City of Oakland

Department of Housing & Community Development

DRAFT

CONSOLIDATED ANNUAL PERFORMANCE AND Evaluation REPORT

For Program Year

July 1, 2025 – June 30, 2026

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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 **2025 to 2030 Five-Year Consolidated Plan (Con Plan)** and the **Fiscal Year 2025/26 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 $14,131,647 in HUD CPD grant funds awarded to the City under the 2025/26 CDBG, HOME, ESG and HOPWA programs. The City has another $13,044,306.25 under the HOME American Rescue Plan (HOME ARP) which was awarded under Substantial Amendment to the 2025/2026AAP. These funds, along with matching funds, and other resources, support the goals, objectives, priorities, and strategies as established in the 2025- 2030 Con Plan and 2025/26 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 2025/26 CAPER reports progress of the following priorities set in the 2025/26 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

The City of Oakland's Housing & Community Development's 2023-2027 Strategic Action Plan updates the 2021-2023 Strategic Plan, 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 2025/26 AAP 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 2025/26 CAPER, accomplishments are compared to fiscal year 2025/26 AAP goals and priorities. The 2025/26 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 first year of the Five-Year Consolidated Plan, Fiscal Year 2025/2030. Information reported in this CAPER demonstrates the City of Oakland's 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, creation of suitable living environments, and expansion of economic opportunities principally for low-and moderate-income Oakland residents from July 1, 2025, through June 30, 2026.

Within the 2025/26 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 City's 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 via its affordable housing capital funding programs. The City also invests in the conversion of hotel/motel properties into housing and new construction units for people experiencing homelessness and provides various protection services to keep extremely low- to moderate-income Oakland residents housed. This work is conducted by the Housing Development Division of HCD, which functions as a lending and regulatory unit. Much of its activity revolves around soliciting applications for funding, underwriting, reviewing and evaluating application responses, making funding awards across various programs, managing the funding award and construction draw down process, and ongoing regulatory monitoring of the funded projects.

The City of Oakland's overall FY 2025/26 Affordable Housing accomplishments for developments with City-provided federal funding re categorized below under the 3P Strategies. Note: prior CAPER reporting included both federally funded and non-federally funded projects, with the latter typically making up the bulk of the City's affordable housing developments. For more information on the City's overall affordable housing pipeline and portfolio, please refer to HCD's 2025 Annual Impact Report and 2025-26 Annual Affordable Housing Programs report.

Production: Construction began during the program year for units in one development (The Eliza Senior housing), including 20 homeless units.

In program year 2025/26 under the Production Strategy, the City of Oakland completed three new developments with a total of 226 affordable units (including 90 units dedicated to exits from Homelessness/Permanent Supportive Housing (PSH) for chronically homeless residents): The Phoenix (101 units), Friendship Senior Housing (50 units) and Flicker Housing (formerly 3050 International) (75 units). 90 units dedicated to exits from Homelessness/Permanent Supportive Housing (PSH) for chronically homeless residents):

In addition, Coliseum Commons, which completed just prior to the end of 2024/25, included 36 affordable units, all Permanent Supportive Housing (PSH) for chronically homeless residents.

Preservation: The City's Acquisition and Conversion to Affordable Housing (ACAH) Program continued to provide affordable housing opportunities via acquisition of market rate properties and conversion to restricted affordable housing, with rehabilitation efforts often used to improve unit conditions. However, in FY2025/2026, ACAH did not deploy Federal funding from the City. Any future use of federal funds administered by the City will be reported, if applicable, in future reporting.

The City facilitated three programs for the provision of rehabilitation of 142 existing owner-occupied residential properties. The City offered 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 38 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, 63 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 2025/2026, 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 251 tenants or property owners. Referrals came mostly from Code Enforcement inspections, or the City of Oakland Fire Department. Relocation payments, either by the City or Property Owner, were paid to 24 tenants. In addition, staff assisted 55 tenants and property owners by phone and email, providing information and education about the Oakland Municipal Code and the Code Compliance Relocation Program.

Fair Housing activities facilitated by East Bay Community Law Center and partner agencies provided a total of 173 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 partner agencies, they served a total of 234 residents with legal issues and representation. EBCLC also secured $135,615.63 in back-rent waivers and move-out payments for the tenants who received direct representation. Centro Legal De La Raza provided 558 tenants with limited legal assistance, and 228 tenants received direct representation services. Eden Council for Hope and Opportunity (ECHO) provided 196 tenants with fair housing counseling; completed 65 housing discrimination investigations; conducted 46 tests for allegations of housing discrimination; and completed 30 fair housing audits. Outreach, education, and training efforts included the distribution of 3,000 flyers and the delivery of fair housing education and training to 20 housing industry professionals, 24 tenants and landlords, 56 service providers, and 15 fair housing testers.

The Rent Adjustment Program (RAP) Community Enforcement and Engagement Unit held 30 community events and workshops. RAP housing counselors responded to approximately 318 housing-related calls/emails per month 3,821 in total). We received and timely processed 291 petitions. The Department increased registrations in Rent Registry as well as owner compliance with registration requirements.

In partnership with Bay Area Community Services (BACS), partner agencies, Oakland HCD's Targeted Homelessness Prevention Program is designed as a three-pronged approach: flexible financial payments, wrap around services, and legal support. During 2025/2026 the Targeted Homelessness Prevention Program outreached to over 3,691 residents of Oakland, provided clients with supports to meet basic needs and enrolled 496 unduplicated clients in wraparound housing stabilization services. Subgrantee organizations have continued to submit several applications a week as they maintain their outreach within their respective communities. Housing support included financial assistance, downsizing, and flexible funding beyond rent arrears and utilities. Many households were referred to legal services through Eviction Defense Center and East Bay Community Law Center as well. These interventions were informed by the Critical Time Intervention model, ensuring that we meet the client where they're at, and when their needs are most urgent.

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 U.S. 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 14,734 households were served with housing choice vouchers, public housing and project-based vouchers through OHA.

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.

<u>Homelessness & Hunger Solutions</u>

In program year **2025/2026**, 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 are 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 to 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, 389 homeless residents were provided with more than 36,500 bed-nights of overnight shelter. Of the 389 shelter clients, 68 moved to permanent housing or other permanent destinations and 69 to temporary housing.

In the Homeless Encampment services program, approximately 13,194 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. More targeted outreach efforts served a total of 1,073 residents.

In the Transitional Housing (TH) program, 136 people received support, of which 71 exited to permanent housing and 16 to temporary housing.

In the Rapid Rehousing (RRH) program, 681 unsheltered people were helped. 213 of those individuals were able to transition to permanent housing and 17 to temporary housing.

For ESG programming, the City of Oakland served a total of 697 individuals. Of those 697 individuals, 389 individuals received emergency shelter this fiscal year.

Overall, the City of Oakland served a total of 1206 individuals who are homeless through its combined federal programming, with 352 **individuals** (29%) transitioning to permanent housing and 108 to temporary housing.

For HOPWA programming, the City of Oakland served a total of 1045 individuals. Throughout the Oakland Eligible Metropolitan Statistical Area approximately 240 received support services; and 508 received information and referral services; 2 households were assisted with Short Term Rent Mortgage Utility (STRMU) assistance; and 2 with HIV/AIDS housing placements.

Finally, under the Hunger Program, the City sponsored its 34th Annual Day of Thanks (Thanksgiving Dinner), serving 3,200 low-income families, seniors and persons experiencing homelessness in Oakland.

Economic Development

For program year 2025/26, Economic Development has incorporated a website which allows for more streamlined access and functionality. In addition to more accurately tracking metrics it also allows users to access direct links to our other Business Service Organizations. As a result, the Business Development activities benefited businesses with more precise technical assistance, information, and referrals. 11 of the businesses serving low- and moderate-income areas received loans under the Commercial Lending program operated by Main Street Launch. Services provided under the City's Neighborhood Business Assistance Center Program and Main Street Launch ensured 54 jobs were created and/or retained.

Economic Development 2025/26 Accomplishments Compared to Prior Year

Economic Development Activity	2025/26		2024/25
	Number of Units	Type of Units	Number of Units
Financial Assistance (Loans)	11	Businesses	15
Technical Assistance/Trade Classes/Instruction	299	Businesses & Construction Workers	245

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 grantees' program year goals. The specific proposed versus actual numbers are in the table below. Progress was made in all of the goals and objectives submitted with the Consolidated Plan.

