

**CONSOLIDATED PLAN**  
**for**  
**Housing and Community Development**

**July 1, 2015 – June 30, 2020**



**CITY OF OAKLAND**

**FINAL for City Council Consideration on  
July 7, 2015**

**Housing and Community Development Department**

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City's Consolidated Plan for Housing and Community Development is a comprehensive analysis of current market conditions, housing and community development needs and a five year strategy to address those needs. The Community Planning and Development section of the U.S. Department of Housing and Urban Development (HUD) requires four programs to submit a Consolidated plan at five year intervals. The four programs are the Community Development Block Grant (CDBG) Program, The Emergency Shelter Grant (ESG) programs, the Housing Opportunities for Persons with AIDS/HIV (HOPWA) program and the HOME Investment Partnerships program. The Consolidated Plan covers the five Fiscal Years 2015-2020.

This planning document contains a comprehensive five-year strategic plan designed to achieve the following: 1) Increase and maintain the supply of affordable supportive housing for low-income and special needs populations, including the homeless, 2) Create a suitable living environment through neighborhood revitalization and improvements in public facilities and services, 3) Expand economic opportunities for lower income households.

The Plan was developed with coordination with other City departments, analysis of demographic data, citizen participation, consultations with public, private and nonprofit organizations, and discussions with other government agencies. The purpose of the plan is to provide the framework for comprehensive, integrated approach to planning and implementing Oakland's housing, community development, economic development and homeless needs and priorities in the form of a Strategic Plan. Because funds are limited and unmet needs are great, the City leveraged Consolidated Plan Investments as much as possible. This plan also allows the City to apply for other grants when the federal government makes them available to local jurisdictions. The City prepares Certifications of Consistency with the Consolidated Plan to assure that both City and external agencies applying for other HUD programs are proposing activities consistent with the needs, goals and priorities identified in the City's Plan.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

### **3. Evaluation of past performance**

The Cumulative Matrix Table on the following pages shows the five-year goals for housing and homeless activities established in the City's previous 2010-15 Consolidated Plan and the progress toward these goals that was achieved as of June 2014.

The City made substantial progress toward meeting many but not all of its housing goals. As of June 30, 2015, the goals of expanding the supply of affordable rental housing and ownership housing fell short by about 40% and 20% respectively. Given that the City of Oakland's Redevelopment Agency was dissolved as of February 2012 there will be no future funding for the main source funding new affordable housing development—this is the main reason that the City was not able to meet these goals. Alternately, the City met its goals for new Senior and special needs housing units. Additionally, the City met its goals to preserve its affordable housing stock as there were many older affordable housing developments that had significant amounts of deferred maintenance.

The City's first-time homebuyer program continued to experience difficulty in 2010-12 due to the foreclosure crisis and recession. Additionally, this program was heavily funded by Oakland's Redevelopment Agency so its dissolution in February 2012 severely impacted the program. In recent years, City staff secured state funding to continue program operations. Unfortunately, this effort will not make up for the major funding losses to the program and it is unlikely that the City will realize its five-year goal.

Changes to the City's residential lending program for rehabilitation of owner-occupied housing, including increases in the maximum loan amounts, have produced an increase in activity that resulted in the City exceeding its 5 year goals by June 2014 (4th year of the 5-year plan).

Objectives for the Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG) and Housing Opportunities for Persons With AIDS (HOPWA) funded homeless housing services and special needs programs are to utilize the various funding streams to increase and maintain the supply of affordable supportive housing for homeless households, extremely low -income, low-income and special needs populations.

The City of Oakland's Permanent Access To Housing (PATH) Strategy is supported by HUD's HEARTH (Homeless Emergency And Rapid Transition To Housing) ESG to provide rapid rehousing, homeless prevention, housing relocation & stabilization services, rental assistance, emergency shelter, and street outreach (essential services) to assist homeless clients into permanent (supportive) housing. Additional funds accessed to support the City's PATH strategy include, but not limited to Community Development Block Grant funds, from Alameda County and the City of Berkeley, Housing Authority, and Supportive Housing Program funds.

The Department of Human Services – Community Housing Services Division has been successful in addressing the majority of the goals and objectives addressed in the 2014-15 Annual Action Plan. The

City continues to work to improve the delivery of the restructured Citizen Participation and Evaluation process.

Outreach service goals have been exceeded, reaching those in homeless encampments, shelters, food distribution sites, City sponsored Homeless Outreach Fairs and the like in order to disseminate needed information and encourage access to available services and housing in Oakland.

Goals set under HIV/AIDS Housing and services are being met in the Oakland EMA (Eligible Metropolitan Area) which includes Alameda County and Contra Costa County providing housing, information & referral, and support services to persons living with AIDS and their households.

### **Evaluation of past performance continued**

Within the Oakland Eligible Metropolitan Statistical Area (EMSA), HOPWA funds are used to: develop housing for persons with HIV/AIDS and their families; fund property acquisition and rehabilitation to increase HIV/AIDS housing inventory; maintain current inventory of HIV/AIDS housing within the Oakland EMSA; and to provide HIV/AIDS services including, but not limited to information and referral services, tenant based rental assistance, short term rental and utilities assistance, and other support services to assist HIV/AIDS clients and their families to stabilize their lives while housed.

Availability of funding to increase the number of permanent supportive housing units at the rate outlined in the City's PATH Strategy, published in May 2007 continues to be a serious challenge in meeting the permanent supportive housing stock goals. While improving, the state of the economy proves to be an overlaying barrier to HIV/AIDS housing development projects and needed services for persons living with AIDS and their families. Developers' decreased access to loans has caused delays in the development and the securing of mixed funds to support these projects. As a result, larger funding gaps are experienced for longer periods in the development of the housing projects. Agencies are collaborating and applying for less traditional fund sources in order to fully fund these highly needed projects, for the provision of affordable housing for persons with HIV/AIDS, as the availability of affordable housing in the bay area is another frequently stated barrier, especially for those clients living with HIV/AIDS that have bad credit and/or criminal records.

Under HOPWA, during the 2013/14 program year, 155 households with at least one persons living with AIDS were provided permanent supportive housing and housing assistance. Information and referral services were provided to more than 1,500 households for HIV/AIDS housing and other services. Twelve new units of HOPWA housing were completed in the last year, with another 46 units underway.



		Cumulative Matrix Summary Table 5-Year Strategy (FY 2010-2015)	
		Goals	Actual To Date (July 1, 2010 to June 30, 2014)
<b>Objective 1: Expansion of the Supply of Affordable Rental Housing</b>			
	Rental Housing New Construction: Units Built	403 Units Built or Underway	249
	Rental Housing New Construction: Units Underway		
<b>Objective 2: Preservation of the Supply of Affordable Rental Housing</b>			
	Rental Housing Preservation: Units (Preserved) Built	650 Units Built or Underway	941
	Rental Housing Preservation: Units (Preservation) Underway		
	Public Housing Reconstruction: Units (Reconstructed) Built		108
	Public Housing Reconstruction: Units (Reconstruction) Underway		
<b>Objective 3: Expansion of the Supply of Affordable Ownership Housing</b>			
	Ownership Housing Construction: Units Built	52 Units Built or Underway	42
	Ownership Housing Construction: Units Underway		
<b>Objective 4: Expansion of Ownership Opportunities for First-Time Homebuyers</b>			
	Mortgage and Down payment Assistance	165 Households	113
	Housing Counseling	Prepare Residents	1,341
	Mortgage Credit Certificates	100 Households	26
	CalHome Program	15 Households	50
<b>Objective 5: Improvement of Existing Housing Stock</b>			
	Owner-Occupied Housing Rehabilitation: Units Completed	1365 Housing Units	2,022
	Owner-Occupied Housing Rehabilitation: Units Underway		
<b>Objective 6: Provision of Rental Assistance for Extremely Low and Very Low Income Families</b>			
	Tenant Based Rental Assistance	Maintain Current Level of Assistance	1,000

**CUMULATIVE MATRIX PART 1**

		Cumulative Matrix Summary Table 5-Year Strategy (FY 2010-2015)	
		Goals	Actual To Date (July 1, 2010 to June 30, 2014)
<b>Objective 7: Provision of Supportive Housing for Seniors and Persons with Special Needs</b>		300 Units Built or Underway	
	Senior Housing Development: Units Built		299
	Senior Housing Development: Units Underway		
	Persons with Special Needs Housing Development: Units Built		68
	Persons with Special Needs Housing Development: Units Underway		
	Access Improvement: Units Completed	40 Housing Units	72
	Access Improvement: Units Underway		

**CUMULATIVE MATRIX PART 2**



		Cumulative Matrix Summary Table 5-Year Strategy (FY 2010-2015)	
		Goals	Actual To Date (July 1, 2010 to June 30, 2014)
<b>Objective 8: Prevention of Foreclosures and Stabilization of Neighborhoods</b>			
	Ownership Housing: Acquisition/Rehabilitation	150 Units Built or Underway	22
	Rental Housing: Acquisition/Rehabilitation	58 Housing Units	59
	Board Up/Clean Up Program	30 Households	162
	Foreclosure Counseling	1000 Households	3,200
	Land Trust Pre- and Post-Purchase Counseling	200 Households	6
<b>Objective 9: Removal of Impediments to Fair Housing</b>			
	Referral, Information, and Counseling to Residents w/Disabilities		6,246
	Referral, Information, and Counseling to Residents	7,500	9,441
	Discrimination Education and Investigation	300 Households	1,012
<b>Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness</b>			
<b>Homeless Reduction</b>		4563 Individuals/Households	
	Outreach	2800 Individuals	2,244
	Winter Shelter	2700 Individuals	890
	Year-Round Shelter and Services	3500 Individuals	4,949
	HIV/AIDS Housing and Services	2500 Individuals	2,717
	Rapid ReHousing	Individuals/households	
<b>Elimination of Homelessness</b>		4427 Individuals/Households	
	Development & Maintenance of Existing Permanent and Supportive Housing	761 Beds	648
	Support of Collaborative to Assist Chronically Homeless in Enrolling in Appropriate Public Benefits Programs	10 Agencies	44
	Integrated Planning Activities Through the Continuum of Care Council	20 Agencies	79
<b>Homeless Prevention</b>		4563 Households	
<b>Special Needs Objectives</b>			
	HIV/AIDS Housing & Housing Development	216 Bedroom Units	40

### CUMULATIVE MATRIX PART 3

#### 4. Summary of citizen participation process and consultation process

The City of Oakland undertook an intensive Citywide Community and Neighborhood Needs Assessment as required by the U.S. Department of Housing and Urban Development (HUD). The assessment efforts gathered community input from those who live and work in Oakland on the priorities and resource allocations for federal HUD funds over the next five years.

City staff held two community meetings in May 2015 and circulated widely a Community Needs Survey in three languages (English, Spanish and Chinese). The first meeting was held at Oakland City Hall on May 6 from 5:30 to 7pm, a central location easily accessible by BART and with ample parking. The second meeting was held at the East Oakland Senior Center on May 18 from 6 to 8 pm. At the community wide meetings City staff solicited input on housing, economic development and community development needs and priorities. Other organizations and citizens invited to these meetings included East Bay Housing Organizations and City Council constituents. These meetings were advertised via email to a list of over 900 subscribers that included emails of participants from all Community Development

District (CDD) boards and interested residents, representatives from community organizations and business owners involved in other Oakland community planning efforts (e.g.: Housing Element and Specific Plan email lists). In addition to the above email list, separate emails were sent to the constituent email lists for the Mayor and all City Council members. All CDD board representatives (approximately 59 members) received hard copy meeting announcements and surveys via USPS. A notice of these meetings was also posted on the City's webpage. Interpretation services in languages other than English and for American Sign Language were also available for both community meetings. All meeting locations were accessible to wheelchairs.

Consultations with local agencies on lead-based paint hazards occurred through the Community Development Partnership—a partnership between the City of Oakland, the Alameda County Lead Poisoning and Prevention Program (ACLPPP), and the U.S. Department of Housing and Urban Development's (HUD) Lead-Based Paint Hazard Control Grant Program. Alameda County will provide technical assistance, lead evaluations, risk assessments and paint inspections in up to 30 units of eligible housing pre year in Oakland for HUD 22. The Lead Hazard Control Grant, HUD 22, is a three-year grant. ACLPPP will also provide clearance inspections, health education, promotion of blood lead screening and limited assistance with temporary relocation.

### **Summary of Citizen Participation Process ÿ Consultation Process continued**

For those unable to attend the community meetings, the City offered the opportunity to provide input and prioritization of community and neighborhood needs via both online paper surveys. The survey was translated into Spanish and Chinese and was available for three weeks. Links to online survey was circulated to the email list noted above (900+ interested subscribers). And again, in addition to the above noted email list, separate emails were sent to the constituent email lists for the Mayor and all City Council members. In addition, to the online survey, hard copies were circulated via the Mayor's office, City Council members, the City's Department of Human Services and the Housing Assistance Center. Non-City agencies also participated in circulating both the links to the online survey and paper copies of survey in various languages—those agencies are listed in Table 2. Approximately 400 paper surveys were distributed. There were 1,346 online survey responses (of those 1 was in Spanish and 1 was in Chinese). There were 58 paper survey responses (of those 3 were in Spanish and 19 were in Chinese). City staff was pleased with the paper survey response as it was approximately a 15% response rate (paper survey responses / total number of paper surveys distributed). Overall, there was a total of 1,404 survey responses (of those 4 were in Spanish and 20 were in Chinese).

A draft of this document was released May 18, 2015. Notices of the availability to comment on this document went out to the above-mentioned mailing list. Additionally, a notification of the release of the draft document was circulated in 3 newspapers (Yo Soy Media, Sing Tao Daily, Tribune/Bay Area Newsgroup). The public was given until June 1, 2015 to provide comments on this document on the card provided or through email. Those comments are summarized below under "Summary of Public



Comments.” These comments were then used to inform edits to the next public review draft available for public comment prior to the second official public hearing to adopt this 5-year plan

## **5. Summary of public comments**

Comments were received at two community meetings and a public request for comments was circulated May 20, 2015. The first Community Meeting was held at Oakland City Hall on May 6, 2015 (12 members of the public and 3 staff and consultants attended). The second Community Meeting was held at the East Oakland Senior Center on May 18, 2015 (46 members of the public, 2 City Council staff members, Council Member Desley Brooks, and 4 City staff member were in attendance).

See section PR-15 for details of comments from both of these meetings.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

## **7. Summary**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	OAKLAND	Housing and Community Development Department, CDBG
HOPWA Administrator	OAKLAND	Department of Human Services, Community Housing Se
HOME Administrator	OAKLAND	Housing and Community Development Department, Hous
ESG Administrator	OAKLAND	Department of Human Services, Community Housing Se

**Table 1 – Responsible Agencies**

### Narrative

The City of Oakland (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City’s CDBG Program in the Housing and Community Development Department (HCD) is responsible for the administration of Housing and Urban Development (HUD) Entitlement grants which includes the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). CDBG Program works closely with HCD’s Housing Development Section that manages the HOME program and Oakland’s Department of Human Services that manages the ESG and HOPWA programs along with Alameda and Contra Costa Counties. CDBG Program staff is responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

A Community Needs Survey was conducted to solicit input from residents and workers in the City of Oakland. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

A total of 1,404 survey responses were collected between May 4 and May 20, 2015, including 1,346 surveys collected electronically and 58 collected on paper. Of these surveys, 1,380 individuals responded to the survey in English, 4 individuals responded in Spanish, and 20 individuals responded to the questionnaire in Chinese characters.

