across key program touchpoints and streamlined interactions between OHA and the public.

In addition to technological improvements, OHA dedicated resources to coaching voucher holders on how to navigate the competitive rental market. The coaching focused on strengthening participants' ability to present complete, competitive housing applications—particularly for those with limited rental or credit history. While comprehensive coaching session data is still being compiled, the support was essential in helping many families overcome barriers to securing housing.

To further support utilization and increase the pool of participating landlords, OHA sustained its investment in the Owner Incentives Program, a strategy authorized under MTW Activity #17-01. This activity includes financial incentives for vacancy loss coverage, leasing bonuses, security deposit assistance, and apartment repair reimbursements to bring units into Housing Quality Standards (HQS) compliance. These combined strategies served to improve unit readiness, support landlord retention, and reduce lease-up delays for families.

Residential Lending:

The City's Residential Lending Services (RLS) Housing Rehabilitation program aims to remove barriers that impact low-income families, disabled person, elderly and their ability to access financing and housing support resulting in deferred maintenance, health hazards, housing code violations, and neighborhood deterioration. Homeowners that obtain financing secure housing preservation, long-term affordability, and generational wealth for their families. A range of resources are available, including 0% - 3% loan financing and

grants for emergency repair, home maintenance, accessibility improvements, lead-safe paint remediation, and accessory dwelling units' loans. Mortgage underwriting, a dedicated Rehabilitation Advisor, construction monitoring, a lead-risk assessment and termite report are free of charge to the homeowner. To further optimize a homeowner's access to resources, RLS partners with Alameda County Healthy Homes and Alameda County Social Services for relocation services, minor home repair, lead-based paint remediation and education. Additionally, RLS refers homeowners to the Housing and Economic Rights Advocates (HERA) of Oakland for case management, legal support relocation and other support services. RLS also aims to improve energy efficiencies and collaborates with public utilities, energy specialist and community-based housing rehabilitation partners to leverage knowledge and resources. These partnerships help in the development of best practices and innovative approaches to energy retrofits and electrification.

3. Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Housing Rehabilitation: The City's residential rehabilitation programs have included LBP hazard education within the initial phase of the application process since 1992. The Rehabilitation Advisors who have direct advisory responsibility to the homeowner during the actual rehabilitation construction work have all received a minimum of 40 hours training in identification, testing and available remediation methodologies for lead paint hazards and must obtain California Department of Public Health Lead Supervisor Certification. Also, all Contractor agreements incorporate work descriptions to address compliance with lead paint regulations and safe work practices. Rehabilitation Advisors as part of project monitoring also verify compliance with Lead safe practices. All Home Maintenance Improvement Program and Lead-Safe Homes Paint Program projects receive a lead hazard risk assessment and rehabilitation work must pass lead hazard clearance upon completion.

Actions planned to reduce lead-based paint hazards under the HOME program are listed in Section SP-65. The following is a summary of those actions. The City of Oakland's Residential Lending Services Unit and Alameda County Community Development Agency's Healthy Homes Department (ACHHD) will address LBP hazards and increase access to housing without LBP hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property homeowners in the City of Oakland and Alameda County. The programs will make approximately 100 units of low-income housing with young children or pregnant woman lead-safe. Complete healthy housing assessments and interventions in each of these units coordinate with agencies and community-based organizations to bring additional health and safety resources and strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles. A Lead-Safe Housing Listing has been established that informs the renting community of housing units that have been made safe from lead-based paint hazards. Only units completed through the program are eligible for the Lead Registry. These units were determined to be lead safe following their participation in the City of Oakland's Residential Lending Services and Alameda County's Affordable Lead-Safe Housing Program funded by the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control.

4. Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2024, the Alameda County-Oakland Community Action Partnership (AC-OCAP) received \$1,353,692 in Community Services Block Grant (CSBG) funding to support 20 internal and external anti-poverty organizations and events. As a result, Oakland and the surrounding Alameda County (excluding the City of Berkeley) low-income population received job readiness, employment and entrepreneur training; access to free legal services; credit repair and assistance; free tax preparation; opportunities for civic engagement; housing, case management, wrap around support services, and job placement assistance for families and veterans, disconnected youth, and new Americans. AC-OCAP's Community Economic Opportunity (C.E.O. Network) continued to serve low-income Alameda County (excluding the City of Berkeley) residents. With AC-OCAP's partnership, 484 low-income individuals were housed with 244 happening in Oakland; 173 low-income residents were employed and 123 were Oakland residents; 2,500 summer lunches were served in Oakland; and 11,336 low-income Alameda County residents received free tax preparation

5. Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Oakland Department of Housing & Community Development (HCD) is responsible for managing HUD grant programs, developing housing policy, and administering the Rent Adjustment Ordinance and HCD Strategic Action Plan. There are ten units within the department: (1) Community Development & Engagement, (2) Housing Development Services, (3) Housing Preservations Services, (4) Asset Management Services, (5) Homeless Housing Services, (6) Residential Lending/Rehabilitation services, (7) Rent Adjustment Program, (8) Housing Policy, and (9) Fiscal Services, and (10) Director's Office. Under Director Emily Weinstein, HCD management meets not less than bi-weekly; the department (all-staff) meets monthly, and coordination between City departments and other jurisdictional bodies connect as regularly as needed to promote direction, practices and relationships to further the protection, preservation and production of affordable housing, other community development activities needed, and to support the preparation, prevention and provision of needed service to the homeless and persons with HIV/AIDS.

6. Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Measure U Affordable Housing Infrastructure Bond

Oakland HCD's previous 2021-2023 strategic plan identified a gap of over \$457 million to fund the affordable housing required by the previous RHNA cycle's target and forecasted a need for even more funds to meet the current RHNA cycle's targets. The Oakland City Council therefore authorized Bond Measure U, which was placed on the November 2022 ballot for voter consideration. Oakland voters passed Measure U, the Affordable Housing Infrastructure Bond, with 75.33% in support – surpassing the required 66.67% minimum. The program guidelines set forth below are in accordance with the City's Affordable Housing and Infrastructure Bond Law adopted by Oakland City Council in City Ordinance 13403 C.M.S., dated November 29, 2016, and codified in Chapter 4.54, Article IV, of the Oakland Municipal Code. Funding from Measure U expands City affordable housing development programs that previously received funding from Measure KK, the 2016 predecessor to Measure U. Measure KK funds provided \$100 million to help fund the construction of 721 new construction units, the preservation of 420 existing affordable housing units, and the acquisition and conversion of 420 units to affordable housing. In total, Oakland was able to produce 1,561 units of affordable housing by leveraging Measure KK funds in combination with other local and County funding sources. Like Measure KK, Oakland HCD anticipates leveraging Measure U affordable housing funds with non-City sources at approximately \$4 for every \$1 of City subsidy to maximize the impact of these dollars. Although

funding for new construction of affordable housing was extremely limited under Measure KK at \$7 million, City projects were also able to substantially leverage additional bond funds from Alameda County's Measure A1, which allowed new construction projects to leverage other funding to a degree we are not able to continue with Measure U. Measure A1 funding is largely drawn down, and Oakland will not be able to rely on leveraging to this degree in the near future. With these projections and current funding sources, Oakland HCD estimates meeting 19% of its low and very low-income RHNA targets between 2023 and 2027 using \$481,333,840 in Measure U and local funds combined (1,951 of 10,261 housing units). Measure U funds will create a total of 2,752 units.