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 Public Housing Non-Homeless Special Needs HIV/AIDS	HOME: $2,276,585 CDBG: $1,425,000 Program Income: $850,000 CalHome FTHB Program Income $25,982 HOPWA $3,784,714 $ Measure KK - Production Affordable Housing Trust Funds Boomerang Affordable Jobs Housing Impact Fee Affordable Housing Impact Fee Excess Redevelopment Bond fund	Rental Units Constructed (including Hotel Conversions)	Household housing Unit	366	172	46%
			Rental Units Rehabilitated/Converted	Household housing Unit	94	69	73%
			Homeowner Housing Rehabilitated	Household housing Unit	46	41	89%
			Direct Financial Assistance to Homebuyers	Households Assisted	7	2	28%
			Rapid Re-housing/ Tenant Based Rental Assistance	Households Assisted	50	40	80%
			Housing for people with HIV/AIDS Added	Household Housing Unit	0	10	N/A
			# of STRMU HIV/AIDS	Households Assisted	55	89	162%
	Public Housing	Oakland Housing Authority	Public Housing	Households	14,273	14,734	103%

 Draft for Public Review

GOAL	CATEGORY	FUNDING SOURCE & AMOUNT	OUTCOME INDICATOR	OUTCOME UNIT OF MEASURE	OUTCOME EXPECTED - PROGRAM YEAR	OUTCOME ACTUAL - PROGRAM YEAR	PERCENT COMPLETE
Homeless	Homeless-ness	CDBG: $ ESG: $657,787 General Pur-pose-Funds Supportive Housing Pro-gram (CoC)	Permanent Housing	Households Assisted	0	0	0
			Supportive Housing/ Transi-tional Housing	Households Assisted	300	254	84%
			Public Facility or Infrastructure Activities other than Low/Mod-erate Income Housing Benefit	Persons As-sisted	300	0	0
			Overnight Shel-ter	Persons Assisted	300	389	129%
			# of rapid re-housing/ tenant based rental assistance (PATH/HOPWA)	Households Assisted	25	0	N/A
			# of HIV/AIDS Permanent housing Place-ment	Household Housing Unit	22	30	134%
			Public service ac-tivities other than Low/Mod-erate Income Housing Benefit	Persons As-sisted	3200	3200	100%
Economic Development	Non-Housing Community Development	CDBG: $615,000	Technical Assistance	Business As-sisted	245	299	122%
			# of Jobs cre-ated/ retained	Jobs	30	54	180%

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	168	**173**	**102%**
			Homeless Prevention	Persons Assisted	347	**496**	**143%**
			# of Housing Code Enforce-ment Relocation	Households Assisted	9	**24**	**266%**
Neighborhood Stabilization	Non-Home-less Special Needs	CDBG	# of Rent Control workshops and community events	Workshops completed	24	**30**	**125%**
			Petitions for Rent Control	Petitions completed	353	**291**	**82%**
			Housing Counse-lor sessions on rent control	Individuals Assisted	0	**0**	**0**
			# of inquiries on rent control	Phone calls and emails received	4140	**3821**	**92%**
			Anti-Displacement In-formation & Referral	Households Assisted	150	**251**	**167%**

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 2025/26 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 2025/26 AAP.

CDBG, HOME, HOPWA and ESG funds supported priorities established through a data-driven approach that reflect real on-the-ground conditions and lived-experiences, focusing on key data points towards understanding and addressing current conditions and disparities in housing.

The 2026 Point-in-Time (PIT) Count released by the Alameda County Housing and Health Department found that overall homelessness in Oakland has fallen 19.6 percent from 2024 to 2026, with "unsheltered homelessness" (the number of people sleeping outside, in vehicles, or in other places not meant for human habitation) dropping 27%, from 3,659 to 2,695 people https://www.oaklandca.gov/News-Releases/Oakland-Homelessness-Falls-Nearly-20-Percent — nearly 1,000 fewer people counted sleeping outside, in vehicles, or other places not meant for habitation on a single night. The City attributes the decline to expanded street outreach, increased interim and permanent housing, faster shelter placements, improved outreach-to-shelter coordination, and stronger City/County data and operational coordination.

Oakland still represents a large share of the regional crisis, accounting for **51.2% of Alameda County's unsheltered population and 53.8% of its total homeless population**, but both shares have decreased since 2024. Measure U helped bring 630 affordable housing units online since the last PIT Count, including 285 permanent supportive housing units.

Oakland plans to complete more than 1,400 affordable units over the next two years, including nearly 900 permanent supportive housing units for people exiting homelessness. The City also funds homelessness prevention, providing flexible financial assistance and services to more than 1,000 at-risk households annually through Keep People Housed.

The City's Homelessness Strategic Action Plan targets a 50% reduction in unsheltered homelessness over five years, focusing on prevention, outreach, rapid diversion, interim housing, and permanent housing.

For the 25/26 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)

During FY 25/26, a total of **3,518 persons** were served through CDBG, HOME, ESG, and HOPWA programs.

CDBG: CDBG programs served **1,534clients** during FY 25/26. The racial and ethnic demographics of these clients are reflected in the program-level data reported for the fiscal year in Table 2 below.

HOME: HOME demographic data represents **6 beneficiaries** associated with HOME housing development projects that were completed and had units occupied during FY 25/26. These figures include only beneficiaries of projects that were completed and occupied during the reporting period. Construction of projects straddles different fiscal years and therefore beneficiaries are reported in the year projects are complete and occupied.

ESG and HOPWA: ESG and HOPWA programs served **1,978 persons** during FY 25/26. ESG demographics reflect persons experiencing homelessness served, as reported in the ESG SAGE report. HOPWA demographics reflect people living with HIV/AIDS served during the reporting period, as reported in the HOPWA CAPER.

The racial and ethnic information for people served is based on the demographic data reported through each program. The figures below show the populations served during FY 25/26 as documented in the CDBG, HOME, ESG SAGE, and HOPWA CAPER reports.

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

RACE	CDBG	HOME	ESG	HOPWA
White	304	1	46	355
Black or African American	924	5	320	508
Asian	62	0	6	14
American Indian or Alaska Native	58	0	5	5
Native Hawaiian or Other Pacific Islander	15	0	16	4
American Indian or Alaska Native and White*	1	0	0	3
Asian and White *	2	0	0	10
Black or African American and White*	16	0	0	15
American Indian or Alaska Native and Black or African American*	19	0	0	6
Other multiple race combinations greater than one percent*	133	0	84	75
Unknown/Refused		0	220	286
Subtotal	1,534	6	697	1,281
ETHNICITY				
Hispanic	546	0	47	199
Not Hispanic	988	6	430	796
Unknown/Refused	0	0	220	286
Subtotal	1,534	6	697	1,281

Narrative

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

- White (19.82
- Black/African American (60.23%)
- Asian (4.04%)
- American Indian/Alaska Native (3.78%)
- Native Hawaiian or Other Pacific Islander (.98%)
- Mixed Race (1.04%)
- Other Multiple Race[1] (8.67 %)
- Hispanic Ethnicity (35.59 % Hispanic of all races reported)

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

Of the 697 clients served under ESG beneficiaries identified as:

- White (6.6%)
- Black (45.91%)
- Asian or Native Hawaiian (0.86%)
- American Indian/Alaska Native (0.72%)
- Multiple Races (12.05%)
- Hispanic (6.74%)

[1] *In Basically CDBG Manual: Chapter 13 - Performance Measurement, Reporting, Recordkeeping and Monitoring –* 'Other Multiple Race Category' is used for reporting individual responses that are not included in any of the race categories listed.

Of the 1,281 households served under HOPWA beneficiaries identified as:

- White (27.71%)
- Black (39.66%)
- Asian (1.09%)
- American Indian/Alaska Native and multiple races (0.39%)
- Hispanic ethnicity of all races (15.53%)
- Unknown/refused-to-state race/ethnicity (22.33%)

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 (current) Program Income (prior) Prior Year Resources	1. $7,412,561 2. $709,580.56	1. $5,781,381.94 2. $439,654.44 3. $97,869.05 4. $1,094,866.86
HOME	Public - federal Grant Admin Program Income Admin Project Expense	1. 2025 HOME Grant: $2,276,584.66 2. FY25-26 Program Income Generated: $250,799.02 3. Prior Years HOME Grant: $ 7,055,856	1. $ 227,658.47 2. $25,079.90 3. $ 3,916,244
HOPWA	Public –Federal	1. 2025 $3,784,714.00 2. 2024 $3,761,466.00 3. 2023 $3,722,566.00 4. 2022 $3,391,991.00 5. 2021 (extended carry-forward): $3,234,468.00	1. $113,541.00 2. $0.00 3. $1,771,239.00 4. $2,000,000.00 5.$1,200,684.00

ESG	Public –Federal	$657,787.00	1.$408,588.00
HOME-ARP	Public –Federal Program Admin Project Expense	2021 HOME ARP Grant: $11,342,875.00	1.$283,596.61 2.$41,000.00

Table 3 - Resources Made Available

Narrative

The Resources Made Available column includes the FY 2025–2026 entitlement allocations, program income and unspent funds carried over from previous years. The Amount Expended During Program Year reflects total expenditures, inclusive of administrative expenses.