Two Consolidated Plan Community Meetings were conducted to provide an introduction to the City's Five-Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City of Oakland on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. A total of 58 individuals participated in the forums and provided feedback on what they considered the housing, economic, and community development priorities within the City.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

A Community Needs Survey was conducted to solicit input from residents and workers in the City of Oakland. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds. A total of 1,404 survey responses were collected between May 4 and May 20, 2015, including 1,346 surveys collected electronically and 58 collected on paper. Of these surveys, 1,380 individuals responded to the survey in English, 4 individuals responded in Spanish, and 20 individuals responded to the questionnaire in Chinese characters.

Two Consolidated Plan Community Meetings were conducted to provide an introduction to the City's Five-Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City of Oakland on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. A total of 58 individuals participated in the forums and provided feedback on what they considered the housing, economic, and community development priorities within the City.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, and representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

The EveryOne Home plan is structured around five major goals: 1) Prevent homelessness and other housing crises. 2) Increase housing opportunities for the plan's target populations. 3) Deliver flexible services to support stability and independence. 4) Measure success and report outcomes.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Oakland is in regular consultation and participate with EveryOne Home (the Alameda County-wide continuum of care. Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Oakland, City of Berkeley, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY 15-16 to FY 19-20 ESG funding.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	east bay community law center
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Distributed paper surveys and links to online surveys to be distributed to members and constituents of this organization seeking input on community needs and housing discrimination.
2	<b>Agency/Group/Organization</b>	Centro legal de la Raza
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Distributed paper surveys and links to online surveys to be distributed to members and constituents of this organization seeking input on community needs and housing discrimination.
3	<b>Agency/Group/Organization</b>	CAUSA JUSTA
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Distributed paper surveys and links to online surveys to be distributed to members and constituents of this organization seeking input on community needs and housing discrimination.
4	<b>Agency/Group/Organization</b>	ALAMEDA COUNTY HEALTH CARE SERVICE AGENCY
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Target Area - International Boulevard



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Blvd
5	<b>Agency/Group/Organization</b>	ALLIANCE OF CALIFORNIAN FOR COMMUNITY EMPOWERMENT
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
6	<b>Agency/Group/Organization</b>	ALLEN TEMPLE HOUSING
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
7	<b>Agency/Group/Organization</b>	EAST BAY ASIAN LOCAL DEV. CORP.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard (OSNI) and San Pablo Area Revitalization Collaborative (SPARC).
8	<b>Agency/Group/Organization</b>	EASTSIDE ARTS ALLIANCE
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	ARTS

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
9	<b>Agency/Group/Organization</b>	OCCUR
	<b>Agency/Group/Organization Type</b>	Community Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Organization
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
10	<b>Agency/Group/Organization</b>	UNITY COUNCIL
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
11	<b>Agency/Group/Organization</b>	HOUSING CONSORTIUM OF THE EAST BAY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended Community Meeting No. 1
12	<b>Agency/Group/Organization</b>	ASIAN YOUTH CENTER
	<b>Agency/Group/Organization Type</b>	Community Organization - Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Community Organization - Youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
13	<b>Agency/Group/Organization</b>	DEPARTMENT OF HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Needs assessment and strategic plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Distributed paper surveys to service recipients of this City Agency seeking input on community needs and housing discrimination.
14	<b>Agency/Group/Organization</b>	Alameda County Entitlement Jurisdictions
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alameda County HCD, City of Berkeley and City of Oakland met to discuss regional issues affecting all three entitlement jurisdictions and to coordinate HOPWA and Continuum of Care consultations.
15	<b>Agency/Group/Organization</b>	East Bay Housing Organization
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.

16	<b>Agency/Group/Organization</b>	Oakland Community Organization
	<b>Agency/Group/Organization Type</b>	Community Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard. Distributed paper surveys to service recipients of this City Agency seeking input on community needs and housing discrimination.
17	<b>Agency/Group/Organization</b>	PolicyLink
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Affordable Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
18	<b>Agency/Group/Organization</b>	TransForm
	<b>Agency/Group/Organization Type</b>	Affordable Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Affordable Transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
19	<b>Agency/Group/Organization</b>	Urban Strategies Council
	<b>Agency/Group/Organization Type</b>	Economic Opportunities; Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Opportunities; Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.

20	<b>Agency/Group/Organization</b>	Community Development Corporations of North Richmond
	<b>Agency/Group/Organization Type</b>	Affordable Housing (CHDO)
	<b>What section of the Plan was addressed by Consultation?</b>	Affordable Housing (CHDO)
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
21	<b>Agency/Group/Organization</b>	Asian Pacific Environment Network
	<b>Agency/Group/Organization Type</b>	Environmental Justice Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Environmental Justice Organization
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Active participant in Oakland Sustainable Neighborhoods Initiative for International Boulevard.
22	<b>Agency/Group/Organization</b>	Mayor Libby Schaaf & Oakland City Council
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Distributed paper surveys and links to online surveys to be distributed to constituents of this governing body seeking input on community need and housing discrimination.
23	<b>Agency/Group/Organization</b>	Housing Assistance Center
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Distributed paper surveys and links to online surveys to be distributed to constituents of this governing body seeking input on community need and housing discrimination.

24	<b>Agency/Group/Organization</b>	Community Development District Board Members
	<b>Agency/Group/Organization Type</b>	Community Advocates
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Emailed community meeting announcement and links to online survey in addition to sending via USPS paper surveys and community meeting announcements.

**Identify any Agency Types not consulted and provide rationale for not consulting**

City staff is open to hear comments from the public on any organizations or constituents missing from Table 2 “Agencies, Groups, Organizations who Participated (in the strategic planning process).” This will be noted for future meetings and consultation processes.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	EveryOne Home	County-wide plan that serves as a guide to the City of Oakland's Strategic Plan to address homelessness, HIV/AIDS housing & services, rapid rehousing and those activities to eliminate homelessness in Oakland
Housing Element	City of Oakland Housing & Community Development Department Bureau of Planning/Strategic Planning	The 5 Year Consolidated Plan Goals are all included in the Housing Element. The Housing Element Goals are more expansive in that they contain both housing policy goals beyond those noted for HUD in addition to land use planning policy goals directly related maintaining and growing the housing units for the City's existing and projected population.
Making Transitions Work	Oakland Housing Authority	States goals of the Oakland Housing Authority directly quoted to demonstrate Oakland Housing Authority Programs
Housing Equity Roadmap	City of Oakland, Housing and Community Development Department, Strategic Initiatives	



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2013 Alameda Countywide Homeless Count and Survey	EveryOne Home	Homeless population data analysis.

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

In late 2014 Oakland met with City of Berkeley and Alameda County staff, area CDBG and HOME entitlement jurisdictions to coordinate planning efforts. Additionally during the 2010-15 Consolidated Planning period, Oakland worked with East Bay HOME Participating Jurisdictions (Alameda County, Contra Costa County, Berkeley and Richmond) to compare and coordinate monitoring of HOME-assisted projects. With technical assistance from HUD, this East Bay HOME Collaborative worked to (a) ensure that all HOME requirements for compliance and monitoring are being met, and (b) develop a set of more standardized reporting forms and procedures so that developers/owners working in multiple jurisdictions will have a common set of requirements and procedures across all jurisdictions where they work. This collaborative periodically re-connects to discuss issues related to the management of HOME program resources. Finally, and again during the 2010-15 Consolidated Planning period, Oakland staff worked with East Bay CDBG entitlement jurisdictions to compare and coordinate Fair Housing program implementation. Active jurisdictions included Alameda County, City of Alameda, Berkeley, Oakland, Pleasanton, Concord, Richmond; additional jurisdictions that participated in at least one meeting included: Walnut Creek, San Leandro, and Livermore.

**Narrative (optional):**

The City of Oakland continues its collaboration with Alameda County Lead Poisoning Prevention Program (ACLPPP) via the Community Development Partnership (Partnership).

The current strategies to address known lead-based paint hazards in housing units are dependent on the complexity of the scope of work and the cost to remediate the project. Lead based paint remediation is mandatory for buildings constructed prior to 1978. When rehabilitation costs are less than or equal to \$5,000, lead hazards are presumed safe and safe work practices are required on all surfaces disturbed by the rehabilitation work. Rehabilitations between \$5,000 and \$25,000 require risk assessments and/or paint testing and the performance of interim controls on identified hazards. Rehabilitation over \$25,000 requires risk assessments and/or paint inspections and abatement only on identified lead-based paint hazards, which includes all applicable surfaces (e.g.: surfaces to be disturbed or surfaces with deteriorated paint resulting from impact, friction, or chewable surfaces).

As a result of a recent strategic planning process, following are specific activities that were identified to address lead-based paint hazards in the City of Oakland.

The Partnership, via the Lead Hazard Control team, will identify and remediate lead hazards in at least

25 eligible housing units. The City of Oakland's CDBG program will provide funds, and the Partnership will seek to leverage these funds for in-kind contributions resulting in a total program budget of \$144,000. These funds will be used for rehabilitation and lead hazard control activities.

The Partnership will maintain contact information for families and housing units receiving lead hazard control services under the contract with ACLLPP. The contact information will be used to do outreach in health education and the promotion of blood lead screening for families with children under six residing in or spending a significant amount of time in units known to have lead-based paint.

With regard to remediation of housing units known to have lead hazards, the Lead Hazard Control team will incorporate detailed scopes of work to avoid lead poisoning in the rehabilitation process. Areas that are covered in the scope of work will also include occupant protection from lead hazards during lead hazard control and rehabilitation.

In addition to the Partnership program, City of Oakland will continue to implement its own Lead Safe Homes Program and the Home Maintenance and Improvement Program. These programs provide loans and grants to low- and very low-income homeowners. Funds are used for interior and exterior house painting and other related lead-based paint hazard reduction repairs and services. Rehabilitation staff will incorporate detailed scopes of work to avoid lead poisoning in the rehabilitation process. Areas that are covered in the scope of work will also include occupant protection from lead hazards during lead hazard control and rehabilitation and conduct routine monitoring of conformity with Lead Paint regulations.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Oakland's consultation strategy included a Community Needs Survey and two community meetings that were held in May 2015. A Community Needs Survey was conducted to solicit input from residents and workers in the City of Oakland regarding Community Development and Public Service needs that can potentially be addressed by the use of entitlement funds. The survey was available in hard copy format, as well as electronic format via Survey Monkey. Notification and distribution of the online survey was done through the City's GovDelivery email service to a list-serve of about 900 email addresses. The City of Oakland also City staff held two community meetings in May 2015, one on May 6th and the other on May 18th. The meetings were advertised via e-mail hard copy meeting announcements and surveys via USPS. A notice of these meetings was also posted on the City's webpage.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Community Meeting were held on May 6th & 18th, 2015. A combined total of 58 community members, 2 City Council Members, and 4 City staff persons were in attendance.	The Community meetings held on May 6th and May 18th were attended by citizens of various districts within the City of Oakland. Their comments focused on the city's revitalization efforts. It was noted that there was need for support for women's initiatives as well as entrepreneurial endeavors. Another concern mentioned by more than one participant was a request for the expansion of a Lesbian Gay Bi-sexual Transgender and Questioning Youth (LGBTQ) Organization that resides in Oakland. It was further stipulated that there is a great need for transitional and long-term housing for victims of	All Comments and questions were accepted and recorded at both sessions.	<a href="http://www2.oaklandnet.com/Government/hcd/o/HPP/DOWD008690">http://www2.oaklandnet.com/Government/hcd/o/HPP/DOWD008690</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Chinese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A total of 1,404 survey responses were collected between May 4 and May 20, 2015, including 1,346 surveys collected electronically and 58 collected on paper. Of these surveys, 1,380 individuals responded to the survey in English, 4 individuals responded in Spanish, and 20 individuals responded to the questionnaire in Chinese.</p>	<p>A Community Needs Survey was conducted to solicit input from residents and workers in the City of Oakland. The questionnaire polled residents regarding Community Development needs. The following is a list of the survey results for Community Development needs: Safe and Affordable Housing; Economic Development; Infrastructure (streets, sidewalks, parks) were deemed most critical. Community/Neighborhood Services and Community/Neighborhood Facilities</p>	<p>All Comments were accepted and recorded at both sessions.</p>	<p><a href="http://www2.oaklandnet.com/Government/hcd/o/HPP/DOWD008690">http://www2.oaklandnet.com/Government/hcd/o/HPP/DOWD008690</a></p>



**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a picture of Oakland's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on 2007-2011 American Community Survey (ACS) Census. Other sources are noted throughout the Plan.

As defined by HUD, housing problems include:

- Units lacking a complete kitchen or plumbing facilities;
- Housing cost burden of more than 30 percent of the household income;
- Severe housing cost burden of more than 50 percent of gross income; and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

The following income categories are used throughout the Plan:

- Extremely low: households with income less than 30 percent of Area Median Income (AMI)
- Very low: households with income between 30 and 50 percent of AMI
- Low: households with income between 51 and 80 percent of AMI
- Moderate: households with income between 81 and 120 percent of AMI
- Above moderate: households with income above 120 percent of AMI

#### Homeless Needs

Based on information provided in the Alameda County 2013 Homeless County Homeless Count Report , it is estimated that 4,264 people were homeless in Alameda County on January 29, 2013. From this estimate, approximately 2,217 were homeless in Oakland on the same date. This slight 2.1% increase (86 people) from the 4,178 estimated in the 2011 count is not a statistically significant change. The net result is a reflection that people experiencing homeless are leaving the streets, shelters, and transitional housing programs at essentially the same rate as people with housing crises are becoming homeless.

The overall number of people who are homeless in Alameda County is essentially the same as in 2011. This count of 4,264 homeless people follows a period of decline, most notable between 2007 and 2009. On one hand, these static results are encouraging in the context of the severe effects of recession, its impact on the housing and job market, the increase in the population of Alameda County, and its rate of poverty.

Per the Everyone Home 2013 Homeless Count Report for Alameda County, 1,927 of the homeless population were counted as sheltered and 2,337 as unsheltered in Alameda County on January 29, 2013. It is estimated that 1,002 were sheltered in Oakland and 1,215 unsheltered in Oakland.

### **Needs Assessment Overview**

The City of Oakland had a population of 390,724 in 2010 and was, according to the U.S. Census Bureau, the eighth largest city in California. According to the National Association of Home Builders “Housing Opportunity Index” for the first quarter of 2015, the Oakland-Fremont-Hayward Metropolitan is ranked 14 in the national list of least affordable metropolitan areas. Following describes how this index is calculated ([www.nahb.org](http://www.nahb.org)): “The Housing Opportunity Index for a given area is defined as the share of homes sold in that area that would have been affordable to a family earning the local median income based on standard mortgage underwriting criteria.” This statistic of the unaffordability of Oakland is supported by media articles, demand at the City’s Housing Assistance Center and responses to the City’s Community Needs Assessment survey.

According to HUD’s Comprehensive Housing Affordability Strategy 2007-11 (CHAS) data for Oakland, 52% of Oakland households (79,860 households) are extremely low-income, very low income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI). Of those, 23% are extremely low-income (35,610 households at 0-30% AMI), 14% are very low-income (21,455 households at 30-50% AMI), and 15% are low-income (22,795 households at 50-80% AMI).

Many low income households (0-80% AMI) are cost burdened. Of all low income households, 68% of homeowners and 71% of renters are paying more than 30% of their income towards housing costs (13,440 and 42,530 respectively); 49% of homeowners and 43% percent of renters are paying more than 50% of their income toward housing costs (9,640 and 25,780 respectively)—these households are considered households with severe cost burdens. Significantly, of the severely cost burdened renters, 56% of all households with severe cost burdens are extremely low income households (19,770 households).