Affordable Housing Loan Programs

Funds are allocated via competitive process through several Notice of Funding Availability (NOFA) processes: one for New Construction, another for Acquisition and Conversion to Affordable Housing (ACAH) of existing market rate units, and a third for rehabilitation and extension of affordability restrictions for Rehabilitation of Affordable Housing (already restricted). Although the NOFA had typically been published annually, and tied to tax credit funding rounds, the explosion of funding sources at the state level has led to unpredictable State funding cycles. Between that and staffing/funding restrictions, staff have issued NOFAs in rotation, although with sufficient staffing and more consistent funding, staff would endeavor to return to annual funding cycles.

Housing Development Services and Homeownership Programs

Works with affordable housing developers, land trusts and other community organizations to increase the availability of affordable housing in Oakland through new and rehabilitated projects. Provides information, education, and financial assistance to first-time homebuyers. Addresses issues of community reinvestment, predatory lending, and expansion of homeownership.

7. Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

In February of 2020, Oakland as part of the Alameda County regional collaborative of participating jurisdictions, released the Alameda County Regional Analysis of Impediment to Fair Housing Choice. Impediments identified include:

- Increase in segregation between whites and minorities
- Low Homeownership and disproportional rental rates for minorities
- Decreasing minority populations
- Displacement of minority residents
- Areas with higher levels of minority residents have less access to proficient schools, jobs, and environmental health
- Rising median rents
- The wage needed to rent an average housing unit in the county (in 2020) was \$44.79/hour (\$93,000/year)
- Increase in homelessness
- Minority households have the highest rate of disproportionate housing needs
- Disparities in the rate of mortgage approvals for minorities.
- Disability, race, and familial status are the most common bases of housing discrimination complaints

The City of Oakland annually contracts with East Bay Community Law Center, who partners with Centro Legal, Causa Justa: Just Cause, and ECHO Housing to provide housing related legal services including consultations, limited scope, and direct representation services to prevent homelessness and to promote self-sufficiency and provision of information, and advisory support.

Technical and financial assistance is provided to small businesses located in and/or

serving low-income areas through the City's Business Assistance Center, Mainstreet Launch and Construction Resource Center training agency for contractors and tradespersons.

Living Wage and Minimum Wage limits for Oakland are raised annually. The Rent Adjustment Ordinance regulates allowable increases in rent to once a year, not to exceed the Consumer Price Index (CPI) increase plus the lower of 10% or 5% plus the percent change in cost-of-living set by California.

Efforts to preserve current inventory of rental and owner-occupied units are provided through the City Residential/Rehabilitation programs through grants and loans for minor and larger home repairs, lead paint remediation, emergency repairs, and installation of ramps and bars and other assistance for persons with disabilities.

For other efforts to address identified impediments to Fair Housing, please see the [Housing Element report for the City of Oakland](#).

CR-40 - Monitoring 91.220 and 91.230

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

- **Describe the standards and procedures used to monitor activities conducted in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements:**

The City monitors CDBG, HOPWA, HOME and ESG subrecipients and projects to ensure compliance with program, fiscal, and planning requirements under each grant. Monitoring includes review of monthly invoices and client reports, annual on-site monitoring of financial records, program, and client files. Project coordinators/staff are assigned to conduct on-site visits, priority given to those agencies who are newly funded and who maintain "at risk" indicators.

Findings from the Fiscal Services monitoring are completed by the department's Fiscal Services unit. 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. These reports are reviewed monthly with each request for reimbursement submitted to the City. Going forward, the quarterly reporting requirements will be implemented to decrease the frequency of reporting, also giving ample time to verify data submitted prior to the due date for the following report.

A public hearing is held each year to provide performance and evaluation information for CDBG, HOME, HOPWA and ESG funded activities. This report is posted for public review and comment, providing an opportunity for citizen participation and feedback regarding the funded services and programs reported.

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

Environmental Review Requirements:

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

Community Homelessness Services (CHS): CHS practices regular monitoring of program operators and the City of Oakland programs they manage. The monitoring process is separated into two components: Fiscal Monitoring and Program Monitoring. Fiscal monitoring for all CHS programs is conducted by Human Services Department (HSD) Budget and Fiscal Division staff. Program monitoring is conducted by program staff within CHS. Program monitoring includes a review of universal elements required of all programs and agencies funded by the City of Oakland, and additional requirements specific to CHS. Every new grantee that has held a contract with the City for less than three years is to be monitored, at a minimum, once during the contract period. Long-term grantees with a positive monitoring track record that continue to provide the same or similar services may be monitored every other contract period, or up to three years apart. The primary purpose of the monitoring is to ensure compliance with contract requirements and includes a review of both program compliance and broader organizational compliance. Any areas of noncompliance will be identified and necessary actions to come into compliance will be explained to the grantee. To conduct the file review, at least seven files are selected at random from client files. Some of the files reviewed are for clients that are currently being served and some for cases that have been closed within

the last year or since the last monitoring. The purpose of the file review is to verify information reported in HMIS, to confirm that all required documentation is being kept in each file, and to ensure the appropriate use of case notes. For each finding, the summary or monitoring report must specify what corrective action is required and by when the grantee must take the required action. The grantee must correct findings or serious consequences (such as termination of the contract, recapture of funds, etc.) may occur. Instances where a deficiency does not constitute a finding, or where non-compliance may occur in the future because of the weakness in the grantee's operations should be presented as concerns. For each concern, specific recommendations for improvement are included. The grantee has the option of following or not following these recommendations. If findings are not resolved within the time frame indicated, including any extensions granted by CHS staff, the monitor consults with their supervisor regarding the next appropriate course of action. CHS performs extensive program monitoring on a biennial basis. In FY 24-25 several CoC and ESG funded programs were monitored. The process included desk audits, file reviews, site visits, and program staff interviews.