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-Acqui-sition & 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 25/26 CDBG, HOME, HOPWA, and ESG supported FY 25/26 AAP priorities as follows:

CDBG:

For FY 25/26, the CDBG grant committed 24.44 % to homeless services solutions, homelessness prevention, anti-displacement and housing stability activities; 15.87 % to owner occupied housing rehabilitation; 27.88% in support of affordable housing acquisition and/or conversion; 8.3% to Economic Development activities; 3.5 % fair housing assistance; and the balance for Administrative costs.

Table of CDBG 25/26 Distribution

A new initiative introduced in FY 2022/23 was the Targeted Homeless Prevention, formerly known as 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 25/26. 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 Target Homelessness Prevention program is designed as a three-pronged approach: flexible financial payments, wrap around services and legal support. During FY2025/2026, the Targeted Homelessness Prevention Program outreached to over 3,691 Oakland residents, provided 496 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 citywide to address homelessness. According to the 2026 Preliminary Point-In-Time Count (PIT), Oakland encompasses 54% of all homeless households in Alameda County. 4,416 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. In addition, HOPWA funds were used to support capital costs of new construction for one building with 10 HOPWA units in FY2025/26.

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 25/26, $7,412,561 in 2025/26 CDBG funds and $97,869.05 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 $709,580.56 in program income from FY25/26 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 25/26 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 25/26 HOME funds were awarded in the amount of $ 2,276,584.66 (net of the administrative allowance). HOME funds expended in FY 25/26 were matched by a combination of the following in support of development, rehabilitation, acquisition, and conversion for affordable housing:

- $567,268,917 in non-Federal cash sources over housing developments;

HOPWA: During 25/26, $3,784,714 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 $657,787 ESG award for 25/26. 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:

- $1,268,327.00 – COC, County SSA, Measure Q and OHA funds supporting rapid rehousing, shelter, outreach, and homeless supportive services
- $158,244.00 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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$431,566,805
2. Match contributed during current Federal fiscal year	$136,939,311
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$568,506,116
4. Match liability for current Federal fiscal year	$1,237,199
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$567,268,917

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 Infrastruc-ture**	**Site Prepa-ration, Con-struction Materials, Donated la-bor**	**Bond Financ-ing**	**Total Match**
Phoenix	09/25/2025	$59,671,442						$59,671,442
The Eliza	12/11/2025	$15,051,204						$15,051,204
2700 International	04/01/2026	$32,020,949						$32,020,949
34th & SanPablo	04/20/2026	$30,195,716						$30,195,716

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE Report - Table 7

The tracker was not completed by developers as it is optional in nature. A policy and procedure document is being developed to collect this information moving forward.

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 (25/26 AAP)	Actual
Homeless	905	681
Non-Homeless	821	1,082
Special-Needs	75	133
Total	**1,801**	**1,896**

Table 8 – Number of Households Supported by Target Population

Number of households supported through:	**One-Year Goal**	**Actual**
Rental Assistance	347	496
The Production of New Units	366	262
Acquisition of Existing Units	161	0
Rehab of Existing Units	94	142
Total	**968**	**900**

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.**

<u>Goals & Outcomes:</u>

In comparison to goals set in in Section AP-55 of the 25/26 Annual Action Plan (AAP), also reflected in Table 9 above, the overall affordable housing outcomes were 100% of the 25/26 AAP goals.

The City completed and began lease up of 226 new units of affordable housing in two developments, The Phoenix (101 units), Friendship Senior Housing (50 units) and Flicker Housing (formerly 3050 International) (75 units).

In addition, Coliseum Commons, which completed just prior to the end of 2024/25, included 36 affordable units, all Permanent Supportive Housing (PSH) for chronically homeless residents), and continued lease-up activities in FY 25/26.

These developments together represent 262 new affordable units produced in FY 25/26, 72% of the FY 25/26 Annual Action Plan (AAP) goal.

The last FY25/26 AAP was drafted with goals based on the City's non-federal funding as well as federal funding. Although activity occurred in the Acquisition of Existing Units and Rehab of Existing Units categories in FY25/26, these activities were not funded with the City's federal funding sources, and thus they after not reported here.

Underway

New construction of 97 affordable housing units in one development started in FY 25/26 The Eliza Senior Housing.

Construction activity prior to the start of the current program year continued at numerous other properties, but none of these have City-provided federal funding sources.

No Acquisition/Conversion projects with City-provided federal funding sources 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 Affordable Housing Production Targets

RHNA Cycle	Annual Target (All Affordable Units)	Very Low-Income (0–50% AMI)	Low-Income (50–80% AMI)
2015–2022	595 units/year	–	–
2023–2031	1,283 units/year	6,511 units (by 2031)	3,750 units (by 2031)

Affordable housing goals set in the Five-Year Consolidated Plan (Con Plan) and the City's 25/26 Annual Action Plan are driven by affordable housing goals set in the RHNA. The City continues to work towards the production of 3,750 units by 2031. In addition, HCD's own adopted 2023-2027 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 Bond Measure U on the ballot in Fall 2022, which was approved by Oakland voters and includes $350 million for affordable housing production and preservation. Consequently, HCD has awarded a portion of the Measure U fund to new construction projects in the 2024-2026 New Construction NOFA, as well as the Homekey/R2H2 NOFA, and an over-the-counter Alameda County Affordable Housing (ACAH) program run in partnership with the San Francisco Housing Accelerator (HAF). 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 25/26 are funded through Measure U dollars, but since this report is focused on federally funded projects, not all Measure U funded projects are reflected in this report.

Much of the FY 25/26 success in the protection, preservation and production of affordable housing can be attributed to the increased levels of City departments' collaborations; local and State collaborations; and innovative strategic initiatives to house and keep Oakland residents housed. However, the City also faced challenges to executing its housing agenda during this period. In addition to limited resources, the City's faces challenges in working portfolio projects through entitlement and environmental reviews. These challenges, including staff vacancies in partner departments, insufficient operating support for serving exits from homelessness, and lingering though lessening incompatibility with State tax credits and State HCD funding programs, have impacted the City's ability to focus efforts on providing affordable housing to low-income and extremely low-income Oaklanders.

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

General:

Overall, FY 25/26 Affordable Housing outcomes support goals for increased affordable housing through the Three Ps 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 homeless, extremely low-income, and low-income residents.

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, though the focus will need to be with <30% AMI units.

Preservation efforts will prioritize anti-displacement through preservation of existing housing portfolio, acquisition/conversion, low- to moderate- income occupied rehabilitation, and support to the First Time Homebuyers Program.

Under Protection strategies, the City of Oakland will prioritize support along a risk spectrum to prevent more residents from entering homelessness and to 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 Short-Term Rent, Mortgage, and Utility assistance (STRMU) and Tenant Based Rental Assistance (TBRA). In Alameda County's portion of the Oakland Eligible Metropolitan Statical Area (EMSA), raising rents is 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 processes. The HOPWA RFP released in the fall (2022) did not include funds for development in the immediate future but may be included in future ones. 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. Occasionally, funding may be expended on capital costs, as occurred with one project in FY2025/26: Friendship Senior.

ESG, CDBG, and other matching funding resources will continue to support rapid rehousing, shelter operations, outreach, and other services aimed at preventing homelessness and help Oakland residents secure stable housing. By coordinating across these funding streams, the City maximizes the impact of available resources while ensuring continuity of services for homeless residents. 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 Targeted Homeless Prevention.

3. **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	6	1,106
Low-income	0	230
Moderate-income	0	138
Total	**6**	**1474**

Table 13 – Number of Households Served

Narrative Information:

Given the relatively low amount of HOME funding available, local-costs and project completion timelines, funds must be combined with other funding sources, and not every reporting cycle will feature a HOME-funded development completion. One HOME-funded development, Coliseum Commons, had six HOME units in the project that were leased out to extremely low-income households.

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 line 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, increase the reach of resources and ensure 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 residents 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 workers specific for each agencies' target population. In FY 25/26, OPRI outreach efforts resulted in 276 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 25/26, PATH outreach resulted in 56,940 bed nights of overnight shelter and rapid rehousing for 697 homeless residents.