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The last three decades have brought significant changes to Oakland. Before 1980, Oakland had experienced three decades of population decline due to changes in the local economy, migration to suburban communities, and other factors. Since 1990, Oakland has experienced growing interest as a place to live and work. In recent decades the San Francisco Bay Area has been the focal point of significant economic development and investment in the technology sector. In the early 2000s this resulted in significant constraints on housing in areas located near Silicon Valley (San Mateo County and San Francisco City and County). The bursting of the housing bubble and resulting foreclosure crisis and economic slowdown after 2008 saw a decline in housing demand and costs both in rental and ownership units in Oakland. Resurgence in the technology sector in recent years has resulted in another period of high housing demand that has spilled over to other regional cities including Oakland. One indicator of the regional nature of housing demand is the “Google Bus” phenomenon. Information technology companies provide free luxury coach bus shuttles from area cities to their corporate campuses in Silicon Valley. Those busses now have pick-up locations at four Oakland locations (including three BART stations). The regional impact of housing demand on the City of Oakland is present and growing as the demand and costs of rental and ownership housing in the City are at an all-time high. There are a number of barriers to increasing affordability within the housing sector: income and wages are not keeping pace with rising housing costs and the overall cost of living; federal resources for programs, such as Section 8, do not match the need experienced; homeownership is out of reach for the majority of residents; and low housing vacancy rates are contributing to higher rents. These issues were highlighted in the research conducted for the drafting of this Consolidated Plan, and in the City of Oakland 2015-2023 Housing Element. They are also reflective of the responses received from the community needs survey.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	399,484	389,397	-3%
Households	150,971	154,537	2%
Median Income	\$40,055.00	\$51,144.00	28%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	35,610	21,455	22,795	13,560	61,120
Small Family Households *	10,795	7,575	8,390	3,955	26,800
Large Family Households *	3,115	2,360	2,195	1,125	2,890

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Household contains at least one person 62-74 years of age	5,030	3,720	3,555	1,955	10,190
Household contains at least one person age 75 or older	5,575	2,965	2,380	970	3,840
Households with one or more children 6 years old or younger *	6,975	4,065	3,875	1,885	6,395
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,010	320	250	80	1,660	35	55	55	95	240
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,355	535	475	370	2,735	55	130	170	40	395
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,675	1,260	830	290	4,055	240	510	600	255	1,605
Housing cost burden greater than 50% of income (and none of the above problems)	17,065	4,530	1,165	45	22,805	3,020	2,970	2,800	1,260	10,050
Housing cost burden greater than 30% of income (and none of the above problems)	3,325	5,795	5,465	1,465	16,050	735	885	1,640	1,515	4,775



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,170	0	0	0	1,170	410	0	0	0	410

Table 7 – Housing Problems Table

Data 2007-2011 CHAS  
Source:

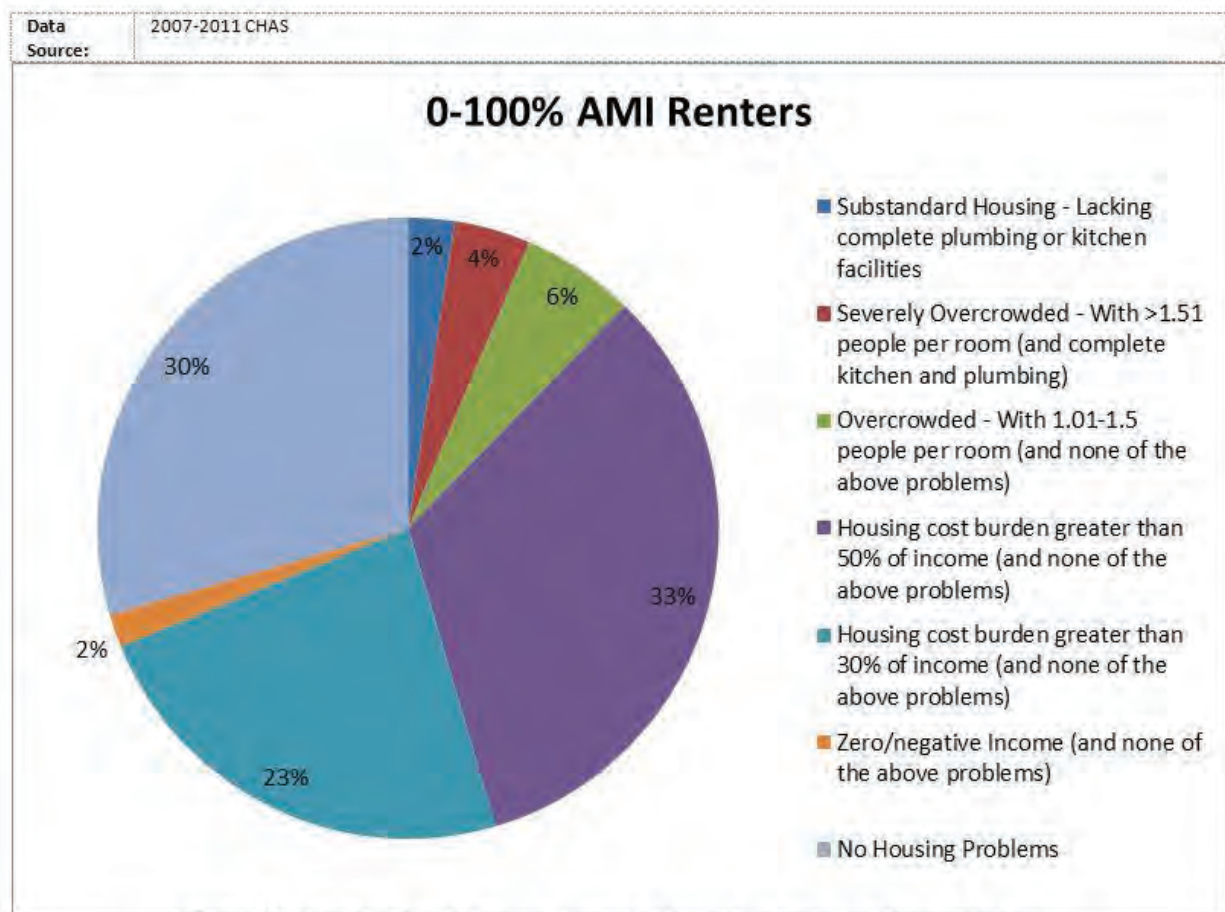
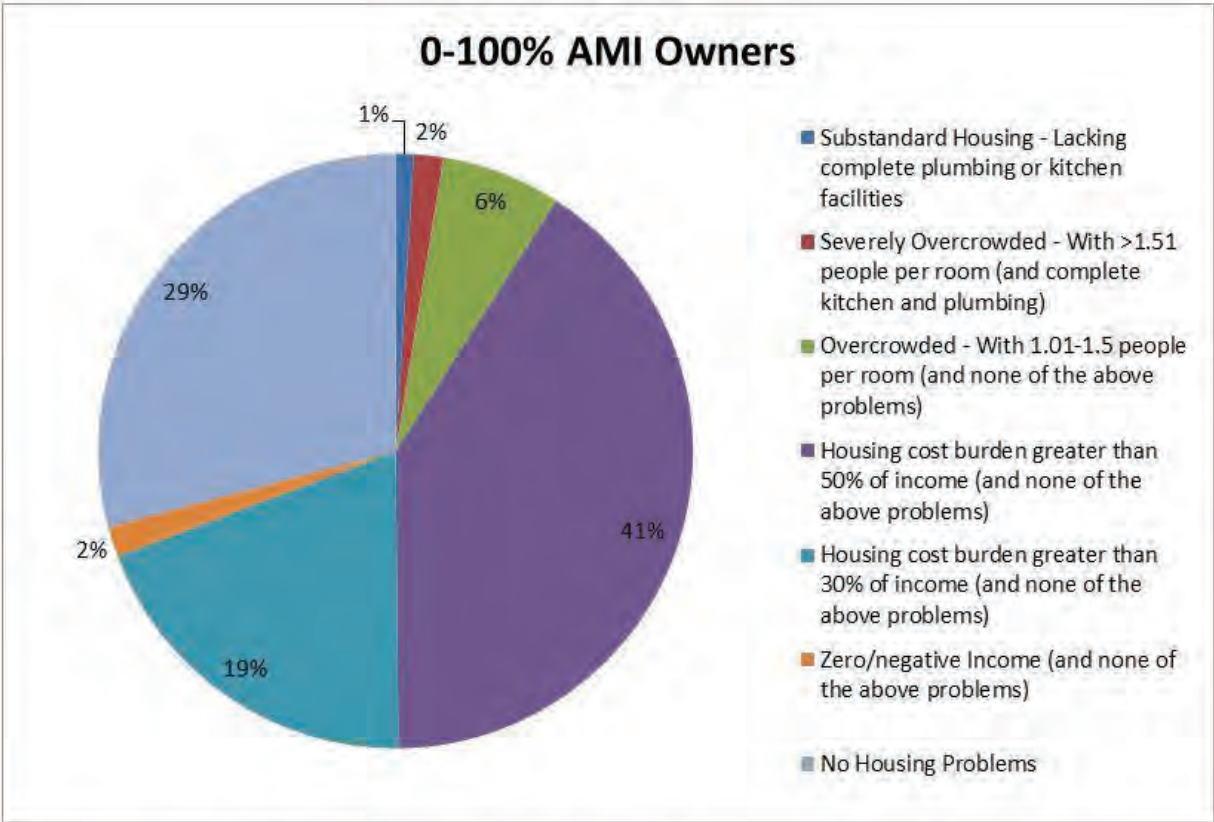


Exhibit XX – Low/Moderate Income Households with Housing Problems-Renters

Low/Moderate Income Households with Housing Problems-Renters Chart



**Exhibit XX – Low/Moderate Income Households with Housing Problems-Owners**

**Low/Moderate Income Households with Housing Problems-Owners Chart**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	21,105	6,645	2,725	780	31,255	3,350	3,660	3,620	1,650	12,280
Having none of four housing problems	7,945	8,430	12,195	7,775	36,345	1,630	2,715	4,255	3,350	11,950

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	1,170	0	0	0	1,170	410	0	0	0	410

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	8,640	4,415	2,150	15,205	985	1,525	2,040	4,550
Large Related	2,450	1,020	245	3,715	355	705	830	1,890
Elderly	4,165	1,525	945	6,635	1,905	1,635	1,160	4,700
Other	8,680	4,695	3,600	16,975	815	480	1,005	2,300
Total need by income	23,935	11,655	6,940	42,530	4,060	4,345	5,035	13,440

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

### 0-80% AMI Renters with >30% Cost Burden

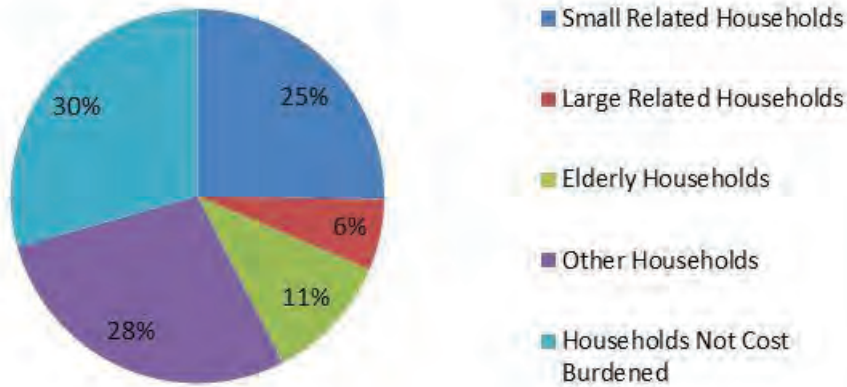


Exhibit XX – Low Income Households with >30% Cost Burden-Renters

Low Income Households with >30% Cost Burden-Renters Chart

### 0-80% AMI Owners with >30% Cost Burden

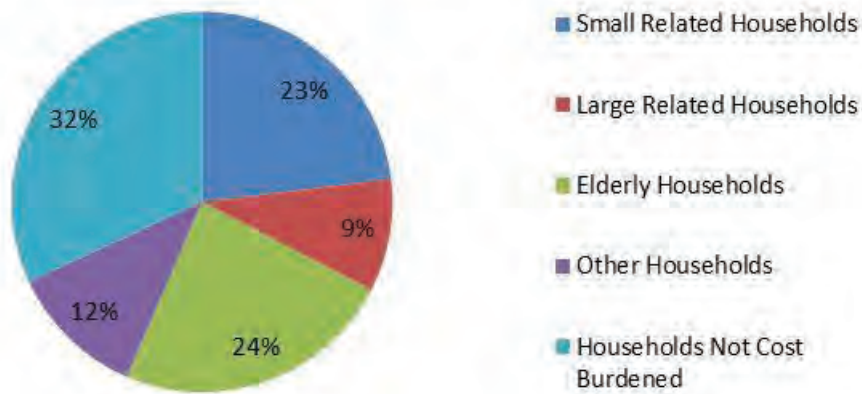


Exhibit XX – Low Income Households with >30% Cost Burden-Owners

Low Income Households with >30% Cost Burden-Owners Chart

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,150	1,720	385	9,255	775	1,280	1,345	3,400
Large Related	2,035	300	0	2,335	310	545	380	1,235
Elderly	2,730	610	175	3,515	1,405	1,115	665	3,185
Other	7,855	2,170	650	10,675	795	385	640	1,820
Total need by income	19,770	4,800	1,210	25,780	3,285	3,325	3,030	9,640

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS  
Source:

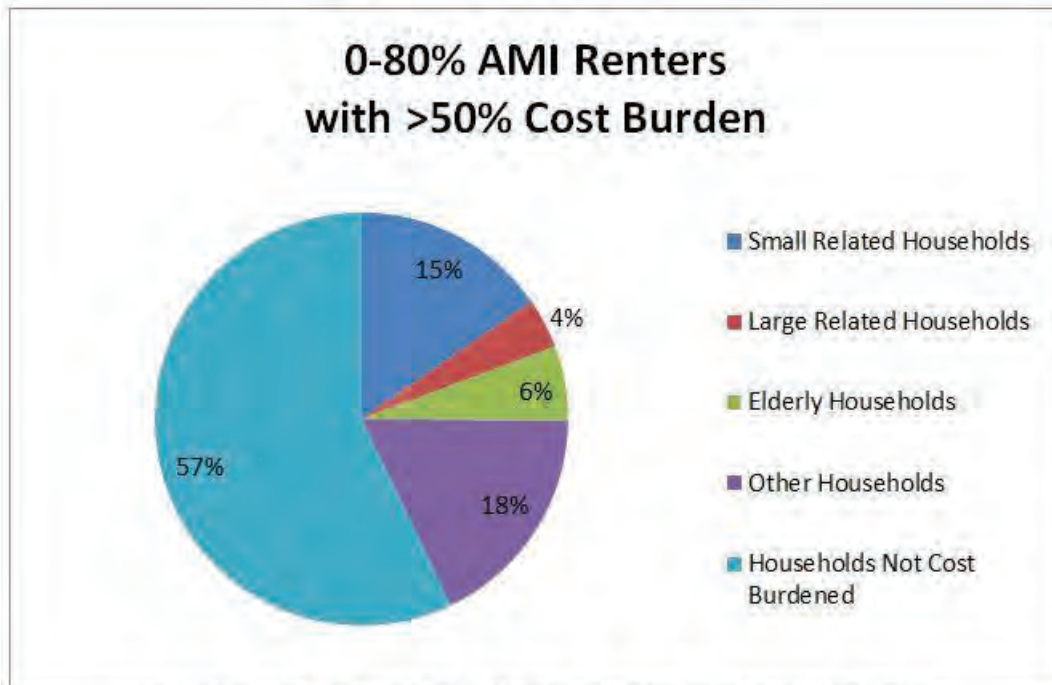
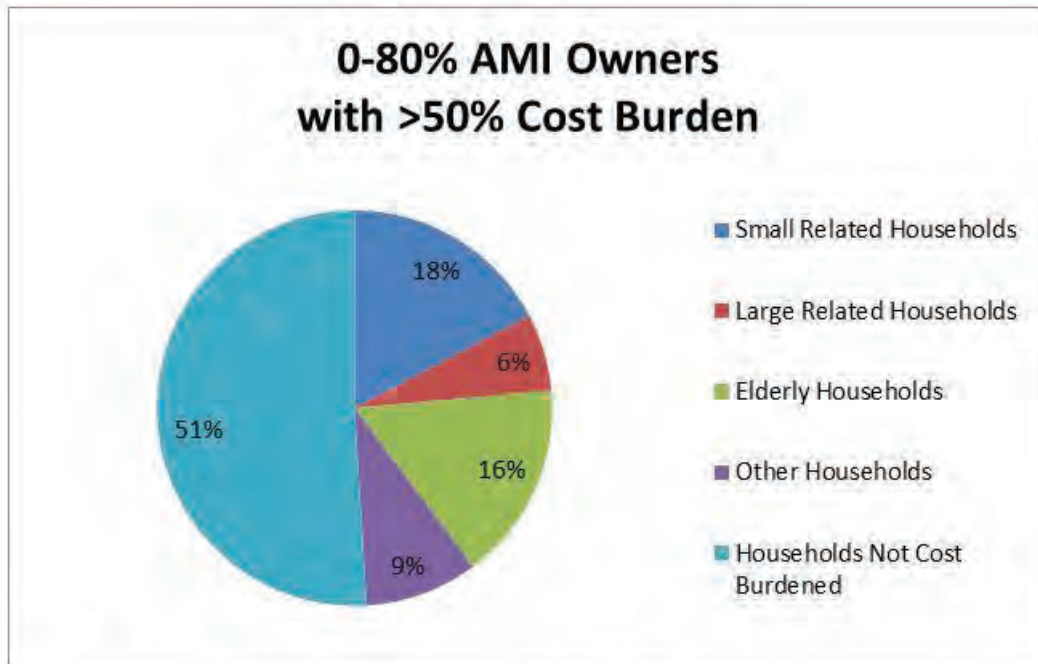


Exhibit XX – Low Income Households with >50% Cost Burden-Renters

Low Income Households with >50% Cost Burden-Renters Chart



**Exhibit XX – Low Income Households with >50% Cost Burden-Owners**

**Low Income Households with >50% Cost Burden-Owners Chart**

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	2,705	1,485	1,045	430	5,665	225	525	400	150	1,300
Multiple, unrelated family households	195	285	190	205	875	70	120	370	145	705
Other, non-family households	165	75	105	25	370	0	0	0	0	0
Total need by income	3,065	1,845	1,340	660	6,910	295	645	770	295	2,005

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:



### 0-100% AMI Renters with Crowded Households (More than one person per room)

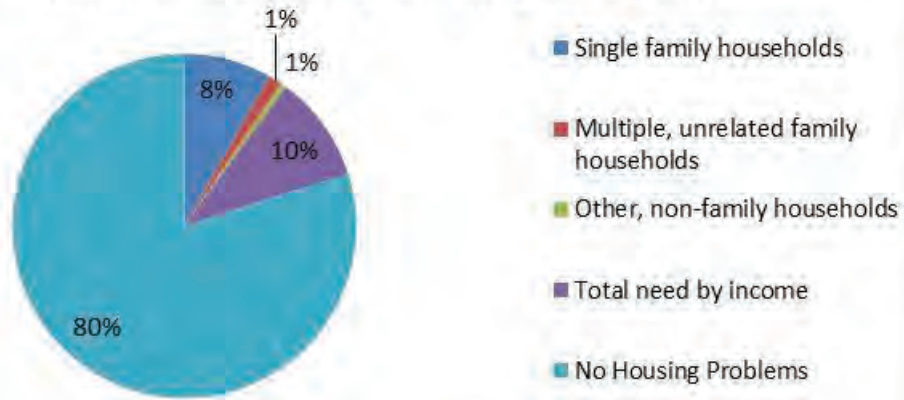


Exhibit XX – Low/Moderate Income Renters with Crowded Households

Low/Moderate Income Renters with Crowded Households Chart

### 0-100% AMI Owners with Crowded Households (More than one person per room)

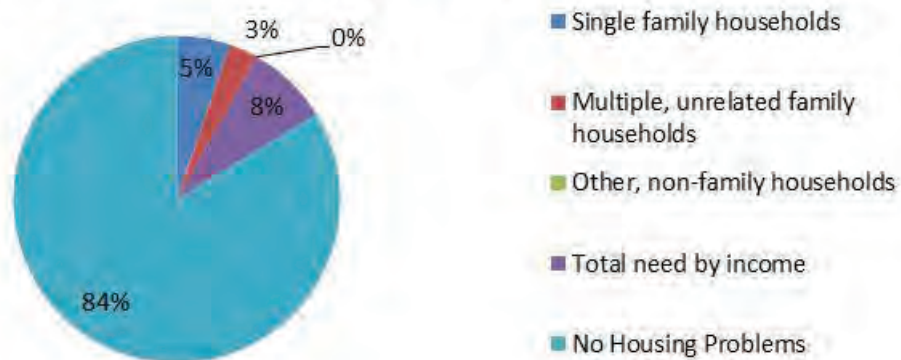


Exhibit XX – Low/Moderate Income Owners with Crowded Households

Low/Moderate Income Owners with Crowded Households Chart

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

Oakland does not collect specific data on single person households nor is this data provided by HUD in the eCon Planning Suite. To estimate the number of single person households in need of housing assistance, Oakland gathered data from the American Community Survey 2007-2011 B11001 table.

Data indicates an estimated 55,383 single person households, accounting for 80% of all Oakland non-family households during 2009-2013 and 37% of all Oakland households.

Applying this share (80%) to the “Other, Non-Family Households” category in the cost burdened tables, we have calculated that more than 7,209 single-person households (80% of the 19,275 total cost burdened “Other, Non-Family Households” category both renters and owners) in the City are cost-burdened and may require some level of housing assistance. Among this population, 4,673 are severely cost-burdened (housing cost is greater than 50% of income). This problem is most prevalent for extremely-low income households.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the American Community Survey 2009-2013 S1810 table that estimates the total number of individuals who are disabled in Oakland, an estimated 45,067 individuals are non-institutionalized and living with a disability, accounting for 11.4% of the total population in Oakland:

- Population under 5 years old with a disability – 226 individuals or .9% of the population within this age range
- Population 5 to 17 years old with a disability – 2,331 individuals or 4% of the population within in this age range
- Population 18 to 64 years old with a disability – 25,548 individuals or 9.6% of the population within this age range



- Population 65 years old and over with a disability – 19,962 or 38.3% of the population within this age range

Oakland does not have an estimate of the number and type of households in need of assistance who are victims of domestic violence, dating violence, sexual assault and stalking.

### **What are the most common housing problems?**

HUD Comprehensive Housing Affordability Strategy (CHAS) data defines housing problems as 1) Housing lacking complete kitchen facilities, 2) Housing lacking complete plumbing facilities, 3) Household is overcrowded (with more than 1 person per room), and 4) Household is cost burdened (paying more than 30% of income towards housing costs, including utilities). Additionally, HUD defines severe housing problems as 1) severely overcrowded, with more than 1.5 persons per room and 2) severely cost burdened families paying more than 50% of income towards housing costs (including utilities).

The most common housing problem in the City of Oakland is cost burden, with 70% of all low and moderate income (L/M) households (71% of renters and 68% of owners) paying more than 30% of their income towards housing costs. Significantly, 43% of the total L/M households with cost burden are extremely low income renters (23,935 out of 55,970). In summary, 55,970 households between 0-100% AMI are paying more than 30% of their income toward housing.

Additionally, 44% of all L/M households (43% of renters and 49% of owners) are severely cost burdened, and are paying more than 50% of their income towards housing costs. Significantly, 56% of the total L/M households with severe cost burden are extremely low income renters (19,770 out of 35,420). In summary, 35,420 households between 0-100% AMI are paying more than 50% of their income toward housing.

The next most common housing problem in Oakland is overcrowding, with a total of 17,830 L/M households (19% of households) experiencing overcrowding (more than 1 person per room). Of this, 20% are L/M renter households (13,820) and 16% are L/M owner households (4,010). There are 3,130 L/M households experiencing severe overcrowding (more than 1.5 persons per room). The majority of severe overcrowding is experienced in L/M renter households (4% renter compared to 2% for owner households).

### **Are any populations/household types more affected than others by these problems?**

In all cases of L/M households with housing problems—substandard housing, overcrowded or severely overcrowded, high housing cost burdens (>30% and >50% of income toward housing costs)—by far the most highly impacted are the population of residents that are extremely low-income households (<30% AMI) either renters or owners. There are 30,095 L/M households, or 32% of the total L/M household population that has one of the four housing problems as noted above.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Families experiencing homelessness are similar to other, housed families living in poverty. In fact, many poor families, homeless or not, share similar characteristics: they are usually headed by a single woman with limited education, are usually young, and have high rates of domestic violence and mental illness. Some families living in poverty, however, fall into homelessness, usually due to some unforeseen financial challenge, such as a death in the family, a lost job, or an unexpected bill, creating a situation where the family cannot maintain housing.

Fortunately, homelessness among families is typically not a long-term experience. About 75 percent of families who enter shelter are able to quickly exit with little or no assistance and never return. Some families, however, require more intensive assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Homeless people and people who are at-risk of homelessness generally fall into three categories. Of course there can be overlap and these are not hard and fast categories. But generally each of these three groups of homeless people have different characteristics and housing/service needs:

- Homeless single adults or parents not accompanied by their children. Typically would be living on the street, in an encampment, in a car, in a shelter.
- Homeless families with children. Typically would be living in a shelter, sometimes in a car, occasionally on the street or doubled up in homes of friends.
- Extremely low income individuals and families who are at imminent at-risk of homelessness due to serious and persistent mental illness, HIV/AIDS and/or chemical dependency and unstable/precarious housing. They typically earn 30% of Area Median Income or below, often times 15% AMI or below.

Area median income is a term that describes median income levels adjusted for family size and local housing conditions. (Median means half are below and half are above this number.) The median income for a family of four in Alameda County is \$83,800; for a single individual it is \$58,700. A family of four that earned 30% of that area median income, or 25,150, or an individual who earned 17,600 or below, would be considered at-risk of homelessness.

Estimates of "at-risk" populations are derived from the biannual Alameda County Homeless Count required by federal funders. Alameda County conducts a research study every two years to count

how many people are homeless in the county and several key characteristics of those who are unhoused. Field work and surveys will generate a report that presents data crossing two variables:

- **homeless status** (unsheltered, sheltered in emergency and transitional housing, other homeless situations)
- **enumeration and subpopulations** (counts of total persons, number of households with children, number of households without children, chronically homeless singles, severe mental illness, chronic substance abuse, veterans, HIV/AIDS, domestic violence, unaccompanied youth under the age of 18)

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

While the City of Oakland has a significant inventory of affordable housing, there are very long waiting lists for these units and most of them do not have supportive services or are not affordable to the current homeless population. There is tremendous unmet need for housing the unsheltered homeless households or those at risk of being homeless. The City of Oakland's Permanent Access to Housing (PATH) contends that homelessness can be prevented or ended for these households only by creating affordable and supportive housing units affordable to those with extremely low incomes. While PATH has been extremely successful with providing rapid rehousing to those in need, providers of the various programs tend to cite the same reasons for homelessness. Individuals continue to share common characteristics such as poverty, lack of education, mental health concerns, felony convictions and substance abuse issues. These issues are continuously linked with housing instability and increased risk of homelessness.

### **Discussion**

Families experiencing homelessness are similar to other, housed families living in poverty. In fact, many poor families, homeless or not, share similar characteristics: they are usually headed by a single woman with limited education, are usually young, and have high rates of domestic violence and mental illness. Some families living in poverty, however, fall into homelessness, usually due to some unforeseen financial challenge, such as a death in the family, a lost job, or an unexpected bill, creating a situation where the family cannot maintain housing.

Fortunately, homelessness among families is typically not a long-term experience. About 75 percent of families who enter shelter are able to quickly exit with little or no assistance and never return. Some families, however, require more intensive assistance.

While the City of Oakland has a significant inventory of affordable housing, there are very long waiting lists for these units and most of them do not have supportive services or are not affordable to the current homeless population. There is tremendous unmet need for housing the unsheltered homeless households or those at risk of being homeless. The City of Oakland's Permanent Access to Housing (PATH) contends that homelessness can be prevented or ended for these households only by creating affordable and supportive housing units affordable to those with extremely low incomes. While PATH

has been extremely successful with providing rapid rehousing to those in need, providers of the various programs tend to cite the same reasons for homelessness. Individuals continue to share common characteristics such as poverty, lack of education, mental health concerns, felony convictions and substance abuse issues. These issues are continuously linked with housing instability and increased risk of homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a household with disproportionately greater need when the member of a racial or ethnic group at a given income level experiences housing problems at a greater rate (10 percentage points or more) than the income level of Oakland as a whole. An example, provided by HUD is as follows: assume that 60% of all low income households within a jurisdiction have a housing problem and 70% of low-income African American households have a housing problem. In this example, low-income African American households have a disproportionately greater need.