Citizen Participation Plan 91.105(d); 91.115(d)

- **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Community Development & Engagement: The City of Oakland CAPER is prepared by staff in the City's Department of Housing and Community Development (DHCD) Community Development and Engagement (CDE) Division, the lead agency for reporting of the HUD formula grants. In preparing the report, the DHCD consults with other City departments, public agencies, Oakland Housing Authority (public housing), private and nonprofit housing and social service providers, in addition to private and public funding agencies.

The 2024/25 CAPER was published and posted online for citizen review and comment for a 15-day period as mandated by 24 CFR 91.520(a) prior to the public hearing, and City Council meeting. The City of Oakland's draft 2024/25 CAPER was published for public review and comment on. Notices of publication of the CAPER were posted in the following newspaper publications: The East Bay Times (Tribune) The Post, El Mundo, and Sing Tao. Copies of the draft report were also made available online at:

<https://www.oaklandca.gov/files/assets/city/v/1/housing-comm-dev/documents/cde/24-25-caper-publication-09.15.25.pdf> Here's the link directly to the CAPER: <https://www.oaklandca.gov/files/assets/city/v/1/housing-comm-dev/documents/caper/2024-25-consolidated-annual-performance-and-evaluation-report.pdf>

Citizens are encouraged to review and provide comments that are in turn recorded and included in the final submission of the CAPER to the U.S. Department of Housing and Urban Development (HUD) as well as to the Oakland City Council. Per the City's public notice released regarding the CAPER, public comments are received via email at cde@oaklandca.gov or via postal service at City of Oakland Department of Housing and Community Development, 250 Frank Ogawa Plaza, Suite 5313, Oakland, CA 94612, Attention: CD Deputy Director .

A public hearing regarding the 2024/25 CAPER, Community and Economic Development Committee Meeting, as another opportunity to obtain residents' views and questions regarding the goals and accomplishments in housing, community development, public services, strategies, and outcomes reported in the CAPER. Notices of the hearing were distributed in the same manner as described above and are posted on the City of Oakland's website, on the Office of the City Clerk's web page at: <https://oakland.legistar.com/calendar.aspx>. Currently,

all City Council Meetings are held in-person. Meeting ID, agenda and instructions are provided on this site as well in addition to reasonable accommodation for persons with disabilities and non-English speaking residents of Oakland upon request.

With the public noticing going out and the CDE email available, the City did not any receive public comments ahead of the City Council meetings. There was one public comment at the meetings. The public comment on December 10th was from a member of the public who had additional questions about how the racial demographic data was collected for some of the CDBG program activities. Staff answered the person's question at the hearing. The public comment on December 17th was from a member of the public who had questions about who was eligible for CDBG programming including whether citizenship status was a requirement for being a recipient of CDBG programming. The commenter then made a generalized comment about how Black Oaklanders had been seriously displaced from Oakland versus other racial groups and asked that Black residents be prioritized for CDBG programming.

Human Services: Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select agencies that meet the priority needs. Proposed allocations are approved by the City Council and are subject to public review and comment consistent with the public review process for all City Council actions. Specific to objectives for reducing and ending homelessness, the City's Community Homelessness Services Division provides for reasonable notice and opportunity for public comments the following: Under HOPWA, Oakland is awarded as an Oakland Eligible Metropolitan Statistical Area that consist of Alameda & Contra Costa Counties. Funds are allocated based on the total of reported AIDS cases in the two counties, as reported by the Office of AIDS in their Annual AIDS Epidemiology Report. Priorities are set and published by each County for the use of HOPWA funds. Within the Oakland EMSA, HOPWA funds are used to: develop housing for persons with HIV/AIDS and their families; fund property acquisition and rehabilitation to increase HIV/AIDS housing inventory; maintain current inventory of HIV/AIDS housing within the Oakland EMSA; and to provide HIV/AIDS services including, but not limited to information and referral services, short term rental and utilities assistance, and other support services to assist HIV/AIDS clients and their families to stabilize their lives while housed. Emergency Solutions Grants (ESG) allocations prioritizes rapid rehousing services, shelter, outreach, Homeless Management Information System (HMIS) activity, and other services that assist persons living on the streets and in shelters. Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select agencies that meet the priority needs. Proposed allocations are approved by the City Council and are subject to public review and comment consistent with the public review process for all City Council actions.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Economic & Workforce Development: N/A

Affordable Housing: For affordable housing activities, through the update to the 24/25 Annual Action Plan, the City maintain priorities of affordable housing, homeless solutions, economic development, Public Services, neighborhood stabilization and public facility/infrastructure improvements as established through the City’s 2020/21 - 2024/25 Con Plan and in alignment with HCD’s 2023-2027 Strategic Action Plan.

To best focus resource impacting affordable housing and homelessness in Oakland, City adopted and included in its 24/25 AAP, the Three P Approach: Protection, Preservation and Production of affordable housing. With this as the framework, the CDBG grant dedicated of its funding to new initiatives around addressing a variety of initiatives to address the City’s homelessness crisis. One initiative was the Keep People Housed Homelessness Prevention Programs Homelessness Prevention Pilot intended to provide services to residents most at risk of becoming homeless to provide one-time rent assistance to residents at risk of homelessness. In partnership with Bay Area Community Services (BACS) as the lead administrative agency in a collaborative of non-profit partners, as well as both Stanford’s Changing Cities Research Lab and the Housing Initiative at Penn as evaluation partners, Oakland HCD’s Homelessness Prevention Pilot This program is designed as a three-pronged approach: flexible financial payments, wrap around services and legal support. The remainder of the CDBG grant award supported housing programs (owner-occupied rehabilitation for preservation); homeless solutions (services and capital improvements of homeless facilities); economic development activities (supporting businesses in low-income areas with technical and financial assistance); public facility capital improvements, and housing related legal services to the most vulnerable populations of Oakland.