2. **The City of Oakland's Targeted Homelessness Prevention (THP), operated by Bay Area Community Services (BACS) through the Keep People Housed (KPH) program, has made significant strides in preventing homelessness among Oakland residents. During the 2025–2026 period, the program provided essential services to individuals and families at risk of losing their housing. Program activities include:**

    - Emergency Financial Assistance: To provide immediate financial support to residents facing eviction or housing instability.
    - Legal Representation: To offer legal services to tenants dealing with eviction proceedings.
    - Supportive Services: To deliver case management and other supportive services aimed at stabilizing housing situations.

    2025–2026 program outcomes include:

    - Households Assisted: A total of 3,691 households were helped to remain housed during the reporting period.
    - Direct Financial Assistance: BACS allocated $2,231,858 million to cover clients' direct needs, including rental assistance, security deposits, and move-in costs.
    - Outreach and Engagement: BACS and its partner agencies outreached to 4,000 Oakland residents most at risk of losing their current housing.
    - Comprehensive Support: 496 residents enrolled in wraparound case management services, with 496 receiving financial assistance.
    - Equity and Data-Driven Approach.
    - The program prioritizes residents with household incomes at or below 30%–50% of the Area Median Income (AMI) and focuses on those experiencing a housing crisis. Regular assessments by BACS and partner agencies ensure services are aligned with the priority needs of clients, including considerations of race, ethnicity, and geographic distribution within Oakland.

- Community Impact: Through its efforts, the Keep People Housed program has played a crucial role in stabilizing housing for thousands of Oakland residents, contributing to the broader goal of preventing homelessness in the community.

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 $657,787 in 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 $3,051,237 in Supportive Housing Program funds awarded under the Continuum of Care Program and $2,277,680 in match and leveraging funds.

ESG Activities	Total Individuals	Notes
Total Homeless Individuals Served	697	Includes all categories below
Overnight Shelter	389	Includes subitems below
• **HIV/AIDS Shelter/Services**	25	Part of Overnight Shelter total
• **Behavioral Health Services**	35	Part of Overnight Shelter total
• **Respite Care**	84	Part of Overnight Shelter total
• **Other Support Services**	245	Part of Overnight Shelter total
Rapid Re-Housing	308	
Transitional Housing (TH) & Services	0	*
Housing Outcomes		
• **Moved to Permanent Housing**	222	
• **Moved to Temporary Destinations**	74	

Oakland HCD's Housing Division 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. Inn by the Coliseum was a hotel that was acquired to convert 36 units into housing for people experiencing homelessness. In February 2025, Inn by the Coliseum completed construction and lease-up was completed by May 2025.

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

- The goal of the Oakland PATH Strategy Framework is 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 increasing access to employment programs 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, who include youth exiting the foster care system, adults with behavioral health needs, individuals from encampments, adults in reentry, and seniors, receive housing subsidies through our partnership with the Oakland Housing Authority A total of 85 households and 119 individuals (7 of whom were homeless youth) 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 2025/2026, 558 households at risk of eviction remained housed. This program was fully funded through the City's Affordable Housing Trust Fund.

- Deeply Affordable Housing efforts aim 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. The Targeted Homeless Prevention Program provides 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. In FY 2025/2026 BACS and their partner agencies outreached to 3,691 Oakland residents most at risk for losing current housing 496 Oakland residents received financial housing support to meet basic needs; 496 residents enrolled into wraparound case management services.

4. **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 Persons 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 support they need to avoid returning 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, 229 of the 697 obtained permanent housing and 75 achieved temporary destinations. Through East Oakland Community Project/Crossroads Shelter 69 of the 389 who received temporary housing services transitioned into permanent housing. And under OPRI, housing subsidies, rapid re-housing, and other services to obtain housing for 7 youth, 85 families, and 119 homeless encampment residents.

Preventing Previously Homeless From Becoming Homeless Again:

Through the City of Oakland Supportive Housing Program, the following services were 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 25/26 HFSN program participants exited to permanent housing.

- **North County Homeless Youth Rapid Rehousing Collaborative (NCHYRRC)** assists single and parenting 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 25/26, homeless youth moved into permanent housing and increased their 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 25/26, program participants transitioned into permanent housing.

- **North County Family Rapid Rehousing Collaborative (NCFRRC)** assists homeless families with children with rapid re-housing, support services and housing navigation services. In **FY25/26, 146 transitioned** into permanent housing.

Facilitating Access to Affordable Housing Units

The City of Oakland 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 and R2H2 funding have made possible the following projects, facilitating access to affordable housing units:

- **Inn by the Coliseum** finalized construction in FY 24/25 (February 2025) and fully leased up in FY 24/25 (May 2025). This former hotel was converted to 36 units of permanent supportive housing for people experiencing homelessness**.**

Non-Homekey Projects

- **The Eliza** started construction in December 2025 and is expected to complete in late 2027. The property, which also has HUD 202 funding, will have 97 units, with 20 units serving homeless exits.

- **Flicker House (formerly 3050 International)** completed construction in Spring 2026 and is currently leasing up. The property has 75 family units, including 31 permanent supportive housing/homeless units. The development also includes a health center operated by the Native American Health Center on the ground floor, providing community health and dental services.

- **The Phoenix** completed construction in Spring 2026 and is currently finishing lease-up. The property has 101 units, including 49 permanent supportive housing/homeless units, including units for residents with intensive medical needs in partnership with funding from the California Department of Social Services Continuing Care Expansion program.

- **Friendship Senior Housing** completed construction in Spring 2026 and is currently finishing lease-up. The property, developed on land owned by Friendship Christian Center in West Oakland under a long-term ground lease, has 50 units, including 10 permanent supportive housing/homeless units.

- **Various OHA Programs** provide affordable housing to homeless veterans (VASH) and formerly homeless.

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 FY 25/26, OHA committed to rightsizing families to appropriately sized units to continue maximizing the efficient use of the housing stock and maintain low vacancy rates. In addition to right-sizing families, OHA opened a waitlist for the two largest public housing properties to ensure a stable applicant pool is available after exhausting the previous waitlist. The waitlist will ensure eligible households are available to fill vacancies and maintain a 98% occupancy rate in the coming FY at properties not slated for an imminent disposition.

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 185 families per month during FY 25/26.

BB CalWorks Program served an average of 16 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 of the Oakland Housing Authority's (OHA) housing assistance was delivered in the form of tenant-based vouchers. OHA **Housing Choice Voucher (HCV) program** served approximately 11,161 families. 55 **Project-Based Vouchers** were added in FY 25/26 through continued lease-up of previously conditionally awarded units at properties under construction.

OHA assisted an average of **415 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 that OHA applied for and was awarded 81 Stability Vouchers (SV) designed to reach the same population. In FY 2026, OHA served 67 SV families on average per month.

These EHVs 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. In FY 2026, 150 eligible EHV households were transitioned 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, venues 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) staff work 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 formal group of residents that represents the interests and perspectives of OHA 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. In 2026, the RAB focused on enhancing the leadership and communication skills of the members through a variety of workshops and trainings. The RAB has increased community engagement by keeping their fellow residents informed about OHA policies and plans. The RAB is actively engaged in several projects, including promoting August Advocacy, hosting annual Halloween activities at various public housing and Asset Management properties with distributing gift bags of treats and senior emergency kits to seniors served by OHA.

To promote resident empowerment and self-sufficiency, The Family Self-Sufficiency (FSS) program has assisted over 300 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. In FY 25/26, OHA enrolled 17 new participants, 84 participants increased their income, and 26 graduated.

OHA continues to operate 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 allows OHA to scale and host large job fairs in our East District office, offer on-site employment support, and operate a mobile computer lab to provide access and financial literacy to Lockwood Garden residents. Currently, 190 residents are program members of East Oakland Works.

Leadership Development Activities

Leadership development activities during this period occurred through the Resident Leadership Center, the Homeownership program, and employment development activities.

Resident Leadership Center (RLC):
This West Oakland facility is available to OHA residents who have completed a Leadership Training for Resident Advisory Board Members. The RLC provides space to conduct meetings or trainings, participate in workshops, access computers, and obtain office support for various projects. The facilities encourage 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 refer 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 2026, 1 resident purchased a home utilizing this program, 1 resident is in the process of closing on a house, and 4 residents have been approved for a mortgage, for a total of 130 homes purchased since inception of this program.

To encourage long-term success for families preparing to graduate from the homeownership program, OHA introduced a new five-year transition planning initiative, designed to support households whose subsidy is scheduled to end within the next five years. During FY 2026, 16 homeowners were identified as transitioning from the program between 2026 and 2031. The Homeownership Program Administrator met with three homeowners scheduled to transition by the end of FY 2027, and started outreach to the remaining 13 homeowners whose transition dates extend through FY 2031.