As noted earlier, there are four HUD-identified housing problems: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%. This section analyzes the extent of these housing problems and identifies populations that have a significantly greater need.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,515	5,515	1,580
White	4,190	595	385
Black / African American	13,065	2,190	655
Asian	4,640	1,970	275
American Indian, Alaska Native	240	15	0
Pacific Islander	105	0	45
Hispanic	5,180	570	140

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

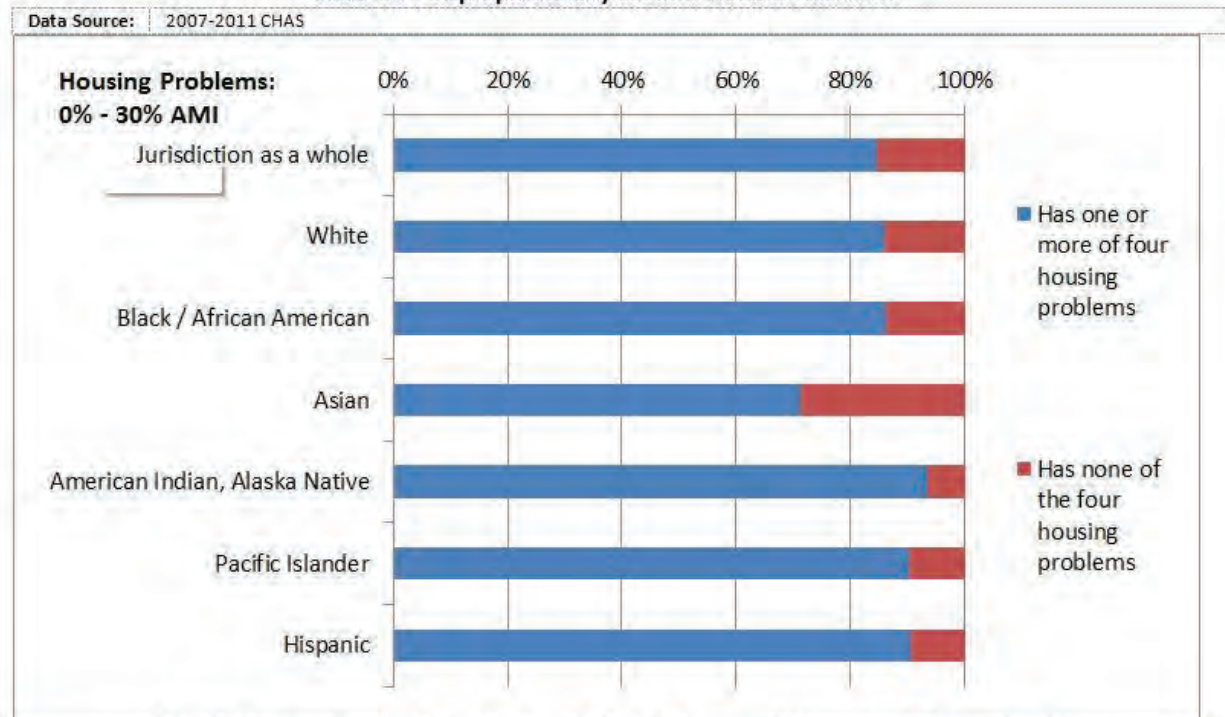
1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,620	5,635	1,730
White	5,200	850	345
Black / African American	13,980	2,250	785
Asian	4,320	1,745	265
American Indian, Alaska Native	214	15	10
Pacific Islander	140	15	15
Hispanic	5,940	635	260

Replaces the IDIS generated 0% - 30% of Area Mean Income Table

**0% - 30% Area Mean Income Table**

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**



**Exhibit XX – Housing Problems by Race/Ethnicity-Extremely Low-Income Households**

**0% - 30% Area Mean Income Chart**

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,990	4,465	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	3,575	820	0
Black / African American	5,850	1,895	0
Asian	2,525	925	0
American Indian, Alaska Native	25	15	0
Pacific Islander	75	0	0
Hispanic	4,495	725	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

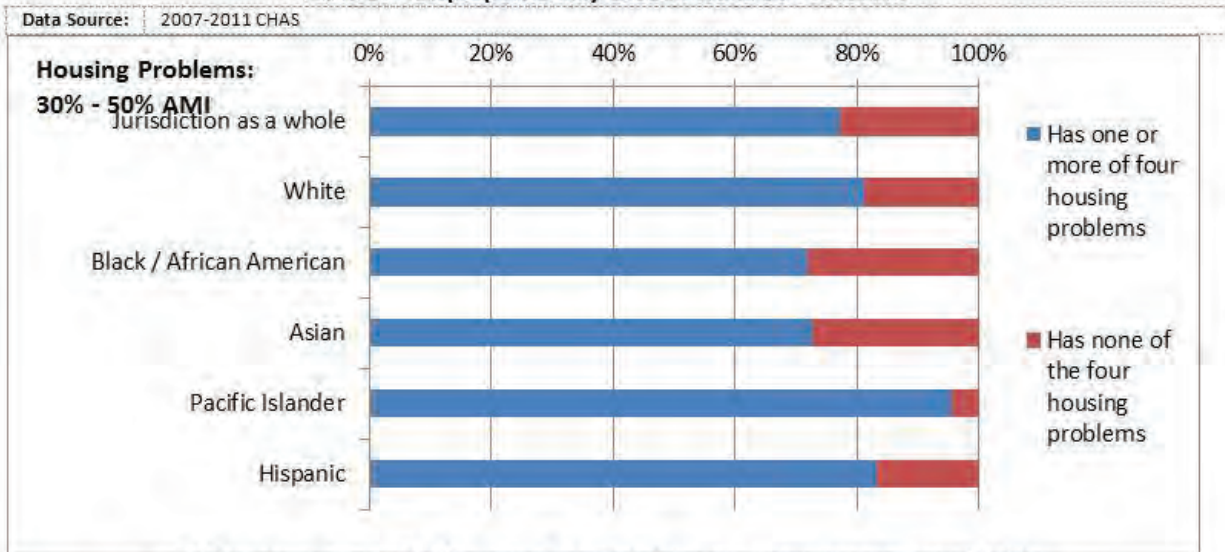
\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,105	5,040	0
White	3,630	835	0
Black / African American	5,880	2,305	0
Asian	2,395	900	0
Pacific Islander	220	10	0
Hispanic	4,325	865	0
Replaces IDIS Generated 30% - 50% Area Mean Income			

**30% - 50% Area Median Income Table**

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**



**Exhibit XX – Housing Problems by Race/Ethnicity- Very Low-Income Households**

Note: Due to insufficient data, this income category does not include American Indian/Alaska Native.

**30% - 50% Area Median Income Chart**

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,450	9,345	0
White	3,840	2,355	0
Black / African American	4,330	3,395	0
Asian	1,560	1,395	0
American Indian, Alaska Native	95	0	0
Pacific Islander	35	110	0
Hispanic	3,140	1,765	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

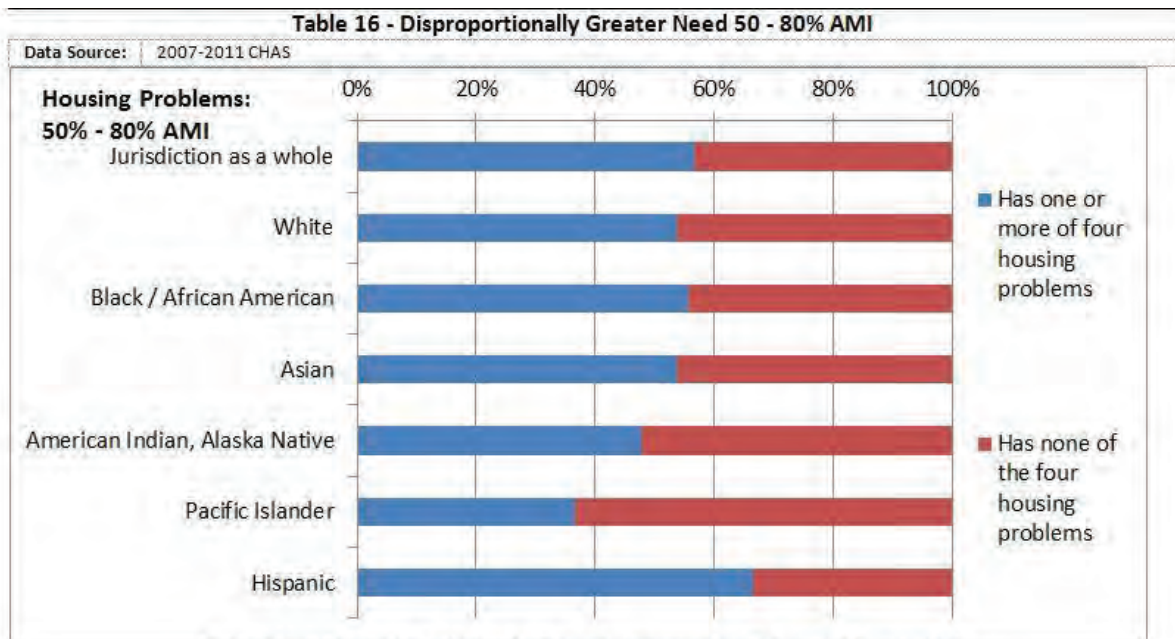
1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,875	9,065	0
White	3,260	2,815	0
Black / African American	3,850	3,080	0
Asian	1,390	1,200	0
American Indian, Alaska Native	50	55	0
Pacific Islander	55	95	0
Hispanic	2,905	1,460	0

Replaces IDIS Generated 50% - 80% Area Mean Income

**50% - 80% Area Mean Income Table**



**Exhibit XX – Housing Problems by Race/Ethnicity- Low-Income Households**

**50% - 80% Area Mean Income Chart**

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,415	8,145	0
White	1,840	2,830	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	1,505	2,610	0
Asian	650	1,080	0
American Indian, Alaska Native	0	15	0
Pacific Islander	10	0	0
Hispanic	1,230	1,390	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

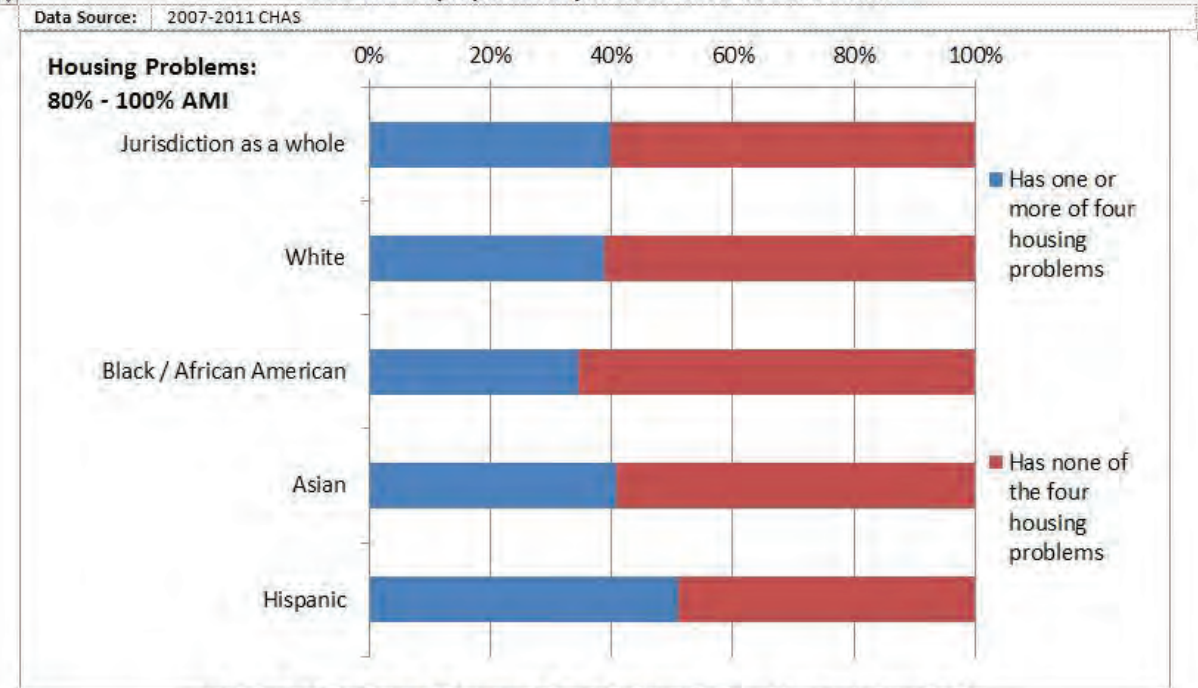
\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,530	8,330	0
White	1,740	2,725	0
Black / African American	1,515	2,890	0
Asian	790	1,140	0
Hispanic	1,365	1,305	0
Replaces IDIS Generated 80% - 100% Area Mean Income			

**80% - 100% area Mean Income Table**

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**



**Exhibit XX – Housing Problems by Race/Ethnicity- Low-Income Households**

**Note: Due to insufficient data, this income category does not include American Indian, Alaska Native and Pacific Islanders.**

**80% - 100% area Mean Income Chart**

**Discussion**

For Oakland, the Pacific Islanders and Hispanic populations are experiencing a disproportionately greater need when it comes to one or more of the HUD identified housing problems. The highest needs overall are experienced by Pacific Islander households earning 30-50% AMI, and Hispanic households earning 50-80% AMI and 80-100% AMI. Pacific Islander households earning 30-50% AMI are experiencing housing problems nearly 18.5 percentage points higher (almost 96% of their total population in this income category) than all other race/ethnicities in that income category. Hispanic households are experiencing housing problems at 10 to 11 percentage points higher than all other race/ethnicities in the 50-80% and 80-100% income categories. Across all income categories, with the two noted exceptions above, there was not one racial or ethnic group most likely to experience a disproportionate amount of housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a household with disproportionately greater need when the member of a racial or ethnic group at a given income level experiences housing problems at a greater rate (10 percentage points or more) than the income level of Oakland as a whole. An example, provided by HUD is as follows: assume that 60% of all low income households within a jurisdiction have a housing problem and 70% of low-income African American households have a housing problem. In this example, low-income African American households have a disproportionately greater need.

As noted earlier, there are four HUD-identified housing problems: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%. The four severe housing problems are: 1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than 1.5 persons per room, 4) Cost Burden over 50%. This section analyzes the extent of severe housing problems and identifies populations that have a significantly greater need.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,455	9,575	1,580
White	3,725	1,060	385
Black / African American	11,240	4,015	655
Asian	3,455	3,155	275
American Indian, Alaska Native	230	25	0
Pacific Islander	105	0	45
Hispanic	4,735	1,015	140

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

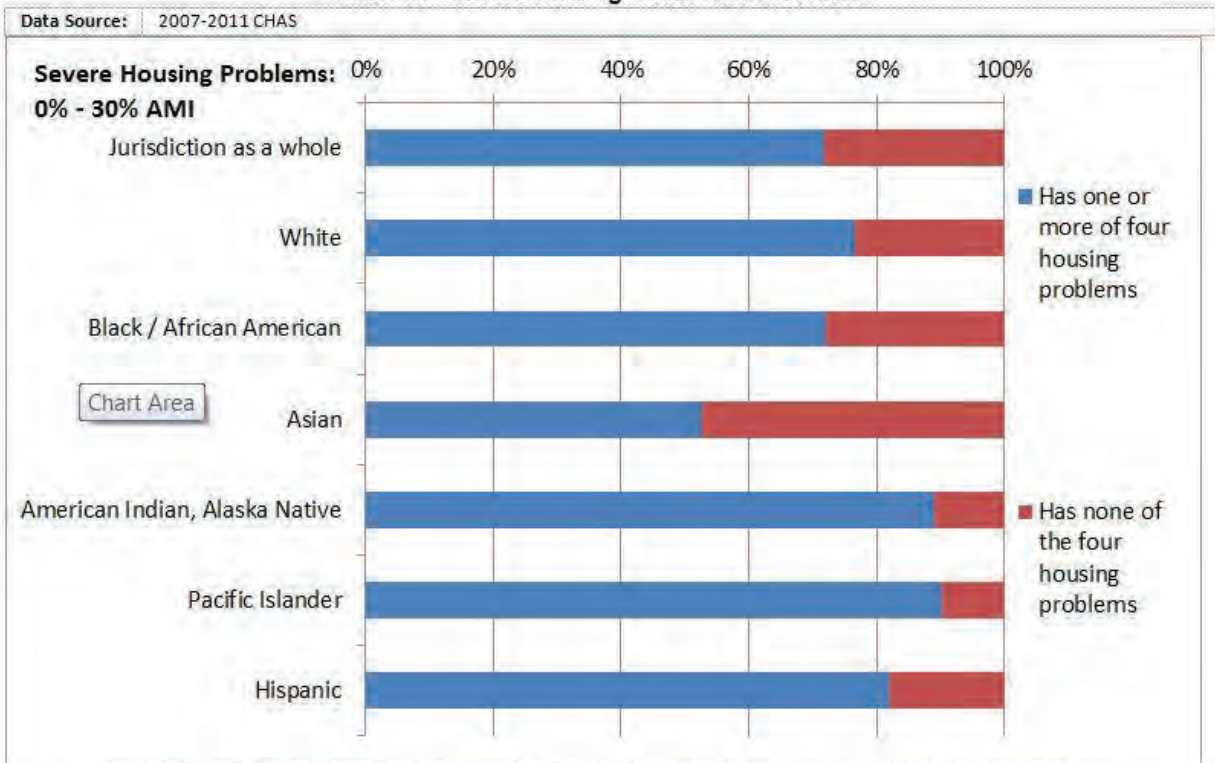
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,025	10,225	1,730
White	4,635	1,415	345
Black / African American	11,700	4,530	785
Asian	3,195	2,875	265
American Indian, Alaska Native	204	25	10
Pacific Islander	140	15	15
Hispanic	5,395	1,175	260