3.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.
4.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not Applicable

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Project Name	Inspected during program year?	Why Not Inspected: Remedy
1701 MLK	Yes	Inspected 8/2024 – Tenant annual recertification missing. Remediation complete but corrected and closed out 10/24
Allen Temple Manor (Allen Temple Arms IV)	No	Prioritized to complete by 7/202512/2024. Limited workforce availability.
Aurora Apartments	Yes	Inspected 8/2024 – No findings were discovered
Bishop Nichols (Downs Senior)	Yes	Inspected 8/2024 – No findings were discovered
Eastmont Court	Yes	Inspected 8/2024 – Small discovery of broken closet door, hood range light and smoke detector missing. Remediation complete
Fruitvale Transit Village	No	Inspected 5/2023 – Tenant annual recertification missing but corrected and closed out Reviewed in 2023. The next inspection is scheduled for 2026.
International Boulevard	Yes	Inspected 9/2024 – Major findings of wood rot in common area stairs. Unit findings were minimal consisting of missing smoke detector, hole in walls and missing range light. Annual tenant recertification was also missing for units inspected. Remediation is ongoing completed
James Lee Court	Yes	Prioritized to complete by 02/2025. Limited workforce availability. Inspected 11/2024. Minor findings consisting of faucet leak and replacing light bulbs. Remediation completed
Lincoln Court Senior	No	Reviewed in 2023. The next inspection is scheduled for 2026. Inspected 5/2023 – Tenant recertification missing. Corrected and closed out 8/2023
Lion Creek Crossings I (Coliseum)	Yes	Prioritized to complete by 12/2024. Limited workforce availability. Inspected 12/2024. No findings were discovered
Lion Creek Crossings III (Coliseum)	Yes	Prioritized to complete by 12/2024. Limited workforce availability. Inspected

		12/2024. No findings were discovered
Mandela Gateway Rental	Yes	Prioritized to complete by 01/2025. Limited workforce availability. Inspected 11/2024. No findings were discovered
Merritt Crossing (6th and Oak) Senior	Yes	Prioritized to complete by 01/2025. Limited workforce availability. Inspected 11/2024. Minor tenant file errors were discovered and remediated
Northgate Apartments	Yes	Inspected 7/2024 – No findings were discovered.
Orchards on Foothill	No	Inspected 03/2023 - Unit findings were minimal consisting of missing smoke detector, bath drain clogging and wall heater non-Reviewed in 2023. The next inspection is scheduled for 2026. functioning. Tenant annual recertification was also missing. Findings were remedied and inspection closed out 05/2023
Percy Abram, Jr. (Sister Thea Bowman II)	Yes	Prioritized to complete by 12/2024. Limited workforce availability. Inspected 11/24. Findings include minor water damage.
Prosperity Place (aka 11th and Jackson) (New HOME Rule)	No	Inspected 9/2023 – No findings were observed for unit inspections. Tenant annual recertification missing for all units inspected. Findings were remedied 12/2023 Reviewed in 2023. The next inspection is scheduled for 2026.
Stanley Avenue	Yes	Prioritized to complete by 01/2025. Limited workforce availability. Inspected 11/2024. Minor findings include damage carpet, windows and doors. Some tenant files missing recertification. Remediation complete

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

As a condition of the City of Oakland’s Affordable Housing Development Program loan agreements, not less than 180 days prior to project completion, owners must submit proposed

marketing and management plans to the City for review and approval. Prior to commencing marketing activities, owners will be required to meet with City staff to review the proposed marketing strategy to ensure that affirmative marketing efforts will be employed.

Marketing plans must include information on strategies for reaching persons and groups not likely to apply including, but not limited to, households that include a member with disabilities. Marketing plans must also include procedures for ensuring that people with disabilities who request accessible features are given preference for occupancy of accessible units, as described below. Management plans must include policies for ensuring reasonable accommodation for persons with disabilities. Management plans must also contain policies and provisions for record-keeping and monitoring. The City will provide written guidance on selection of tenants and reasonable accommodation during occupancy, if requested.

All advertising must display the Equal Housing Opportunity logo and/or the phrase “Equal Housing Opportunity” and a logo and/or slogan indicating accessibility to persons with disabilities. Fair housing posters must be displayed at the project rental or sales office.

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

Marketing plans must indicate that qualified applicants with disabilities who request accommodation shall receive priority for the accessible units. Open houses and marketing offices must be accessible to allow persons with disabilities to visit the site and retrieve information about accessible units. Owners are required to advertise in newspapers of general circulation, CAPER 70 OMB Control No: 2506- and to provide notice to community groups when units become available.

Marketing includes the use of newspapers of general circulation in Oakland. The managing agent places notices in newspapers, specialized publications, and newsletters to reach potential residents. Applications, notices, and all publications includes a Fair Housing and Equal Opportunity Logo, and the Accessibility Logo. Community media advertisement of the projects may include the following: Oakland Tribune (East Bay Times), Oakland Post, El Mundo (Spanish), Sing Tao Daily Newspaper (Chinese), Eden I&R, Inc., and/or 2-1-1- Information and Referral Line.

Consistent with the resident population each development was designed to serve, the marketing of the project must ensure equal access to appropriate size units for all persons in any category protected by Federal, state, and local laws governing discrimination. Owners are required to engage in special outreach to persons and groups in the housing market area who, in the absence of such outreach are not likely to apply for the housing. In determining what special outreach is needed, owners should consider past patterns of discrimination, the racial and ethnic makeup of the neighborhood, language barriers, location, or other factors that might make it less likely that some persons and groups (a) would be aware of the availability of the housing or (b) would be likely to apply for the housing.

Special marketing outreach consideration is given to the following underserved populations:

- a. African Americans
- b. American Indians
- c. Asians and Pacific Islanders
- d. Hispanics
- e. Persons with disabilities and persons with special supportive housing needs
- f. Very low-income households of all types (including persons making the transition from homelessness to permanent housing)
- g. Immigrants and residents with Limited English Proficiency.

- h. Large families. Owners are required to advertise in media which are reasonably likely to reach such targeted groups, and to provide notice to community organizations, fair housing agencies, and other similar organizations. A list of local disability organizations and community development boards will be provided by HCD if requested.