The transition planning process provided the Administrator with an opportunity to work collaboratively with homeowners to develop individualized plans focused on maintaining sustainable, long-term homeownership. Discussions addressed strategies for managing future housing costs, strengthening financial stability, and identifying resources to support continued success in their current homes or, when needed, in alternative housing options.

Employment Development:

Employment services remained a cornerstone of the Family and Community Partnerships Department's efforts to promote economic mobility and self-sufficiency during the FY. Through the East Oakland Works (EOW) initiative, funded by HUD's Jobs Plus grant, OHA continued to center workforce development at Lockwood Gardens by connecting residents with employment services, career pathways, financial literacy, digital literacy, and supportive resources designed to reduce barriers to long-term employment.

OHA expanded its workforce development network by executing two new contracts for employment services. The first partnership with Youth UpRising, a community-based organization, launched a youth employment program that provided workforce training and job placement services to 100 young adults ages 16–24. The second partnership, with Lao Family Community Development, Inc., delivered adult employment and job readiness services during the third quarter of FY 2026. This was the start of a solid foundation for expanded workforce programming.

The East Oakland Works initiative also continued to leverage strong community partnerships to maximize resident opportunities. During FY 2026, the program secured $49,395.35 in workforce development resources through the Oakland Private Industry Council (OPIC) and an additional $3,480 in support from Everyone On, a community-based organization that focuses on closing the digital divide. Since the program's launch, 50 Lockwood Gardens residents have secured employment, and 79 residents have increased their earned income. The overall outcomes demonstrate the impact of combining employment services, financial capability, digital literacy, and individualized support to help residents achieve greater economic stability.

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 height 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 studying a Community Opportunity to Purchase/Tenant Opportunity to Purchase ordinance. This study is now complete.
- 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.
- Committed the City to continue existing tenant protection programs and launch a rental registry program. This rental registry program has been completed.

The 2026 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 2026 progress, please see the Summary Tab, Table D and Table H of the City of Oakland 2026 Housing Element Annual Progress Report.

THE 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT		
Jurisdiction	Oakland	
Reporting Year	2025	(Jan. 1-Dec. 31)
Planning Period	6th Cycle	01/31/2023-01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	230
	Non-Deed Restricted	146
Low	Deed Restricted	111
	Non-Deed Restricted	58
Moderate	Deed Restricted	0
	Non-Deed Restricted	57
Above Moderate		110
Total Units		**712**
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	3	11	6
SFD	32	14	35
2 to 4	25	22	27
5+	1627	473	1140
ADU	244	192	183
MH	13	0	0
Total	**1944**	**712**	**1391**

Housing Applications Summary	
Total Housing Applications Submitted:	282
Number of Proposed Units in All Applications Received:	1007
Total Housing Units Approved:	810
Total Housing Units Disapproved:	2

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, and 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):** 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 meets its goals, as one of the foundational programs/services of the Economic & Workforce Development Department. The 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. EWD continues to demonstrate the impact of the program by serving Oakland's 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.

  The Neighborhood Business Assistance (NBA) Program continues to strengthen its role as a core initiative within the Economic & Workforce Development Department, expanding both its reach and impact in support of Oakland's small business community. The program consistently fulfills its mission by providing business owners and aspiring entrepreneurs with the information, technical assistance, and resources needed to start, sustain, and grow their businesses.

A defining strength of the NBA Program is its commitment to serving Oakland's diverse business community through accessible, high-quality technical assistance and business support services. The program places a strong emphasis on assisting small, minority-owned, and women-owned businesses, helping entrepreneurs navigate economic challenges, adapt to changing market conditions, and build long-term business resilience.

The program has experienced steady growth over the past four years, with continued expansion during Fiscal Year 2025/26. Now entering its fourth full year of operation, the NBA Program has established itself as a trusted and reliable resource for Oakland's entrepreneurs, demonstrating sustained demand for its services and the value it provides to the local business ecosystem.

As participation has increased, the program has remained focused on improving the quality and effectiveness of its services by strengthening strategic partnerships and enhancing referrals to key business support organizations. Through these partnerships, business owners have gained access to mentoring, one-on-one business counseling, business plan development, financing opportunities, and specialized training. The program has also expanded connections to Community Development Financial Institutions (CDFIs), the Small Business Administration (SBA), and other local, regional, and state business resource providers, enabling entrepreneurs to access a broader network of capital, technical assistance, and growth opportunities.

Looking ahead, the Neighborhood Business Assistance Program will continue to build on its momentum by advancing strategies identified in the City's Economic Development Action Plan. Priorities include increasing public awareness of available services, expanding equitable access to business resources, strengthening community outreach, and reducing barriers that limit entrepreneurial success. Through these efforts, the NBA Program remains committed to fostering a more resilient, inclusive, and thriving small business community that supports Oakland's long-term economic vitality.

- **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 as described below, increased access to Federal, State, and local fund resources, and the adoption of the Housing & Community Development (HCD) 2023-2027 Strategic Action Plan.

Oakland Housing Authority:

In FY 25/26, OHA prioritized increasing voucher utilization through multiple approaches, including transitioning EHV families, increasing the PBV housing portfolio, and preparing to issue vouchers to families from the 25/26 HCV Waitlist. These approaches allowed OHA to house an average of 150 more families than last year, resulting in a 1.4% increase in voucher utilization. OHA served an average of 11,161 families through the voucher program during the fiscal year

In 2021, the Emergency Housing Voucher (EHV) program was implemented with the goal of reducing homelessness in communities across the country. The EHV program introduced a partnership of public agencies by requiring referrals of homeless individuals or individuals at risk of homelessness from the Continuum of Care (CoC) and program administration from the public housing authority (PHA). OHA was allocated 515 EHVs and successfully leased 100% by October 2023.

At initial implementation, HUD communicated that EHV funding, as appropriated by Congress, would expire in 2030. However, in March 2025, HUD issued letters to PHAs informing them that the EHV program would cease in October 2026, four years earlier than previously communicated. This would effectively leave nearly 500 families in Oakland without a subsidy and at risk of homelessness.

In order to provide housing stability to EHV families, OHA focused on transitioning eligible families from the EHV program to the HCV program using the flexibility provided in Activity 11-02, Standardized Transfer Policy. During the FY, OHA transitioned 150 families from the EHV program to the HCV program, ensuring families remained stably housed in place and preventing a surge in homelessness in Oakland.

In addition to the EHV efforts, OHA also brought new PBV properties online and continued engaging with property owners to ensure a quick lease up. In FY 25/26, OHA redeployed unused awards to projects better positioned to use the subsidy immediately, maximizing positive impact. Through this effort, OHA added 78 units to the portfolio.

Residential Lending:

The City's Residential Lending Services (RLS) Housing Rehabilitation program aims to remove barriers that impact low-income families, disabled persons, 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 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 efficiency and collaborates with public utilities, energy specialists and community-based housing rehabilitation partners to leverage knowledge and resources. These partnerships help in the development of best practices and innovative approaches to support homeowners.

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 women 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))

During Fiscal Year 2025–2026, the Alameda County-Oakland Community Action Partnership (AC-OCAP) received a total of $2,673,437 in Community Services Block Grant (CSBG) funding to support 20 internal and external anti-poverty organizations and community initiatives.

Through these investments, AC-OCAP supported programs and services for low-income residents throughout Oakland and Alameda County (excluding the City of Berkeley). Services provided included job readiness and workforce development, entrepreneurship training, STEM and technology education with paid internships, free legal services, credit repair assistance, housing and eviction prevention services, free tax preparation, referrals to banking, health, and human services, civic engagement opportunities, shelter and housing assistance, case management, wraparound supportive services, and employment placement for families, veterans, disconnected youth, and individuals experiencing homelessness.

AC-OCAP's Community Economic Opportunity (C.E.O.) Network continued to strengthen partnerships among nonprofit organizations, public agencies, and community-based service providers to coordinate resources and expand access to services for low-income residents throughout the service area.

Through these partnerships, AC-OCAP supported measurable outcomes reported through the Family and Individual National Performance Indicators (FNPIs). Outcomes included 520 low-income individuals obtaining housing, 187 students earning educational or vocational certifications that increased their employment opportunities, and 163 low-income residents securing employment. Additional outcomes included providing new and unused toys to 350 children through the Holiday Toy Drive, assisting 824 low-income individuals in achieving two or more measurable FNPI outcomes, and supporting the distribution of 3,100 Thanksgiving holiday meals through the Community Homelessness Services Department.

AC-OCAP also connected 12,656 low-income Oakland and Alameda County residents to referrals and/or free tax preparation services during the tax filing season. In addition, AC-OCAP provided program oversight for the City of Oakland's Summer Food Service Program, which distributed 66,570 summer lunch meals at 50 sites.