Replaces IDIS Generated 0% - 30% Area Mean Income Table

**0% - 30% Area Mean Income Table**

**Table 18 – Severe Housing Problems 0 - 30% AMI**



**Exhibit XX – Severe Housing Problems by Race/Ethnicity- Extremely Low-Income Households**

**0% - 30% Area Mean Income Chart**



**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	10,310	11,145	0
White	2,225	2,170	0
Black / African American	3,205	4,540	0
Asian	1,550	1,905	0
American Indian, Alaska Native	25	15	0
Pacific Islander	75	0	0
Hispanic	3,055	2,165	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

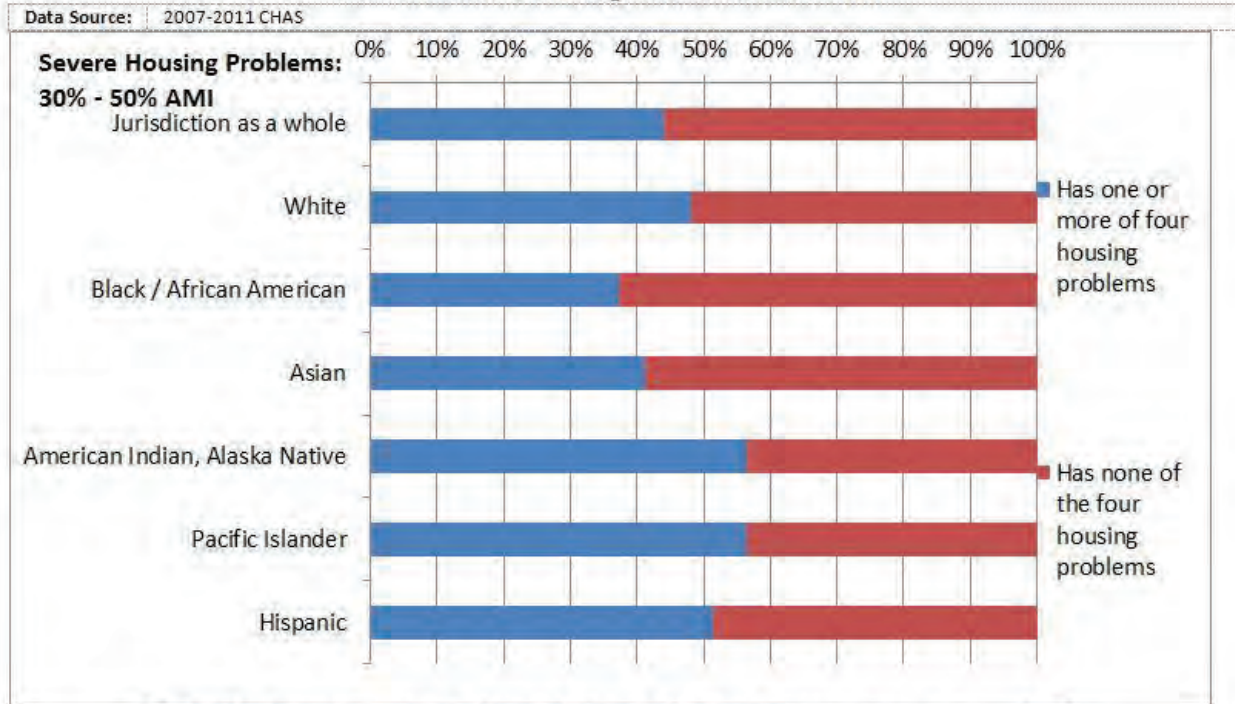
\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	9,715	12,425	0
White	2,155	2,315	0
Black / African American	3,045	5,140	0
Asian	1,360	1,935	0
American Indian, Alaska Native	65	50	0
Pacific Islander	130	100	0
Hispanic	2,665	2,525	0
Replaces IDIS Generated 30% - 50% Area Mean Income Table			

**30% - 50% Area Median Income Table**

**Table 19 – Severe Housing Problems 30 - 50% AMI**



**Exhibit XX – Severe Housing Problems by Race/Ethnicity- Very Low-Income Households**

30% - 50% Area Median Income Chart

50%-80% of Area Median Income

Severe Housing Problems *	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,345	16,450	0
White	1,580	4,615	0
Black / African American	1,700	6,025	0
Asian	825	2,130	0
American Indian, Alaska Native	60	35	0
Pacific Islander	20	125	0
Hispanic	2,050	2,855	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

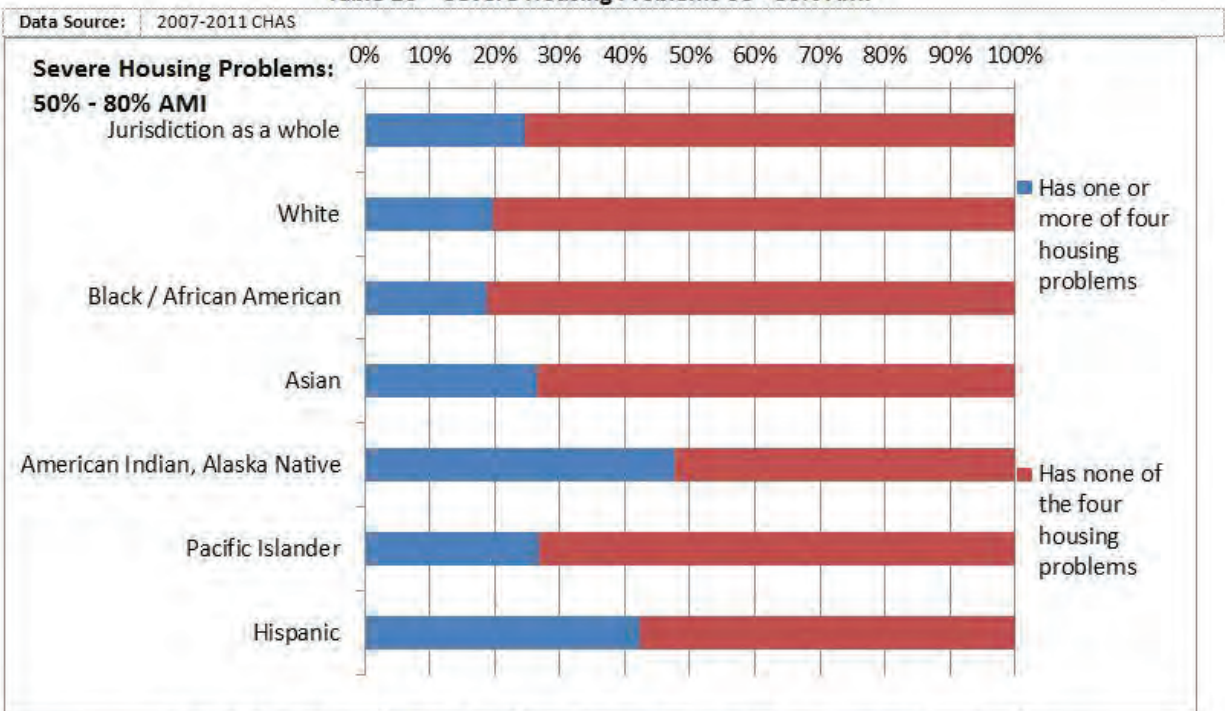
1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,175	15,760	0
White	1,195	4,880	0
Black / African American	1,295	5,630	0
Asian	690	1,900	0
American Indian, Alaska Native	50	55	0
Pacific Islander	40	110	0
Hispanic	1,840	2,520	0

Replaces IDIS Generated 50% - 80% Area Mean Income Table

**50% - 80% Area Mean Income Table**

**Table 20 – Severe Housing Problems 50 - 80% AMI**



**Exhibit XX – Severe Housing Problems by Race/Ethnicity- Low-Income Households**

**50% - 80% Area Mean Income Chart**

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,435	11,125	0



Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	640	4,030	0
Black / African American	695	3,420	0
Asian	240	1,490	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	10	0
Hispanic	820	1,800	0

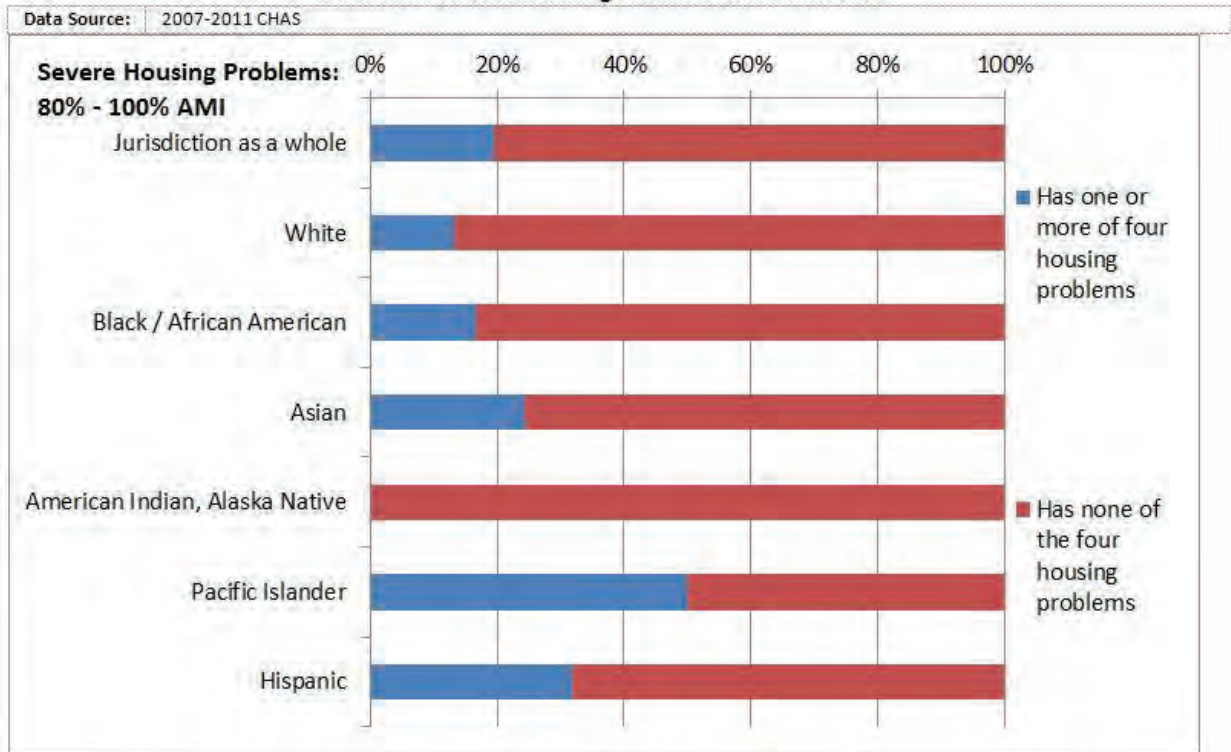
**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Table 21 – Severe Housing Problems 80 - 100% AMI**



**Exhibit XX – Severe Housing Problems by Race/Ethnicity- Low-Income Households**

80% - 100% area Mean Income Chart

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,715	11,145	0
White	590	3,870	0
Black / African American	735	3,665	0
Asian	470	1,460	0
American Indian, Alaska Native	0	35	0
Pacific Islander	35	35	0
Hispanic	850	1,815	0
Replaces IDIS Generated 80% - 100% Area Mean Income Table			

### 80% - 100% area Mean Income Table

### Discussion

For Oakland, in every income bracket, there are multiple racial/ethnic groups that have a disproportionate amount of severe housing problems. Across all racial/ethnic groups the highest disproportionate need overall is experienced by American Indian/Alaska Native, Pacific Islanders and Hispanic populations when it comes to the HUD identified severe housing problems. In the 0-30% AMI income category, these three racial/ethnic groups are experiencing disproportionate greater need at between 11 to 17 percentage points higher than the jurisdiction as a whole. In the 30-50% AMI income category, American Indian/Alaska Native and Pacific Islanders are experiencing disproportionate greater need that is 13 percentage points higher than the jurisdiction as a whole. In the 50-80% AMI income category, American Indian/Alaska Native and Hispanics are experiencing disproportionate greater need at between 17 (Hispanic) to 23 (American Indian/Alaska Native) percentage points higher than the jurisdiction as a whole. In the 80-100% AMI income category, Pacific Islanders and Hispanics are experiencing disproportionate greater need at between 12 (Hispanic) to 30 (Pacific Islander) percentage points higher than the jurisdiction as a whole.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent cost burden and identifies populations that are disproportionately affected.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	31,090	23,695	36,855	1,775
White	31,310	11,235	8,955	425
Black / African American	20,410	11,225	16,490	720
Asian	12,285	5,040	5,180	330
American Indian, Alaska Native	310	45	295	0
Pacific Islander	235	90	95	45
Hispanic	11,380	5,845	7,410	175

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	78,960	35,675	40,275	1,875
White	32,665	11,865	9,530	380
Black / African American	21,335	11,285	16,555	810
Asian	11,365	5,165	4,770	330
American Indian, Alaska Native	340	65	300	10
Pacific Islander	305	180	215	15
Hispanic	10,540	6,025	7,830	280
Replaces IDIS Generated Housing Cost Burden Statistics				

Replaces IDIS Housing Cost Burden Table

### Discussion:

Overall, 45% of owner households and 51% of renter households in Oakland experience housing cost burden. Specifically, 23% of owners are paying 30-50% of their income towards housing costs, and 22% are paying more than 50%. American Indian/Alaska Native owner households experience a disproportionate housing cost burden. For the American Indian/Alaska Native households, close to 40% of this ethnic/racial group is paying more than 50% of their income towards housing costs (compared to 22% for the City overall).

Significantly, this is similar with renter households. American Indian/Alaska Native renter households experience a disproportionate housing cost burden. For the American Indian/Alaska Native households, 47% of this ethnic/racial group is paying more than 50% of their income towards housing costs (compared to 29% for the City overall).

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As stated above, within every income bracket in the City of Oakland, at least one racial/ethnic group has a disproportionate amount of housing problems. Please see the discussion for NA-15, NA-20, and NA-25 above.

### **If they have needs not identified above, what are those needs?**

Further analysis of HUD CHAS data was conducted to understand the status of populations in Oakland that have historically had disproportionate greater needs identified: Senior Citizens, Large Families and Overcrowding by Income level.

With regard to Senior Citizen Households, City staff analyzed data on the four HUD identified housing problems to understand if there was a disproportionate greater need among this population. Although there are high numbers of Senior Citizen households in all low and moderate income household categories for both renters and owners, their needs were not disproportionately greater (10 or more percentage points) than the jurisdiction as a whole.