HCD also provides developers with sample advertisements if requested. Multilingual advertising is encouraged where such efforts would result in reaching persons and groups not likely to apply. Owners and managers must ensure that people with limited English proficiency are not discouraged from applying or discriminated against and are encouraged to provide translation assistance or referrals to community-based organizations that can assist with translation.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics:

During FY 24/25, the City of Oakland expended \$36,982.43 in program income. The table below documents the amount of income the City of Oakland got for its HOME funds:

2018 Program Income	\$100,000
2021 Program Income	\$1,907,817.67
2022 Program Income	\$682,446
2023 Program Income	\$152,445.83
2024 Program Income	\$289,153.40
2025 Program Income	\$369,824.31
Total	\$3,501,687.00

During FY 2024/25, the City did not spend HOME entitlement funds and did not spend program income.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LOW-INCOME HOUSING TAX CREDIT with the development of affordable housing). 91.320(j)

Please see attached Affordable Housing Accomplishments Table, describing actions taken to foster and maintain affordable housing.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal (24/25)	Actual
Short-term rent, mortgage, and utility assistance payments	100	98
Tenant-based rental assistance	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	38	38
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	25	25
Total	163	161

Table 14 – HOPWA Number of Households Served

Narrative

The City of Oakland’s 2024/25 HOPWA CAPER is also attached to this report for each Oakland EMSA HOPWA provider and project sponsor, providing additional detail on households served, status of housing development projects, and other HOPWA activities provided through the City’s 2024/25 fiscal year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA
Total Number of Activities			766	1,487
Total Labor Hours				
Total Section 3 Worker Hours				

Qualitative Efforts – Number of Activities by Program:

	CDBG	HOME	ESG	HOPWA
Outreach efforts to generate job applicants who are Public Housing Targeted Workers				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.				
Direct, on-the job training (including apprenticeships).				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).				
Outreach efforts to identify and secure bids from Section 3 business concerns.				
Technical assistance to help Section 3 business concerns understand and bid on contracts.				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.				
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.				
Held one or more job fairs.				
Provided or connected residents with supportive services that can provide direct services or referrals.				332
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.				
Assisted residents with finding childcare.				
Assisted residents to apply for or attend community college or a four-year educational institution.				
Assisted residents to apply for or attend vocational/technical training.				
Assisted residents to obtain financial literacy training and/or coaching.				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.				

Provided or connected residents with training on computer use or online technologies.				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.				
Other.				



Report Date: 07/24/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$237221 5. Phone (include area code) 5106047637 7. Date Reported 07/24/2025
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8. Program Code* CDBG	9. Program Name CDBG Community Development Block Grant
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Part I: Employment and Training (** Include New Hires in columns E and F)

A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
ASBESTOS WORKER, HEAT AND FROST INSULATOR	1	0	0.00%	0.00%	0
BRICK TENDER	0	0	0.00%	0.00%	0
BRICKLAYER, BLOCKLAYER	1	0	0.00%	0.00%	0
CARPENTER AND RELATED TRADES	1	0	0.00%	0.00%	0
DRYWALL INSTALLER / LATHER (CARPENTER)	0	0	0.00%	0.00%	0
ELECTRICIAN	8	3	0.17%	0.00%	0
FIELD SURVEYOR	0	0	0.00%	0.00%	0
GLAZIER	1	1	0.02%	0.01%	0
IRON WORKER	12	6	0.09%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	13	1	0.03%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	0	0	0.00%	0.00%	0
PAINTER	1	1	0.01%	0.00%	0
PLUMBER	1	1	0.02%	0.01%	0
SHEET METAL WORKER	4	3	0.12%	0.01%	0
Totals	43	16	10.30%	0.00%	0

*Program Codes
1 = Flexible Subsidy
2 = section 202/811

3 = Public/Indian Housing
A = development
B = Operation
C = Modernization

4 = Homeless Assistance
5 = HOME
6 = HOME State Administered
7 = CDBG Entitlement

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$10,024,270.00
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

Public reporting for this collection of information is estimated to average 2 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 collect this information; and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs as directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and

Selected Projects: 3050 International 1005469 - NAHC Clinic Center (Cedar Lodge Inc)



Report Date: 07/25/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$0 5. Phone (include area code) 5106047637 7. Date Reported 07/25/2025			
8. Program Code* HOME	9. Program Name HOME Investment Partnership				
Part I: Employment and Training (** Include New Hires in columns E and F)					
A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
ASBESTOS REMOVAL WORKER (LABORER)	0	0	0.00%	0.00%	0
BRICK TENDER	0	0	0.00%	0.00%	0
BRICKLAYER, BLOCKLAYER	1	0	0.00%	0.00%	0
CARPENTER AND RELATED TRADES	15	12	0.04%	0.00%	0
CARPET, LINOLEUM	0	0	0.00%	0.00%	0
CEMENT MASON	1	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	3	0	0.00%	0.00%	0
DRYWALL INSTALLER / LATHER (CARPENTER)	41	0	0.00%	0.00%	0
ELECTRICAL UTILITY LINEMAN	1	0	0.00%	0.00%	0
ELECTRICIAN	24	10	0.10%	0.00%	0
FIELD SURVEYOR	0	0	0.00%	0.00%	0
GLAZIER	1	1	0.00%	0.00%	0
IRON WORKER	7	7	0.06%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	0	1	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	7	0	0.00%	0.00%	0
PAINTER	23	2	0.02%	0.00%	0
PLASTER TENDER	0	0	0.00%	0.00%	0
PLASTERER	14	1	0.00%	0.00%	0
PLUMBER	5	1	0.02%	0.00%	0
ROOFER	7	0	0.00%	0.00%	0
SHEET METAL WORKER	8	3	0.02%	0.00%	0

Totals	158	38	15.35%	0.00%	0
*Program Codes	3 = Public/Indian Housing	4 = Homeless Assistance	8 = CDBG State Administered		
1 = Flexible Subsidy	A = development	5 = HOME	9 = Other CD Programs		
2 = section 202/811	B = Operation	6 = HOME State Administered	10 = Other Housing Programs		
	C = Modernization	7 = CDBG Entitlement			

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$52,488,398.00
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

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Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs as directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and

Selected Projects: 3050 International 1005469 - SAHA Residential (Derby Housing, L.P.)



Report Date: 07/24/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$14260551 5. Phone (include area code) 5106047637 7. Date Reported 07/24/2025
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8. Program Code* HOME	9. Program Name HOME Investment Partnership
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Part I: Employment and Training (** Include New Hires in columns E and F)

A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
CARPENTER	4	4	2.23%	0.48%	0
CARPENTER AND RELATED TRADES	0	0	0.00%	0.00%	0
CEMENT MASON	0	0	0.00%	0.00%	0
DRYWALL INSTALLER / LATHER (CARPENTER)	0	0	0.00%	0.00%	0
ELECTRICIAN	2	0	0.00%	0.00%	0
IRONWORKER	0	0	0.00%	0.00%	0
LABORER	0	0	0.00%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	0	0	0.00%	0.00%	0
PAINTER	0	0	0.00%	0.00%	0
PLUMBER	0	0	0.00%	0.00%	0
SHEET METAL WORKER	0	0	0.00%	0.00%	0
TRUCK DRIVER	0	0	0.00%	0.00%	0
Totals	6	4	8.91%	0.00%	0