These outcomes reflect the continued efforts of AC-OCAP and its community partners to reduce barriers to economic stability, increase access to essential services, improve housing stability, and support self-sufficiency among low-income individuals and families throughout Oakland and Alameda County.

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

The City continues to examine barriers to affordable housing and other obstacles to meeting underserved needs in an ongoing effort to ensure all Oaklanders have access to safe and affordable housing and stability. The 2023-2031 Housing Element prescribes several strategies to reduce barriers to the production and preservation of housing, and especially affordable housing. Implementation of those strategies is underway.

In addition to the Housing Element, the City's Homelessness Strategic Action Plan for addressing homelessness, and the Citywide priorities of housing, homelessness solutions, and economic and cultural security all contain strategies to develop institutional structures to address barriers to affordable housing, reduce the number of families falling below the poverty-level, and enhance public as well as private coordination.

Oakland's Department of Housing & Community Development 2023-2027 Strategic Action Plan; and HCD's Anti-Displacement Strategic Action Plan contain additional actions toward that end. HCD is responsible for managing HUD grant programs, developing housing policy, and administering the Rent Adjustment Ordinance. The 2023-2027 Strategic Action Plan outlines how Oakland HCD will administer $350 million in affordable housing dollars, a portion of Measure U's total $850 million, over the years following its approval by voters in November 2022. It also incorporates strategies to address the City's homelessness and housing affordability crises. In addition, under current HCD leadership, management coordinates regularly internally and externally and key vacancies were also filled last year to ensure programs can be delivered.

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

Coordination between City departments and other jurisdictional bodies connect regularly 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 services to the homeless population and persons with HIV/AIDS.

Measure U Affordable Housing Infrastructure Progress (2023–2026)

During the reporting period, the City of Oakland continued implementation of Measure U, the Affordable Housing and Infrastructure Bond approved by voters in November 2022 with 75.33% support. Measure U was adopted to address the significant funding gap identified in the City's 2021–2023 Strategic Plan, which estimated more than $457 million was needed to meet the City's prior RHNA cycle, with even greater investment required for the current cycle.

Measure U builds on the successful structure of Measure KK (2016), which provided $100 million for affordable housing and enabled the creation, preservation, or acquisition of 1,561 units by leveraging approximately $4 of outside investment for every $1 of City subsidy. Although the City continues to maximize leveraging opportunities, past sources such as Alameda County's Measure A1 have largely been exhausted.

Production and Pipeline Progress

Oakland made strong progress in affordable housing development. In 2025, the City completed 603 affordable homes, including 110 permanent supportive housing units for formerly unhoused residents. More than 1,000 units were under construction by the end of the year, and an additional 1,600 units are expected to begin construction in 2026. The City awarded $63.5 million in Measure U and local funds to new developments in 2025 and secured an additional $72 million in State resources.

Preservation, Homeownership, and Tenant Support

Beyond new construction, the City continued to advance affordability and housing stability through preservation and services:

- 48 affordable units were preserved through acquisition and rehabilitation.
- Nearly $652,000 was invested in 55 single family rehab projects benefiting low-income homeowners.
- More than 3,900 residents received housing counseling and education, supported by 27 multilingual outreach events.
- The Homelessness Prevention Program provided $3.1 million in direct assistance, stabilizing more than 1,000 households at imminent risk of displacement.

Council District Distribution of Recent Funding Awards

Through the 2024–2025 housing funding round, the City awarded $80.5 million for 583 new affordable units distributed across Oakland as follows:

- **District 3 – 465 units (approximately $52.5M)**
  - Mandela Station
  - 34th & San Pablo
  - The Eliza (Telegraph Ave)
  - 3135 San Pablo
- **District 6 – 118 units (approximately $28M)**
  - Liberation Park Residences

These investments reflect a dual strategy: supporting new housing opportunities in transit-rich, high-resource areas and advancing community driven development in historically underserved neighborhoods.

Major Partnerships and Preservation Initiatives

In 2026, Oakland advanced a private public partnership with the Housing Accelerator Fund, committing more than $30 million from Measure U to support rapid acquisition and preservation of naturally affordable properties at risk of displacement or market rate conversion. This partnership strengthens the City's ability to preserve affordability in neighborhoods experiencing market pressure.

RHNA Progress and Remaining Gap

Oakland's current RHNA allocation requires the production of 10,261 units affordable to low and very low-income households. With current funding projections, the City estimates achieving approximately 19% of these goals between 2023 and 2027, representing 1,951 units supported through Measure U and other local sources. Meeting the full RHNA obligation will require significantly more resources, with estimated annual investment needs of roughly $335 million over the remaining cycle.

Affordable Housing Loan Programs

HCD is organized into two divisions: the Housing Development Division and the Community Development Division. The Community Development Division administers the City's federal funding programs as well as the Rent Adjustment Program. This section will focus on the programs administered by the Housing Development Division.

The Housing Development Division provides capital and limited operating funding awards for affordable housing developments through several avenues, including competitive and over-the-counter processes. HCD's **competitive funding programs** include:

1. New Construction of Affordable Multifamily Rental Housing administered by the Housing Development Services (HDS) unit;

2. Homekey / Rapid Response Homeless Housing (R2H2) administered by the Homeless Housing Development (HHD) unit;
3. Acquisition and Conversion to Affordable Housing (ACAH) administered by the Housing Preservation Services (HPS) unit; and
4. Rehabilitation and Preservation of Existing Affordable Housing administered by the Asset Management Services (AMS) unit.

The Housing Development Division functions as a lending institution as much of its activity revolves around soliciting applications for funding, underwriting, reviewing and evaluating application responses, making funding awards across various programs, managing the funding award and construction draw down process, and ongoing regulatory monitoring of the funded projects.

Homeownership Programs

In addition, Housing and Community Development 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, provide information, education, and financial assistance to first-time homebuyers, and 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 2025, 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:

- Alameda County's population has grown since 1990 but recently declined slightly. Growth has been driven by foreign-born residents and residents of color, especially among Asian and Pacific Islander populations, while White and Black populations have decreased.
- Housing costs have significantly increased, outpacing income growth. Median home values rose by 64.5%, and median rents increased by nearly 49% from 2017 to 2023, intensifying affordability challenges for lower-income residents.
- A household would need to earn $107,280 annually to afford a two-bedroom apartment without being cost-burdened.
- Renters and seniors face significant affordability challenges; nearly 52% of renter households experience at least one housing issue.
- Patterns of segregation persist, with residents of color more concentrated in rental-heavy, lower-income neighborhoods.
- White and Asian households have the highest homeownership rates, while Black, Hispanic, and Native American households have the lowest rates.

- Certain cities, like Livermore and Berkeley, have disproportionately high White homeownership rates relative to their demographics.
- Black, Hispanic, and Native American residents experience disproportionately higher poverty rates. Median incomes for Black and Hispanic residents are significantly lower than those of White and Asian residents, highlighting income disparities.

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 link to the annual report: 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 comments, 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) continues to serve as a responsible entity for HUD funded programs and completes environmental review responsibilities required under 24 CFR Part 58. DHCD ensures that no HUD-assisted activity may proceed until an environmental review has been completed, approved, and the Authority to Use Grant Funds has been issued when required.

  DHCD maintains internal procedures for documenting determinations of exemption, categorically excluded activities, and environmental assessments, as applicable. Reviews include consideration of HUD environmental factors, consolidated plan priorities, and compliance with local land use and environmental regulations. DHCD also ensures that project activities remain consistent with the scope evaluated in the approved environmental review.

During the reporting period, DHCD continued its practice of requiring complete documentation from program operators prior to issuing environmental determinations and provided technical assistance to subrecipients regarding HUD environmental requirements. In addition, DHCD continued compliance with all requirements under the California Environmental Quality Act (CEQA) for environmental assessments.

Community Homelessness Services (CHS): CHS conducts regular monitoring of program operators and the City of Oakland programs they administer. The monitoring process consists of two components: **Fiscal Monitoring** and **Program Monitoring**. Fiscal monitoring for all CHS programs is conducted by staff from the Human Services Department (HSD) Budget and Fiscal Division, while program monitoring is conducted by CHS program staff.

Program monitoring includes a review of universal requirements applicable to all programs and agencies funded by the City of Oakland, as well as additional requirements specific to CHS. New grantees that have held a City contract for fewer than three years are monitored at least once during the contract period. Long-term grantees with a positive monitoring history 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 program monitoring is to ensure compliance with contract requirements and to assess both programmatic and broader organizational compliance. When areas of noncompliance are identified, the monitoring process documents the deficiency and communicates the corrective action necessary to achieve compliance. Each finding identified in the monitoring summary or report specifies the required corrective action and the deadline for completion. Grantees are required to resolve findings within the established timeframe. Failure to do so may result in additional corrective action or serious consequences, including termination of the contract or recapture of funds. If findings remain unresolved after the established deadline, including any extensions approved by CHS staff, the monitor consults with their supervisor to determine the next appropriate steps.