With regard to Large Family Households (5+ persons), City staff analyzed data on cost burden to understand if there was a disproportionate greater need among this population. Staff found that among the extremely low- to low-income (0-80% AMI) owner-occupied households, there were 13 to 23 percentage points higher population of households with >30% to >50% cost burden than the jurisdiction as a whole. Further, with regard to Large Family Households that were extremely low renters, there were 12 percentage points higher population of households with >50% cost burden than the jurisdiction as a whole.

With regard to overcrowded households (and also a confirmation above-noted issues with Large Family Households), city staff analyzed data on overcrowding by income level and tenure (renter vs. owner) to understand if there was a disproportionate greater needs among this population. Staff found that among the extremely low- and very low-income renter households, there were 10 to 12 percentage points higher population of households that were overcrowded; in the very low-income owner households, there were 10 percentage points higher population of households that were overcrowded.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Despite a great deal of diversity at the City level, neighborhoods are still segregated by race and ethnicity. While Whites constitute 35 percent of the population and Black, Asians and Hispanics each constitute less than 30 percent, there are numerous areas of the City where more than 50% of the residents belong to a single racial/ethnic group. In addition, each racial/ethnic group has distinct patterns of concentration where the percentage in a neighborhood is either 1.5 times the citywide average, or less than half the citywide average, as illustrated in Figures 3-1 to 3-5.

Additionally, as is the case for race and ethnicity, Oakland has clear geographic patterns of concentration by income. As seen in the maps on the following pages, in most of the neighborhoods in the flatland areas of the City, at least 51 percent of the population qualifies as “low and moderate income” under guidelines established by the U.S. Department of Housing and Urban Development. These federal definitions correspond to the terms “low” and “very-low” income as used in the Housing Element. Within those areas, there are neighborhoods with percentages that are more than 1.5 times the citywide average, while in the hill areas, most neighborhoods have concentrations less than half the citywide average. See Figures 3-6 and 3-7 for detailed maps.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Oakland Housing Authority (OHA) is responsible for the operation, management and maintenance of 1,606 public housing units, and also operates the Housing Choice Voucher Program. Both programs serve low-, very low-, and extremely low-income persons. The housing authority programs are the principal programs available to meet the needs of persons with incomes below 30 percent of median income. The Oakland Housing Authority (OHA) also meets the need of persons with physical and mental disabilities, substance abuse problems and HIV/AIDS.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	387	1,444	9,914	411	9,399	59	0	0

Table 22 - Public Housing by Program Type  
 \*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Totals in Use (HUD data incorrect—following corrected data supplied by OHA)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Disabled *		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers in use	0	215	1,544	12,269	1,795	10,474	195	29	125
		387	1,444	9,914	411	9,399	59	0	0

Table 23 - Public Housing by Program Type  
\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Totals In Use Table (HUD data incorrect - correct data supplied by OHA)

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Family Unification Program	
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing
Average Annual Income	0	9,443	14,033	15,031	11,033	15,169	10,443	0
Average length of stay	0	6	3	11	21	11	0	0
Average Household size	0	1	2	2	2	2	1	0
# Homeless at admission	0	13	0	10	0	6	4	0
# of Elderly Program Participants (>62)	0	121	512	2,046	123	1,906	11	0
# of Disabled Families	0	140	179	2,294	79	2,177	25	0
# of Families requesting accessibility features	0	387	1,444	9,914	411	9,399	59	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0



Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents (Some HUD data incorrect—following corrected data supplied by OHA)

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers Total	Project-based	Tenant-based	Special Purpose Voucher	
							Family Unification Program	
							Supportive Housing	
Average Annual Income	0	\$12,045	\$14,985	\$18,461	\$18,356	\$18,819	\$18,344	\$21,010
Average length of stay	0	9,443	14,033	15,031	11,033	15,169	10,443	0
Average Household size	0	6	3	11	21	11	0	0
# Homeless at admission	0	1	2	2	2	2	2	3
# of Elderly Program Participants (>62)	0	13	0	10	0	6	4	0
# of Disabled Families	0	62	708	3,198	443	2,561	39	3
# of Families requesting accessibility features	0	121	512	2,046	423	1,906	11	0
# of HIV/AIDS program participants	0	60	336	2,819	289	2,237	70	9
# of DV victims	0	140	179	2,294	79	2,177	25	0

Table 24 – Characteristics of Public Housing Residents by Program Type  
 Note that Table 24 excludes data for 307 units of Public Housing at HOPE VI sites.

Characteristics of Residents (Some HUD data incorrect - correct data supplied by OHA)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	52	66	597	60	519	13	0	0
Black/African American	0	257	997	7,244	208	6,965	45	0	0
Asian	0	75	370	1,963	139	1,810	0	0	0
American Indian/Alaska Native	0	2	4	49	3	45	1	0	0
Pacific Islander	0	1	1	21	1	20	0	0	0
Other	0	0	6	40	0	40	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

Race of Residents (Some HUD data incorrect—following corrected data supplied by OHA)

Race	Program Type								
	Certificate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher Disabled *		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
White		19	64	962	225	627	35	3	
	0	52	66	597	60	519	13	0	0
Black/African American		160	993	8,592	1,012	7,107	133	23	
	0	257	997	7,244	208	6,565	45	0	0
Asian		28	412	2,512	491	1,936	2	1	
	0	75	370	1,963	139	1,810	0	0	0
American Indian/Alaska Native			10	76	27	44	0		
	0	2	4	49	3	45	1	0	0
Pacific Islander			6	35	8	24	1		
	0	1	1	21	1	20	0	0	0
Other			14	92	320	57	3	1	
	0	0	6	40	0	40	0	0	0

Table 25 – Race of Public Housing Residents by Program Type  
\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Race of Residents (Some HUD data incorrect - correct data supplied by OHA)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod- Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based			
Hispanic	0	12	57	315	27	284	3	0	0
Not Hispanic	0	375	1,385	9,562	384	9,078	56	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

Ethnicity of Residents (Some HUD data incorrect—following corrected data supplied by OHA)

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic		1	48	533	157	348	7	3	
Not Hispanic	0	12	57	315	27	284	3	0	0
		208	1,448	11,736	1,638	9,447	167	25	
	0	375	3,385	9,562	384	9,078	56	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 26 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents (Some HUD data incorrect - correct data supplied by OHA)**

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Information pertaining to the needs of public housing tenants and applicants on the wait list for accessible units was not collected by the Oakland Housing Authority; however, based on the information collected by Alameda County the following information was attained.

With the high cost of housing in the Bay Area, affordable housing is a need experience by the general populace but the need is especially difficult for the severe low-, very low-, and extremely low-income persons. Adults with development disabilities have very low incomes, most of them only receiving SSI benefits (\$721.00 per month in 2014). Finding an apartment for 30% of their income in the Consortium area is extremely difficult. Individuals with physical disabilities require housing which is both affordable and adapted to their physical needs. There is a significant need for supportive services such as employment training, counseling, benefits advocacy, and independent living skills.

Source Alameda County Consolidated Plan FY 2015-2019

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Information pertaining to the number and type of families on the wait lists for public housing and section 8 tenant based rental assistance was not collected by the Oakland Housing Authority, however, based on the information collected by Alameda County the following information was attained.

The County of Alameda has a wait list of 750 people, 7.2% are elderly and 21% of the individuals indicate that they have a disability. There is a wide range of disability types and needs including mobility limitation or more acute physical disability, mental disability, substance abuse problems (alcohol or drug - AOD) and/or HIV/AIDS. The American Community Survey categorizes disabilities using six disability types or "difficulties", people are considered disabled if they have one or more of the following: Hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty and independent living difficulty.

The majority of households on the Section 8 and HOPE VI waiting lists are families representing 72% in Section and 81% in the HOPE VI sites. The majority (67%) of households on the site-based Public Housing waiting lists are elderly. The share of the elderly households on the Public Housing waiting lists increased dramatically from 35% in FYE 2013 to 67% at FYE 2013.

Individuals with physical disabilities require housing which is both affordable and adapted to their physical needs. There is a significant need for supportive services such as employment training, counseling, benefits advocacy, and independent living skills.

Source Alameda County Consolidated Plan FY 2015-2019

### **How do these needs compare to the housing needs of the population at large**

There are 84673 people with physical disabilities or 8.5 of the population of the Alameda County HOME Consortium of which Oakland makes up % of this populace. People are considered disabled if they have one or more of the following: Hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty and independent living difficulty. Of these 84673 individuals with difficulties in the Consortium 3734 have hearing difficulties, 2614 have vision difficulties, 5011 have cognitive difficulties, 7784 have ambulatory difficulties, 3524 have self-care difficulties and 5807 have independent living difficulties. Housing in California is extremely expensive. Many households struggle to find housing that is affordable and meets their needs.

Source Alameda County Consolidated Plan FY 2015-2019  
Oakland Housing Authority FY 2013 MTW Annual Report

## **Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The key findings from the 2013 Alameda Countywide Homeless Count and Survey Report, compares results to those of the 2011 Count, and reflects on the trends over the last decade since the first Homeless Count and Survey in 2003. The overall number of people who are homeless in Alameda County is essentially the same as in 2011. This count of 4,264 homeless people follows a period of decline, most notable between 2007 and 2009. On one hand, these static results are encouraging in the context of the severe effects of recession, its impact on the housing and job market, the increase in the population of Alameda County, and its rate of poverty. Some groups, like families who are homeless with children, have shown a significant reduction in number over the last several years.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	1,182	247	147	183
Persons in Households with Only Children	0	0	16	2	1	183
Persons in Households with Only Adults	0	0	3,650	1,134	392	183
Chronically Homeless Individuals	89	395	396	0	0	0
Chronically Homeless Families	15	49	17	0	0	0
Veterans	72	184	590	348	429	183
Unaccompanied Child	0	0	496	241	0	183
Persons with HIV	13	37	82	62	218	183

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

To be counted as homeless by EveryOneHome, a person must either be sheltered (living in an emergency shelter or in a transitional housing program for the homeless) or be unsheltered (living outdoors or in a place not meant for habitation).

Homeless families with children are 32% of the overall homeless population, down from 56% in 2003. While a new baseline of household data restricts comparisons of counts of people in families, this significant decrease over the decade results in 462 homeless families with children in 2013.

The total number of homeless veterans is 492, about 12% (11.5%) of all homeless people. This closely mirrors the 2011 results of 488 homeless veterans constituting 11.7% of all homeless people. Additionally, the proportion of veterans who are sheltered and unsheltered is essentially unchanged from 2011, with 72% unsheltered. Female veterans (a new data field for 2013) are four percent of the veteran population, and less than half of one percent of the overall homeless population. Just over half of female veterans are unsheltered (55%) compared to nearly three-fourths of the entire veteran population. Over the past decade, the number of homeless veterans declined by over 200 people (694 to 492). They have consistently comprised between 10% and 14% of the homeless population.

When considering all transition age youth (persons age 18 through 24) who are sheltered and unsheltered, in households with or without children under age 18, this age group comprises 10% of the total homeless population (435 people). This age group is frequently considered to require specialized services to reach them. For example, the majority of unsheltered 18-24 year olds are age 18 – 21, which may warrant a unique outreach approach.



In 2013, the US Department of Housing and Urban Development added a new requirement to report on the age categories of each homeless person by their household type. This addition required extensive modification of the survey tool and the questions used to determine household type as well as adding new questions about age categories of the other family members. As a result, the 2013 data regarding household type is considered a new baseline and cannot be compared to prior years. The majority of households are those without children under age 18 (68%) although 1,342 are people in families with children who are homeless.

Families with Children – Number of families currently Homeless-462 Families; Net Change over 10 Years-307; Average Net Change per Year-30.7; Number of Years to End Homelessness at Current Pace - 15.0 years

Homeless Veterans – Number of people currently Homeless-492 People; Net Change over 10 Years-202; Average Net Change per Year-20.2; Number of Years to End Homelessness at Current Pace-24.4 Years

Chronically Homeless – Number of people currently Homeless-931 People; Net Change over 10 Years-349; Average Net Change per Year-34.9; Number of Years to End Homelessness at Current Pace- 26.7 Years

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The information below was compiled from the Alameda County Homeless Count & Survey Report which was prepared for EveryOne Home.

According to the data 931 of the 4,264 homeless people estimated in 2013, or 22%, are chronically homeless individuals (see page 20 for the definition of chronic homelessness). This result is a decrease of almost five percentage points since 2011. Approximately 18% of these persons are sheltered; the remaining 82% are unsheltered. HUD began requiring a count of chronically homeless families in 2011; therefore there are no comparisons available prior to 2011. In 2013, HUD required not only a count of the number of chronically homeless families, but also a count of the people in those families. About one-third of chronically homeless families are sheltered, while about two-thirds are unsheltered, and the split of people in chronically homeless families matches those proportions. In 2011, the split between chronically homeless families in shelters and in unsheltered situations was quite different – 57% were sheltered and 43% were unsheltered. While this may appear to be a dramatic difference, the subpopulation numbers of chronically homeless families in both 2011 and 2013 are small enough that no conclusions can be drawn about the change in population size. In other words, the estimated of total chronically homeless families in both years is too small to determine whether there was a change in the size of the population. There were 98 chronically homeless families in 2011 and 37 in 2013. The proportion of chronically homeless family households (HH) in the entire homeless household population declined by just under two percentage points since 2011.

The number of homeless veterans changed little since 2011; there was less than one percentage point decrease in this subpopulation as a whole. In the homeless veteran population since 2003, the

proportion of veterans has hovered between ten and fourteen percent of the overall homeless population. However, the total number of homeless veterans has declined by over 200 people. In 2013, there were an estimated 492 homeless veterans. Among the 492 homeless veterans, 20 (approximately four percent) are female veterans. Female veterans make up less than half a percent of the overall homeless population. Just under half of the female veterans are sheltered and just over half are unsheltered.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The information below was compiled from the Alameda County Homeless Count & Survey Report which was prepared for EveryOne Home.

The distribution of race categories among unsheltered homeless people remains quite similar to 2011 figures. There was a slight increase in both Black/African Americans and White/American Indians. The largest decline was in “Other Multi-Racial” respondents, which dropped by over six percentage points but can probably be accounted for in the increase in “Unknown” races and other identified racial mixes.

In 2013, just over seven percent of unsheltered adults identified as Hispanic/Latino, a slight decrease from the 9.5% in 2011. This includes people who identified only as Hispanic/Latino as well as people who identified one or more racial categories in addition to Hispanic/Latino.

Those not identifying as Hispanic/Latino remained essentially equal to 2011, at approximately 85%. Among people who are unsheltered homeless, disproportionately more people identify as African American and American Indian/Alaskan Natives than in the total population of Alameda County. Hispanics and Asians are represented as unsheltered at a much lower rate than in the county populous.

Black/African American 682 or 40%  
White/Caucasian 623 or 36%  
American Indian/Alaskan Native 78 or 5%  
Asian 14 or 0.8%  
Pacific Islander 25 or 1.4%  
Other Multi-Racial 164 or 10%  
Unknown 140 or 8%

Among people who are unsheltered homeless, disproportionately more people identify as African American and American Indian/Alaskan Natives than in the total population of Alameda County. Hispanics and Asians are represented as unsheltered at a much lower rate than in the county populous.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Alameda County Homeless Count & Survey Report that the number of unsheltered persons increased by 6%, from 2,212 in 2011 to 2,337 in 2013. This is the second count in a row showing an increase in the

number of unsheltered people. The vast majority of the unsheltered (91%) are persons in households without minor children. The 2,337 unsheltered people exceed those living in emergency shelters and transitional housing combined, but the proportion is comparable to 2011. While the proportion of the homeless who are unsheltered is now at 55%, the number of people has declined over the last ten years by almost 12%, from 2,642 people in 2003 to 2,337 people in 2013. Unsheltered persons hovered at or slightly above 50% of the homeless population for the decade, with only one year less than 50%.