*Program Codes
1 = Flexible Subsidy
2 = section 202/811

3 = Public/Indian Housing
A = development
B = Operation
C = Modernization

4 = Homeless Assistance
5 = HOME
6 = HOME State Administered
7 = CDBG Entitlement

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$50,280,808.00
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	1
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

Public reporting for this collection of information is estimated to average 2 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 collect this information; and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs as directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and

Selected Projects: Ancora Place Project



Report Date: 07/25/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$0 5. Phone (include area code) 5106047637 7. Date Reported 07/25/2025
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8. Program Code* HOME	9. Program Name HOME Investment Partnership
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Part I: Employment and Training (** Include New Hires in columns E and F)

A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
CARPENTER	0	0	0.00%	0.00%	0
CARPENTER AND RELATED TRADES	1	0	0.00%	0.00%	0
CEMENT MASON	1	0	0.00%	0.00%	0
DRIVER	1	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	0	0	0.00%	0.00%	0
ELECTRICIAN	0	0	0.00%	0.00%	0
LABORER	10	4	0.54%	0.04%	0
LABORER AND RELATED CLASSIFICATIONS	0	0	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	0	0	0.00%	0.00%	0
PILE DRIVER (CARPENTER)	0	0	0.00%	0.00%	0
PILE DRIVER (OPERATING ENGINEER-HEAVY AND HIGHWAY WORK)	0	0	0.00%	0.00%	0
PLUMBER	1	1	0.26%	0.13%	0
POWER EQUIPMENT OPERATOR	1	0	0.00%	0.00%	0
ROOFER	0	0	0.00%	0.00%	0
SPRINKLER FITTER	2	2	0.40%	0.04%	0
SPRINKLER FITTER (FIRE PROTECTION/FIRE CONTROL SYSTEMS)	3	3	0.52%	0.03%	0
TRUCK DRIVER	0	0	0.00%	0.00%	0
Totals	20	10	11.03%	0.00%	0

*Program Codes
1 = Flexible Subsidy
2 = section 202/811

3 = Public/Indian Housing
A = development
B = Operation
C = Modernization

4 = Homeless Assistance
5 = HOME
6 = HOME State Administered
7 = CDBG Entitlement

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$63,304,023.00
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

Public reporting for this collection of information is estimated to average 2 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 collect this information; and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs as directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and

Selected Projects: Chinatown Tod Senior Housing Project



Report Date: 07/25/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$0 5. Phone (include area code) 5106047637 7. Date Reported 07/25/2025			
8. Program Code* HOME	9. Program Name HOME Investment Partnership				
Part I: Employment and Training (** Include New Hires in columns E and F)					
A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
ASBESTOS WORKER, HEAT AND FROST INSULATOR	0	0	0.00%	0.00%	0
CARPENTER	20	7	0.09%	0.00%	0
CARPENTER AND RELATED TRADES	0	0	0.00%	0.00%	0
CEMENT MASON	0	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	0	0	0.00%	0.00%	0
DRYWALL INSTALLER	0	0	0.00%	0.00%	0
DRYWALL INSTALLER / LATHER (CARPENTER)	17	0	0.00%	0.00%	0
ELECTRICIAN	6	0	0.00%	0.00%	0
FIELD SURVEYOR	5	0	0.00%	0.00%	0
IRON WORKER	0	0	0.00%	0.00%	0
IRONWORKER	2	0	0.00%	0.00%	0
LABORER	14	1	0.01%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	3	0	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	0	0	0.00%	0.00%	0
PAINTER	1	0	0.00%	0.00%	0
PLASTERER	1	0	0.00%	0.00%	0
PLUMBER	9	1	0.01%	0.01%	0
POWER EQUIPMENT OPERATOR	0	0	0.00%	0.00%	0
ROOFER	7	1	0.05%	0.00%	0
SHEET METAL WORKER	9	2	0.04%	0.01%	0
SPRINKLER FITTER	8	3	0.17%	0.01%	0
TRUCK DRIVER - DRIVER ON/OFF HAULING	0	0	0.00%	0.00%	0

Totals	102	15	5.95%	0.00%	0
*Program Codes	3 = Public/Indian Housing	4 = Homeless Assistance	8 = CDBG State Administered		
1 = Flexible Subsidy	A = development	5 = HOME	9 = Other CD Programs		
2 = section 202/811	B = Operation	6 = HOME State Administered	10 = Other Housing Programs		
	C = Modernization	7 = CDBG Entitlement			

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$55,886,501.39
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

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Selected Projects: East 12th Street 1007165/1007320

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$4,658,573.66
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
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- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

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Selected Projects: Chinatown Tod Senior Housing Project



Report Date: 07/24/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$0 5. Phone (include area code) 5106047637 7. Date Reported 07/24/2025
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8. Program Code* HOME	9. Program Name HOME Investment Partnership
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Part I: Employment and Training (** Include New Hires in columns E and F)

A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
BRICKLAYER	0	0	0.00%	0.00%	0
CARPENTER	3	0	0.00%	0.00%	0
CARPENTER AND RELATED TRADES	0	0	0.00%	0.00%	0
CEMENT MASON	0	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	0	0	0.00%	0.00%	0
LABORER	4	0	0.00%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	1	0	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	0	0	0.00%	0.00%	0
PLASTERER	0	0	0.00%	0.00%	0
PLUMBER	4	0	0.00%	0.00%	0
POWER EQUIPMENT OPERATOR	0	0	0.00%	0.00%	0
Totals	12	0	0.00%	0.00%	0

*Program Codes
1 = Flexible Subsidy
2 = section 202/811

3 = Public/Indian Housing
A = development
B = Operation
C = Modernization

4 = Homeless Assistance
5 = HOME
6 = HOME State Administered
7 = CDBG Entitlement

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$21,896,900.00
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

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Selected Projects: Inn by the Coliseum 1006504