As part of program monitoring, CHS conducts a review of client files to assess compliance with documentation and service requirements. At least seven client files are selected at random for review, including files for clients who are currently receiving services and cases that have been closed within the past year or since the previous monitoring review. The file review is used to verify information reported in the Homeless Management Information System (HMIS), confirm that required documentation is maintained in each client file, and assess the appropriate use of case notes.

Monitoring reports also identify **concerns** when a deficiency does not rise to the level of a formal finding but may create a risk of future noncompliance due to weaknesses in the grantee's operations. Specific recommendations for improvement are provided for each concern. Unlike findings, these recommendations are not mandatory; grantees may determine whether to implement them based on their operational needs.

CHS conducts extensive program monitoring on a biennial basis. During FY 2025-26, several Continuum of Care (CoC) and Emergency Solutions Grants (ESG)-funded programs were monitored. The monitoring process included desk audits, client file reviews, site visits, and interviews with program staff. These activities provided CHS with an opportunity to assess program and organizational compliance, verify reported information, identify areas requiring corrective action, and support continuous improvement in the delivery of services.

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.

As mandated by **24 CFR § 91.105(d)(1),** the City of Oakland's draft 2025/26 CAPER was published and posted online for public review and comment prior to the City Council public hearing on September 15, 2026. The draft was published for public review and comment on **August 28, 2026, for a 21-day period to close on September 18, 2026**. Notice of publication of the CAPER as well as a link to the report are posted in the following and sent via email: Public Notice: Consolidated Annual Performance and Evaluation Report | City of Oakland, CA. Hard copies of the draft report are available at HCD's office (250 Frank H Ogawa Plaza, 5th Floor); and at the Main Branch of the Oakland Public Library.

Residents 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 Attention: CAPER Comments.

A City Council public hearing on September 15, 2026, regarding the 2025/26 CAPER, was 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. As well as their feedback for what these should be for the 27/28 fiscal year AAP. 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 with an option to view them remotely through cable or livestream. Meeting ID, agenda and instructions are provided on the site linked above, in addition to information for reasonable accommodations request for persons with disabilities and non-English speaking residents of Oakland.

Human Services: Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select organizations that meet the priority needs. Proposed allocations are approved by the City Council and are subject to public review and comments 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 on the use of HOPWA and ESG funds.

HOPWA funds serve Alameda and Contra Costa Counties and support housing and services for people living with HIV/AIDS and their families. Funds may be used for housing development and rehabilitation, maintaining existing housing, rental and utility assistance, information and referrals, and other supportive services.

ESG funds prioritize rapid rehousing, shelter, outreach, HMIS activities, and other services for people experiencing homelessness. Through the City's PATH Strategy, ESG funds are awarded through a competitive process based on priority needs.

Proposed allocations are approved by the City Council and are subject to public review and comments 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 25/26 Annual Action Plan, the City maintains priorities of affordable housing, homeless solutions, economic development, Public Services, neighborhood stabilization and public facility/infrastructure improvements as established through the City's 2025/26 - 2029/30 Con Plan, and in alignment with HCD's 2023-2027 Strategic Action Plan.

1. **Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**
    a. No
2. **[BEDI grantees] Describe accomplishments and program outcomes during the last year.**
    a. Not Applicable

CR-50 - HOME 1.520(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	No	Next inspection will occur in 2027.
Allen Temple Manor (Allen Temple Arms IV)	Yes	Inspected 8/29/2025. Inspection revealed minor unit physical findings consisting of a lighting deficiency, a clogged sink drain, a missing sink stopper, damaged bathtub caulking, a missing smoke detector, patio door maintenance items, and a missing light fixture cover. Remediation is complete.
Aurora Apartments	No	Next inspection will occur in 2027
Bishop Nichols (Downs Senior)	No	Next inspection will occur in 2027
Eastmont Court	No	Next inspection will occur in 2027
Fruitvale Transit Village	Yes	Inspected 5/14/2026. Inspection revealed minor unit physical findings consisting of door and appliance maintenance items, and a non-functioning common area light.
International Boulevard	No	Next inspection to occur in 2027
James Lee Court	No	Next inspection to occur in 2027
Lincoln Court Senior	No	Scheduled for inspection by 12/2026
Lion Creek Crossings I (Coliseum)	No	Next inspection to occur in 2027
Lion Creek Crossings III (Coliseum)	No	Next inspection to occur in 2027
Mandela Gateway Rental	No	Next inspection to occur in 2027
Merritt Crossing (6th and Oak) Senior	No	Next inspection to occur in 2027
Northgate Apartments	No	Inspected 7/2024 – No findings were

		discovered.
Orchards on Foothill	No	Scheduled for inspection by 12/2026
Percy Abram, Jr. (Sister Thea Bowman II)	No	Next inspection to occur in 2027
Prosperity Place (aka 11th and Jackson) (New HOME Rule)	No	Scheduled for inspection by 12/2026
Stanley Avenue	No	Next inspection to occur in 2027

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 recordkeeping 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 general circulation newspapers, 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 include 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/or2-1-1- 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. Black / 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 (5 or more people). 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 25/26, the City of Oakland expended $250,799.02 in program income. The table below documents the amount of income the City of Oakland got for its HOME funds by program year:

Program Year	Amount
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
2026 Program Income	$ 250,799.02
Total (last six years)	**$3,652,486.23**

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)

In addition to the programs designed to expand and preserve Oakland's supply of affordable housing, City staff routinely coordinate efforts to foster and maintain affordable housing.

Even with resources like Measure U, there remain several challenges and constraints that limit the effectiveness of each programmatic approach. Most of these constraints are financial, and do not fully fall within the City's direct control. The sections that follow, however, highlight how the department has addressed and may consider addressing these challenges despite their restrictions.

<u>New Construction Program</u>

High Construction Costs: An unpredictable construction market, with cost fluctuations related to changing national tariff policies and interpretations of the new Federal requirements under the Build America Buy America (BABA), adds cost to construction budgets HCD is mitigating these construction risks by hiring construction monitor consultants who will analyze and make recommendations of the adequacy of general contractor budgets at the beginning of construction and during construction help identify value engineering for costs savings to offset increased costs.

Predevelopment Funds: Developers, particularly emerging developers, face challenges acquiring upfront capital to pay for permit fees and other predevelopment costs. As discussed in greater detail later in this report, HCD will launch a predevelopment loan program (PREP) to fund this cost.

Operating Funds: Operating funding, particularly for serving homeless exits for households from 0%-30% of AMI is needed to ensure a project's financial feasibility. City-funded affordable housing developments have been successful in securing Oakland Housing Authority and County operating subsidies to promote deeper affordability levels, but operating fund sources are a huge factor in limiting a developments' ability to provide more deeply affordable PSH units. Despite this challenge, HCD has been successful in funding and completing 100% permanent supportive housing (PSH) projects as discussed in the next section, by working with developers to secure County, state and federal operating funding sources to increase the production of units that serve deeper levels of affordability.

R2H2 Program

State Funding Limitations: The City continues to face several structural and market-driven challenges that impact the pace and scalability of homeless housing development. One of the most significant barriers is the evolving prioritization within State programs such as Homekey, which currently emphasizes veteran-serving projects. In Alameda County, veteran homelessness has effectively reached functional zero which means there are sufficient housing resources for veterans experiencing homelessness. This is limiting the City's ability to remain competitive for these funds despite ongoing need in other populations. To address this constraint, the City will prioritize existing veteran-serving projects for rehabilitation funding to maintain current units and stabilize existing residents. For any new proposals, the City will require documented referral commitments from the County and/or the U.S. Department of Veterans Affairs, along with a marketing and lease-up plan to demonstrate demand and project viability.

Service Provider Limitations: As more units come online, the availability of experienced providers to deliver supportive services has not kept pace, creating bottlenecks in both project readiness and long-term operational sustainability. Similarly, there is a need to expand the pool of qualified development partners, property managers, and service providers to ensure projects can move forward efficiently and at scale. The City will work cross-departmentally with our partners in Community Homelessness Services to build a pipeline of service providers, expand outreach to other regions of California to increase the applicant pool, and develop training and curriculum to support provider capacity.