Report Date: 07/25/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$0 5. Phone (include area code) 5106047637 7. Date Reported 07/25/2025			
8. Program Code* HOME	9. Program Name HOME Investment Partnership				
Part I: Employment and Training (** Include New Hires in columns E and F)					
A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
CARPENTER	10	0	0.00%	0.00%	0
CARPENTER AND RELATED TRADES	13	0	0.00%	0.00%	0
CEMENT MASON	6	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	0	0	0.00%	0.00%	0
DRYWALL INSTALLER / LATHER (CARPENTER)	3	0	0.00%	0.00%	0
DRYWALL INSTALLER/LATHER -CARPENTER	0	0	0.00%	0.00%	0
ELECTRICIAN	6	0	0.00%	0.00%	0
ELECTRICIAN APPRENTICE- INSIDE WIREMAN	1	1	0.28%	0.04%	0
IRON WORKER	10	1	0.03%	0.03%	0
IRONWORKER	0	0	0.00%	0.00%	0
LABORER	17	0	0.00%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	27	0	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	6	0	0.00%	0.00%	0
PAINTER	0	0	0.00%	0.00%	0
PARKING AND HIGHWAY IMPROVEMENT PAINTER (LABORER)	0	0	0.00%	0.00%	0
PLASTERER	0	0	0.00%	0.00%	0
PLUMBER	5	3	0.70%	0.02%	0
POWER EQUIPMENT OPERATOR	3	0	0.00%	0.00%	0
SHEET METAL WORKER	1	0	0.00%	0.00%	0
SPRINKLER FITTER	0	0	0.00%	0.00%	0
SPRINKLER FITTER (FIRE PROTECTION/FIRE CONTROL SYSTEMS)	0	0	0.00%	0.00%	0
TRAFFIC CONTROL/LANE CLOSURE (LABORER)	2	0	0.00%	0.00%	0
TRUCK DRIVER	0	0	0.00%	0.00%	0

Totals	110	5	23.27%	0.00%	0
*Program Codes	3 = Public/Indian Housing	4 = Homeless Assistance	8 = CDBG State Administered		
1 = Flexible Subsidy	A = development	5 = HOME	9 = Other CD Programs		
2 = section 202/811	B = Operation	6 = HOME State Administered	10 = Other Housing Programs		
	C = Modernization	7 = CDBG Entitlement			

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$51,951,324.00
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

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Selected Projects: Longfellow Comer 1004050



Report Date: 07/24/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$ 5. Phone (include area code) 510 604-7637 7. Date Reported 07/24/2025
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8. Program Code* All	9. Program Name All
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Part I: Employment and Training (** Include New Hires in columns E and F)

A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
ASBESTOS REMOVAL WORKER (LABORER)	4	0	0.00%	0.00%	0
ASBESTOS WORKER, HEAT AND FROST INSULATOR	1	0	0.00%	0.00%	0
CARPENTER AND RELATED TRADES	0	0	0.00%	0.00%	0
CEMENT MASON	0	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	4	0	0.00%	0.00%	0
DRYWALL INSTALLER / LATHER (CARPENTER)	49	8	0.11%	0.00%	0
ELECTRICIAN	15	0	0.00%	0.00%	0
ELEVATOR CONSTRUCTOR	0	0	0.00%	0.00%	0
FIELD SURVEYOR	2	0	0.00%	0.00%	0
IRON WORKER	0	0	0.00%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	0	0	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	3	0	0.00%	0.00%	0
PAINTER	11	6	0.25%	0.01%	0
PLASTER TENDER	3	0	0.00%	0.00%	0
PLASTERER	15	0	0.00%	0.00%	0
PLUMBER	1	0	0.00%	0.00%	0
RESIDENTIAL PLUMBER	5	0	0.00%	0.00%	0
SHEET METAL WORKER	11	0	0.00%	0.00%	0
TEAMSTER	0	0	0.00%	0.00%	0
Totals	124	14	18.46%	0.00%	0

*Program Codes
1 = Flexible Subsidy
2 = section 202/811

3 = Public/Indian Housing
A = development
B = Operation
C = Modernization

4 = Homeless Assistance
5 = HOME
6 = HOME State Administered
7 = CDBG Entitlement

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$38,403,118.00
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

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Selected Projects: The Phoenix



Report Date: 07/25/2025

Section 3 Summary Report

Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No. 2529-0043
(exp. 8/31/2007)

See page 2 for Public Reporting Burden Statement

HUD Field Office:

1. Recipient Name & Address (street, city, state, ZIP)(email) 250 FRANK OGAWA PLAZA SUITE 3341 OAKLAND CA 94612 smayo@oaklandca.gov	2. Federal Identification (contract/award no.) 4. Contact Person Sheranita Mayo 6. Reporting Period 7/1/2024 - 6/30/2025	3. Dollar Amount of Award \$0 5. Phone (include area code) 5106047637 7. Date Reported 07/25/2025			
8. Program Code* HOME	9. Program Name HOME Investment Partnership				
Part I: Employment and Training (** Include New Hires in columns E and F)					
A	B	C	D	E**	F**
Job Category	Number of New Hires	Number of New Hires that are Sec. 3 Residents	% of Aggregate Number of Staff hours of New Hires that are Sec. 3	% of Total Staff Hours for Section 3 Employees and Trainees	Number of Section 3 Trainees
ASBESTOS WORKER	1	0	0.00%	0.00%	0
BRICKLAYER	6	1	0.01%	0.00%	0
CARPENTER	31	1	0.08%	0.00%	0
CARPENTER AND RELATED TRADES	12	1	0.02%	0.00%	0
CEMENT MASON	0	0	0.00%	0.00%	0
DRIVER (ON/OFF-HAULING TO/FROM CONSTRUCTION SITE)	2	0	0.00%	0.00%	0
ELECTRICIAN	15	1	0.05%	0.01%	0
ELEVATOR CONSTRUCTOR	0	0	0.00%	0.00%	0
ELEVATOR MECHANIC	0	0	0.00%	0.00%	0
IRONWORKER	10	8	0.08%	0.00%	0
LABORER	18	3	0.02%	0.00%	0
LABORER AND RELATED CLASSIFICATIONS	9	0	0.00%	0.00%	0
OPERATING ENGINEER (HEAVY & HIGHWAY WORK)	4	0	0.00%	0.00%	0
PAINTER	14	2	0.03%	0.01%	0
PLASTERER	11	1	0.02%	0.00%	0
PLUMBER	1	0	0.00%	0.00%	0
POWER EQUIPMENT OPERATOR	0	0	0.00%	0.00%	0
ROOFER	1	0	0.00%	0.00%	0
SHEET METAL WORKER	8	0	0.00%	0.00%	0
SPRINKLER FITTER	0	0	0.00%	0.00%	0
TEAMSTER	1	0	0.00%	0.00%	0
TILE FINISHER	1	0	0.00%	0.00%	0
TRUCK DRIVER	0	0	0.00%	0.00%	0

Totals	145	18	2.83%	0.00%	0
*Program Codes	3 = Public/Indian Housing	4 = Homeless Assistance	8 = CDBG State Administered		
1 = Flexible Subsidy	A = development	5 = HOME	9 = Other CD Programs		
2 = section 202/811	B = Operation	6 = HOME State Administered	10 = Other Housing Programs		
	C = Modernization	7 = CDBG Entitlement			

Part II Contracts Awarded

1. Construction Contracts	
A. Total dollar amount of all contracts awarded on the project	\$35,778,912.00
B. Total dollar amount of contracts awarded to Section 3 Businesses	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received contracts	0
2. Non-Construction Contracts	
A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 Business	\$0.00
C. Percentage of total dollar amount that was awarded to Section 3 Businesses	0.00%
D. Total Number of Section 3 businesses that received non-construction contracts	0

Part III Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low income persons, particularly those who are recipients of government

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other: describe below

Public reporting for this collection of information is estimated to average 2 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 collect this information; and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs as directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and

Selected Projects: West Grand and Brush

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps* For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	OAKLAND
Organizational DUNS Number	137137977
EIN/TIN Number	946000384
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	
First Name	Stanley
Middle Name	
Last Name	Wong
Suffix	
Title	Acting Manager, Community Homelessness Services

ESG Contact Address

Street Address 1	150 Frank H. Ogawa Plaza, Suite 4340
Street Address 2	
City	Oakland
State	CA
ZIP Code	94612
Phone Number	510.238.6186

Extension	0
Fax Number	
Email Address	swong@oaklandca.gov

ESG Secondary Contact

Prefix	
First Name	Sasha
Last Name	Hauswald
Suffix	0
Title	Chief Housing Policy Officer
Phone Number Extension	510.238.7055
Email Address	<u>shauswald@oaklandca.gov</u>

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2024
Program Year End Date	06/30/2025

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name Building Futures with Women and Children

City San Leandro

State CA

Zip Code 94577

DUNS Number/UEI 788170355

Is subrecipient a victim services provider Yes

Subrecipient Organization Type 501(c)(3)

ESG Subgrant or Contract Award Amount \$75,600

Subrecipient or Contractor Name East Oakland Community Project

City Oakland

State CA

Zip Code 94621
DUNS Number/UEI 847360567
Is subrecipient a victim services provider No
Subrecipient Organization Type 501(c)(3)
ESG Subgrant or Contract Award Amount \$141,147

Subrecipient or Contractor Name St. Mary's Center
City Oakland
State CA
Zip Code 94608
DUNS Number/UEI X8A9CN6SBY97
Is subrecipient a victim services provider No
Subrecipient Organization Type 501(c)(3)
ESG Subgrant or Contract Award Amount \$52,500

Subrecipient or Contractor Name First Place for Youth
City Oakland
State CA
Zip Code 94612
DUNS Number/UEI KMT6E1MX39Q5
Is subrecipient a victim services provider No
Subrecipient Organization Type 501(c)(3)
ESG Subgrant or Contract Award Amount \$165,488

CR-65 - Persons Assisted- (For CHS to complete)

(This portion will be updated and reposted during the public review period)

For persons assisted under ESG during fiscal year 2024/25, please see attached ESG SAGE Report also provided ***here***. The mandatory SAGE Report replaces the CR-65 Section of the CAPER

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	42,107
Total Number of bed - nights provided	37,896
Capacity Utilization	89%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

In coordination with the Results Based Accountability (RBA) measures, the Alameda County CoC was developed through a County-wide collaborative process, the City of Oakland has aligned program required outcomes with said RBA measures. Emergency Shelter operators are expected to perform assessments on program participants including Coordinated Entry assessments and needs assessments. Goals for shelter providers include assisting clients with maintaining and increasing income, acquiring, and maintaining health insurance, and applying for relevant benefits. There is an ultimate goal transition at least 25% of shelter clients into permanent housing. 475 clients were served in emergency shelter this fiscal year, 70 of those clients transitioned to permanent housing, which is 14.74% of clients. This is 10.26% below the City's stated goal.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2022/23	2023/24	2024/25
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention	N/A	N/A	N/A

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

Dollar Amount of Expenditures in Program Year			
	2022/23	2023/24	2024/25
Expenditures for Rental Assistance	\$266,645.53	\$165,488	\$449,946
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance		\$71,022	\$43,500
Expenditures for Housing Relocation & Stabilization Services - Services			0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			0
Subtotal Rapid Re-Housing	\$266,645.53	\$236,510	\$493,446

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

Dollar Amount of Expenditures in Program Year			
	2022/23	2023/24	2024/25
Essential Services		\$166,633.57	
Operations	\$188,397	\$184,126	\$141,147
Renovation			
Major Rehab			
Conversion			
Subtotal	\$188,397	\$300,759.57	\$141,147

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2022/23	2023/24	2024/25
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2022/23	2023/24	2024/25

Table 29 - Total ESG Funds Expended

11f. Match Source

	2022/23	2023/24	2024/25
Other Non-ESG HUD Funds			
Other Federal Funds			\$840,283
State Government			
Local Government			\$440,775
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			\$1,281,058

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

(This portion will be updated and reposted during the public review period)

Total ESG Funds Expended	2022/23	2023/24	2024/25

Table 31 - Total Amount of Funds Expended on ESG Activities

CR-80 – APPENDIX –

(This portion will be updated and reposted during the public review period)

Please select the hyperlinks for each document listed below.

IDIS Reports

1. [Affordable Housing Accomplishment Table FY 24/25](#)
2. PR03 – [CDBG Summary PR03](#)
3. PR23 – Accomplishment Reports
 - a. [PR23 – CDBG and CDBG-CV Summary of Accomplishments](#)
 - b. [PR23 – HOME Summary of Accomplishments](#)
 - c. [PR23 - HOME ARP Summary of Accomplishments](#)
4. PR26 (A & B) CDBG & CDBG-CV
 - a. [CDBG Financial Summary Report- Part A](#)
 - b. [CDBG Activity Summary By Selected Grant – Part B](#)
 - c. [CDBG-CV Financial Statement Report - Part C](#)
5. PR27 HOME
 - a. [Status of HOME Grants](#)
 - b. [Status of HOME ARP Grants](#)
6. PR 33 – [HOME Match Liability Report](#)
7. PR 91
 - a. [ESG Financial Summary](#)
 - b. [ESG-CV Financial Summary](#)
8. [ESG SAGE REPORT](#)
9. HOPWA CAPER

- a. City HOPWA Report Part I
- b. City HOPWA Report Part II – Alameda County
- c. City HOPWA Report Part III- Contra Costa County
- d. HOPWA Stewardship Forms