ACAH Program

Developer Capacity: HCD staff has been working with the majority of active ACAH developers since 2020. ACAH developers tend to be smaller not for profit organizations, community land trusts (CLTs) and cooperatives (coops), most of which have a smaller portfolio of affordable housing properties and less real estate experience acquiring and rehabilitating older properties. This has resulted in gaps in financing, delays in loan closing and construction, and cost overruns. To address the challenge of the limited capacity of ACAH developers to close ACAH loans on schedule and budget, HCD has revised ACAH program guidelines so eligible costs now include project management consultant fees and construction monitor fees. Also, as HAF works with ACAH developers to close their financing, HAF provides technical assistance, including affordable housing financing, due diligence analysis and construction management.

Limited Contractor Pool: The ACAH program faces a limited pool of contractors, specifically LBE/SLBE, to perform ACAH rehabilitation scopes of work. Many contractors lack experience and financial ability to obtain City-required documents, including payment and performance bonds and insurance. HCD staff will continue working with DWES to increase the pools of contractors that qualify as LBE/SLBE and encourage contractors to seek investor partners.

Increased Funding for HCD's Housing Development Programs

HCD has sought to increase funding for affordable housing programs in part by leveraging City funding, as well as directly applying for state and federal funding sources. Over the past year, HCD has applied for and received funding awards as follows:

HUD PRO Housing

In early 2025, the City was awarded $7 million through HUD's Pathways to Removing Obstacles to Housing (PRO Housing) grant program. In 2026, HUD clarified the requirements for local governments to implement the grant. The City elected to use the grant to fund a dedicated affordable housing permitting expediter/facilitator within the Planning and Building Department for five years, as well as $5.2 million for a new revolving Predevelopment Loan Program (PREP) to support new construction projects funded through the New Construction NOFA process.

Because the HUD funding triggers requirements under the Build America, Buy America Act (BABA), the City structured PREP in two phases to manage potential cost impacts on projects. In Phase 1, predevelopment loans will fund permit costs for projects that already receive federal funding and are therefore already subject to BABA requirements.

In Phase 2, repayments from Phase 1 loans will be reprogrammed as program income, consistent with HUD guidance, and used to fund predevelopment costs for projects that do not have other sources of federal funding. This structure allows the City to support additional affordable housing projects while avoiding the application of BABA requirements to projects that would not otherwise be subject to those requirements.

State HCD Local Housing Trust Fund Program (LHTF)

The City applied in September 2024 for a $5 million grant from State HCD's LHTF funding program. The State HCD issued a partial award in the amount of $1.8 million on December 31, 2025 (partial awards were made to a large number of applications with tied scores). Scoring for the LHTF program is based on the City's ability to leverage local impact fees (Jobs Housing Impact Fees and Affordable Housing Impact Fees) as a match for the State funding.

Affordable Housing and Sustainable Communities (ASHC)

In late 2025, the State of California Department of Housing and Community Development awarded a $35.9 million ASCH grant for the new construction of 65-units of affordable housing serving low-income families and veterans at risk of homelessness Located at 285 12th Street, a transit-rich, walkable neighborhood near BART and AC/Transit line, the project will include no parking and provide residents with free transit passes for three years. This grant will also fund sustainable transportation infrastructure surrounding the site including new bikeways, walkways, ramps, crosswalks, and a bus-only lane on Broadway.

State Homekey +

As mentioned above in the section on the City's R2H2 program, the City co-applies with developers for State Homekey + to fund capital improvements and operating subsidies for permanent supportive housing or permanent transitional housing. In FY 2025-2026, HCD was successful in three funding applications for a total of $46.5 million in State Homekey + awards to three projects – The Maya, Mark Twain, and 34th and San Pablo. All three projects are currently beginning construction and will result in 159 permanent supportive housing units for households at 0% to 30% of AMI.

Non-HCD Funded Affordable Housing

In addition to directly funding affordable housing development, HCD also enforces regulatory agreements of concessions on inclusionary zoning incentives, and monitors projects awarded welfare tax exemption - mechanisms that create affordable housing not funded by HCD.

Bay Area Housing Finance Authority (BAHFA) Welfare Tax Exemption

Under California law, housing projects that are entirely dedicated to households earning 80% AMI or below are exempt from ad valorem property taxes. To qualify for this exemption, projects must receive at least nominal public funding, accept an agreement guaranteeing the affordability restriction, and prove that the proposed rents would be at least 10% below market rate. Staff will work with BAHFA as it seeks to expand opportunities to deploy this program on Oakland projects. In FY 2025-2026, two Oakland projects received welfare tax exemptions, Courtyards on International and 1523 Harrison Street for a total of 420 units affordable at 80% AMI or below. 1523 Harrison is under construction and expected to be completed in 2027. Courtyards on International (at 1428 105th Ave) is in process of a change of use from senior housing to all ages housing.

Density Bonus and Impact Fee Waivers (Inclusionary)

Market-rate projects in Oakland routinely take advantage of inclusionary zoning incentives allowing for impact fee waivers, density bonuses, or other concessions in exchange for including affordable housing units to be rented or sold to lower-income households.

In this fiscal year, nine projects taking advantage of inclusionary incentives and containing 946 units, of which 586 are affordable units, were completed or are in progress. Affordability levels vary project by project and range and include units that are affordable to households who are Very Low Income, Low Income and Moderate Income. Most projects are rental with two that are homeownership, each only offering one affordable unit for a total of two homeownership units as compared to 584 rental units.

Although market-rate development has temporarily slowed, we expect more inclusionary units to be created in future market-rate projects as the economic climate improves. Although these units do not typically serve homeless households, they are a valuable opportunity to maintain income diversity in neighborhoods experiencing significant new development.

CR-55 - HOPWA 91.520(e)

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

Table for reporting 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 (25/26)	Actual
Short-term rent, mortgage, and utility assistance payments	55	89
Tenant-based rental assistance		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	83	108
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	25	25
Total	55	89

Table 14 – HOPWA Number of Households Served

Narrative

The City of Oakland's 2025/26 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 2025/26 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	N/A		697	1,958
Total Labor Hours	N/A			
Total Section 3 Worker Hours	N/A			

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.			697	354
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.				

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

<u>Basic Grant Information</u>

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

<u>ESG Contact Name</u>

Prefix

First Name	Stanley
Middle Name	
Last Name	Wong
Suffix	
Title	Administrative Services 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	Chrissie
Last Name	Love
Suffix	0
Title	Administrative Analyst II
Phone Number	510.238.7492
Extension	
Email Address	clove@oaklandca.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2025

Program Year End Date 06/30/2026

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 $ $175,000

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 $57,715.65

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)

For persons assisted under ESG during fiscal year 2025/26, please see attached ESG SAGE Report also provided here (*link forthcoming*). 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	56,940
Total Number of bed - nights provided	34,355
Capacity Utilization	60%

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 to transition at least 25% of shelter clients into permanent housing. Of the 389 clients served in emergency shelter this fiscal year, 68 of those or 17% transitioned to permanent housing.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2023/24	**2024/25**	**2025/26**
Expenditures for Rental Assistance			0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			0
Expenditures for Housing Relocation & Stabilization Services - Services			0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			0
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			
	2023/24	2024/25	2025/26
Expenditures for Rental Assistance	$165,488	$449,946	$ 489,053
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	$71,022	$43,500	0
Expenditures for Housing Relocation & Stabilization Services - Services			0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			0
Subtotal Rapid Re-Housing	$236,510	$493,446	$489,053

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2023/24	2024/25	2025/26
Essential Services	$166,633.57	0	0
Operations	$184,126	$141,147	$141,147
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	$300,759.57	$141,147	$141,147

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year

	2023/24	2024/25	2025/26
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2023/24	2024/25	2025/26
	$688,196	**$448,913**	**$408,588**

Table 29 - Total ESG Funds Expended

11f. Match Source

	2023/24	2024/25	2025/26
Other Non-ESG HUD Funds			
Other Federal Funds		$840,283	$1,122,063
State Government			$20,606
Local Government		$440,775	$468,044
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount		$1,281,058	$1,610,713

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	2023/24	2024/25	2025/26
	$688,196	$448,913	$408,588

Table 31 - Total Amount of Funds Expended on ESG Activities

CR-80 – APPENDIX – Reports

IDIS Reports

1. PR03 – CDBG Summary PR03
2. PR23 – Accomplishment Reports
    a. PR23 – CDBG Summary of Accomplishments
    b. PR23- HOME Summary of Accomplishments
    c. PR23- HOME ARP Summary of Accomplishments
3. 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
4. PR27 HOME
    a. Status of HOME Grants
    b. Status of HOME ARP Grants
5. PR 33 – HOME Match Liability Report
6. PR 91
    a. ESG Financial Summary
7. ESG SAGE REPORT
8. 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