The proportion of unsheltered people who are women has declined quite significantly over the past decade. In 2003, women comprised 41% of the unsheltered population. In 2013, women comprise 13% of the unsheltered population. Conversely, men have increased from 59% to 84% of the unsheltered population.

**Discussion:**

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Special Needs Housing is defined as developments that provide permanent supportive housing and integrated housing for persons with special needs. Persons with special needs are those who are elderly, who are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families, and victims of domestic violence.

There are consistent patterns between the special needs population and increased risk for homelessness because of lack of adequate housing facilities and services available. These populations not only need permanent housing/ but also integrated services to decrease their risk for homelessness.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	11,576
Area incidence of AIDS	261
Rate per population	10
Number of new cases prior year (3 years of data)	786
Rate per population (3 years of data)	10
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	7,335
Area Prevalence (PLWH per population)	278
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source: CDC HIV Surveillance

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	27
Short-term Rent, Mortgage, and Utility	5
Facility Based Housing (Permanent, short-term or transitional)	5

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### Describe the characteristics of special needs populations in your community:

HUD defines elderly as age 62 and older, and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking and performing light housework.

There is a wide range of disability types and needs including mobility limitations or more acute physical disability, mental disability, substance abused problems (alcohol or drug – AOD) and/or HIV/AIDS. People are considered disabled if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory, self-care difficulty, and independent living difficulty. The majority of non-homeless mentally disabled people are consistently threatened with homelessness. Studies show that many mentally disabled people can live successfully in supported housing with adequate access to treatment and peer supports.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Individuals with developmental disabilities have very low incomes, most of the only receiving SSI benefits (\$721/month in 2014) Finding apartment for 30% of their income in the area is extremely difficult. Individuals with physical disabilities require housing which is both affordable and adapted to their physical needs. There is a significant need for supportive services in addition to housing, such as assistance with daily life activities, in-home assistance, and social services such as employment training, counseling, benefits advocacy and independent living skills.

In 2014, the Housing Consortium of the East Bay (a nonprofit organization that promotes affordable, accessible housing options for persons with developmental disabilities) found that there are 14,988 adults within the HOME Consortium area who have developmental disabilities and are clients of the Regional Center of the East Bay (RCEB). The California Community Transitions (CCT) program identifies eligible MediCal beneficiaries who have continuously resided in state-licensed health care facilities for a period of 90 consecutive days or longer. Transition coordinators work directly with eligible individuals, support networks, and providers to facilitate and monitor transition from facilities to community settings.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Alameda County AIDS Needs Assessment 2014 estimates that almost three-quarters (71.6%) of the patient population is male, 23.1% female, and 5.3% transgender. The assessment concludes that more than half (57.1%) of the patients are Black or African American, 15.5% white, and 27.4% percent Other or a combination of racial categories.

Race by Gender:

Black males - 954 patients; Black Female – 442 patients; Transgender – 107 patients

White males – 364 patients; White Female – 17 patients; White Transgender – 27 patients

Other Male – 567 patients; Other Female – 149 patients; Other Transgender – 721 patients

Major Sub-groups include the following:

Men having Sex with Men (MSM)

Gay Men – 995 or 38.3% of the population

Bi-sexual – 395 or 15.2% of the population

Heterosexual women – 577 or 22.2% of the population

Heterosexual men – 480 or 18.5% of the population

Transgender male to female (all sexual orientations) – 138 Or 5.5 of the population

Other – 14 or 0.5% of the population

Gender by Household Type:

Male living alone – 1,025 or 54.4% of the population

Male living with spouse only – 476 or 25.3% of the population

Male living with minor children with or without spouse – 163 or 8.7% of the population

Male living adult child(ren) or other adults – 220 or 11.7 of the population

Female living alone – 273 or 44.8% of the population

Female living with spouse only – 106 or 17.4% of the population

Female living with minor children with or without spouse – 171 or 2 8.1% of the population

Female living adult child(ren) or other adults – 59 or 9.7% of the population

Transgender living alone – 126 or 90.6% of the population

Transgender with spouse only – 13 or 9.4% of the population

**Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The types of public facilities that are owned and operated by the City include parks and recreation facilities, public libraries, senior centers, homeless centers, and teen centers. Oakland's Library Services provides access to resources for information, knowledge and research; opportunities for artistic and literary expression; innovative services in technology, children and youth activities, adult literacy, and tool lending; expanded services for disabled persons; and branches dedicated to the preservation of Native American, Latin American, Asian and African American culture and history.

The Human Services Department operates and partners with non-profit organizations to operate multi-purpose centers that meet the needs of seniors. There are six senior centers throughout the City, two of which are operated by non-profit community organizations, which provide a full range of social, recreational, nutrition, computer access and health education activities, as well as low cost hot lunches. The Human Services Department also partners with two non-profit organizations each of which operates a multi-purpose center that serve the homeless population. The centers provide the following support services specific to the needs of the homeless: transitional shelter, information and referral, food, employment, physical and mental health, drug and domestic violence programs.

There is a City operated teen center in two of the low- and moderate-income Community Development Districts of Oakland these community based facilities house and support public service activities that may include: counseling; tutoring; employment and entrepreneurial training; support services for at risk youth; academic and recreational youth programs; health services; fitness; and arts programs.

Facilities owned and operated by non-profit agencies have included child care and child development centers, youth centers, senior centers, neighborhood centers, community gardens, health centers, cultural and community arts centers, domestic violence shelters, and facilities that serve special needs population.

### **How were these needs determined?**

The needs for public facilities have been determined in the following three ways: (1) by priority categories identified by the seven Community Development District Boards for capital improvement projects to be funded from annual allocations; (2) by responses to a Community Needs Assessment Survey conducted to gather input for the FY2015-20 Consolidated Plan. The tool solicited comments on whether the physical condition of neighborhood public space is stable, improving or declining; and whether the need for community and neighborhood facilities is low, moderate or high; and (3) by comments on public facility needs and priorities solicited from City Council offices, residents and community-based organizations in two community meetings in the low- and moderate-income areas of the City.



## **Describe the jurisdiction's need for Public Improvements:**

The Oakland Public Works Department maintains a prioritization list for capital improvement of parks and recreation facilities that was updated for FY2013-15 by Resolution 85056 C.M.S. adopted by the Oakland City Council on July 17, 2014. This list itemizes facilities that are in need of improvements and upgrades to enhance safety and comply with ADA accessibility standards. They include: rehabilitation of play surfaces, installation of play and sports equipment, building of accessible walkways, development of teen centers, creation of recreation centers kitchen gardens, improvement of outdoor lighting, installation of safety equipment, and interior and exterior renovation of centers.

Public improvement needs in the City of Oakland include addressing and enhancing public safety, beautification of community space, neighborhood and commercial development, and housing marketability. Activities that have been funded in prior years include street improvements, sidewalks, curbs and gutters, street lighting, street trees, median landscaping, blight removal and neighborhood clean ups, parking improvements and street surveillance cameras.

Funds are needed to develop teen in the other five Districts. Funding for this purpose may include acquisition, design and engineering costs, and rehabilitation of existing buildings.

Improvements needed to the senior and multi-purpose centers have included replacement of the interior elevation; installation of a sidewalk elevator; upgrading of the heating, ventilation and air-conditioning systems; electrical and plumbing renovation; compliance with ADA accessibility standards; flooring; and interior and exterior painting. Maintenance needs, especially for the older facility, will include kitchen improvements, safety enhancements, and ongoing renovation.

Public improvement needs in the City of Oakland also include addressing and enhancing public safety, beautification of community space, neighborhood and commercial development, and housing marketability. Activities that have been funded in prior years include street improvements, sidewalks, curbs and gutters, street lighting, street trees, median landscaping, blight removal and neighborhood clean ups, parking improvements and street surveillance cameras.

## **How were these needs determined?**

The needs for public improvements have been determined in the following three ways: (1) by priority categories identified by the seven Community Development District Boards for infrastructure projects to be funded from annual allocations; (1) by responses to a Community Needs Assessment Survey conducted to gather input for the FY2015-20 Consolidated Plan. The tool solicited comments on whether the need for public infrastructure is low, moderate or high; and (3) by comments on public facility needs and priorities solicited from City Council offices, residents and community-based organizations in two community meetings in the low- and moderate-income areas of the City.

## **Describe the jurisdiction's need for Public Services:**

Grant and foundation resources for services have not kept pace with the needs for vital support and social services that have resulted from the increases in the economic downturn, rates of unemployment, cost of living, homelessness, and shrinking safety nets. The activities that have been provided by City Departments and by non-profit agencies to meet the needs of economically marginalized, vulnerable and underserved residents include the following:

- a. Homeless/AIDS Patients Programs: Supportive services to enable the homeless population and persons living with AIDS/HIV to obtain information and referral, technical assistance, transitional housing and shelter, hunger relief, rental assistance, health care, and case management.
- b. Senior Services: Transportation to reduce isolation and enable independence; information and referral; in-home support and companionship; adult day care; health care; meals, nutrition and food security; training and education for seniors and caregivers; information on crime and safety issues; leveraging services and access for those with language and cultural barriers and with disabilities.
- c. Handicapped Services: Supportive services to enable persons with physical disabilities obtain information and referral, technical assistance, housing and shelter, health care, and case management.
- d. Legal Services: Legal counseling, assistance, representation and referral on tenant/landlord issues and issues.
- e. Youth Services: Job development, training and placement; paid internships; career and personal development; microenterprise training; tutoring and mentoring; street outreach to youth involved in gangs and criminal activities
- f. Transportation Services: Assistance to enable seniors, persons with disabilities, and other extremely low income persons obtain transportation to access basic services
- g. Substance Abuse Services: Intervention, case management, counseling and support services to assist persons overcome substance addiction.
- h. Services for Battered/Abused Spouses: Emergency residential shelter; intervention and therapeutic counseling; support groups; advocacy and legal assistance; assistance to locate and establish new residency; community outreach and education; workshops to address teen dating violence and sexual harassment
- i. Employment Training: Job development and placement, training and skill building, tutorial services
- j. Crime Awareness/Prevention: Services are provided to parents and caregivers, children and youth, at-risk youth, seniors and non- and limited-English speaking new immigrants.
- k. Tenant/Landlord Counseling: Information and referral, outreach, mediation and reconciliation, and maintenance of client intake and services database.
- l. Childcare and Child Development Services: Childcare services for infants and school-age children; summer food distribution and meals; support for parents, guardians and families
- m. Health Services: Access to comprehensive medical, dental, vision, pediatric, prenatal and postpartum, adult and geriatric care for persons regardless of income and ethnicity, HIV/AIDS testing and counseling
- n. Services for Abused/Neglected Children: Outreach and assistance to sexually exploited minors; and intervention and support for children who are parents are victims of domestic violence.

o. Mental Health Services: Supportive services to enable persons with physical disabilities obtain information and referral

Other:

i. Neighborhood Revitalization: Increasing the economic development, neighborhood enhancement, and commercial revitalization

ii. Micro-Enterprise Assistance: Training to encourage local businesses to green their facilities; assisting local businesses in creating and maintaining a clean, safe environment; encourage water and energy conservation; improve waste reduction and implement recycling programs

### **How were these needs determined?**

The needs for public services have been determined in the following three ways: (1) by priority categories identified by the seven Community Development District Boards for public services activities to be funded from annual allocations; (2) by responses to a Community Needs Assessment Survey conducted to gather input for the FY2015-20 Consolidated Plan. The tool solicited comments on whether the need for community and neighborhood services is low, moderate or high; and (3) by comments on public services needs and priorities solicited from City Council offices, residents and community-based organizations in two community meetings in the low- and moderate-income areas of the City.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Bay Area is one of the most expensive housing markets in the country. In Oakland, rents and median sales prices rose slowly during much of the 1990s, price increases accelerated in the late 1990s and continued to increase rapidly until 2007. From 2008 to approximately 2012, prices declined considerably as the housing bubble burst and the foreclosure crisis ensued. In 2013 housing costs (both market rents and home sales prices) have had significant increases with prices in some zip codes reaching heights close to those at the peak of the housing bubble.

Comparing 1990 and 2000 Census data and American Community Survey (ACS) data on Median Home Values and Rents (Comparing Census and American Community Survey is typically not recommended. This comparison was done per guidance from California Housing and Community Development Department, Housing Element 2015-23 Requisite Analysis), the widening gap between housing costs and incomes is especially acute for family households, whose incomes lagged in the 1990s, 2000s and through 2010 and who represented a large share of Oakland's population growth during that period. According to the ACS 2011 5-year survey data, the widening gap between housing costs and incomes continued. Increases in overpayment and overcrowding in the 1990s and 2000s (though in 2010 the number of persons per household has decreased slightly) are further indicators of the problems faced by lower-income households, especially family households, and those with very low-incomes.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Oakland experienced a net gain of over 13,113 housing units between 2000 and 2013, according to the California Department of Finance (DOF). Most of the increase in the housing stock between 2000 and 2013 was through the construction of multi-family housing. Over 10,100 multi-family housing units were constructed between 2000 and 2013. About 30% of the multifamily housing constructed since 2000 has been publicly assisted rental housing for lower-income households although there has been significant market rate development in that same time period.

The overall mix of housing did not change considerably between 2000 and 2013, according to the California Department of Finance. In 2013, approximately 47 percent of the City's housing stock consisted of single-family homes, 33 percent was in multifamily dwellings in structures of five or more units, and 19 percent was in multifamily dwellings in structures of two to four units. City of Oakland data shows that there have been approximately 3,032 new affordable multi-unit housing developments constructed from 2000 to 2013.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	76,078	44%
1-unit, attached structure	6,617	4%
2-4 units	32,957	19%
5-19 units	25,319	15%
20 or more units	31,575	18%
Mobile Home, boat, RV, van, etc	658	0%
<b>Total</b>	<b>173,204</b>	<b>100%</b>

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

City of Oakland

Housing Element 2015-23 Analysis of At-Risk Regulated Affordable Housing, April 2014

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Lottie Johnson Apts	970 14th St	27	22		Families	TCAC	LOTTIE JOHNSON MEMORIAL HOUSING, INC., NP	Charter Realty & Investments Inc.	6/30/2013	As of early 2014 ownership entity not clear that they want to renew HUD contract.	Yes
San Pablo Suites	2551 San Pablo Avenue				Large Family	TCAC	Mead Avenue Housing Associates	Keith J. Kim	6/24/2022	City staff was unable to contact building ownership to determine their plans for renewal.	Yes?

Oakland At-Risk Aff Housing April 2014-pg 1

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Santana Apts	2220 10th Ave	30	30		Families	TCAC	2220 Tenth Avenue, Inc.	Mercy Services	7/27/2022	City staff was unable to contact building ownership to determine their plans for renewal.	?
Taylor Methodist	1080 14th St	12	12		Families		Taylor United Methodist Church	?		City staff was unable to contact building ownership to determine their plans for renewal.	?

Oakland At-Risk Aff Housing April 2014-pg2

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
The Claridge Hotel (Ridge Hotel)	634 15th Street				Single Room Occupancy	TCAC	Urban Green Investments	Urban Green Investments	12/25/2023	In approximately 2011 property was sold to for-profit entity and not clear that they want to renew HUD contract.	Yes?

### Oakland At-Risk Aff Housing April 2014-pg 3

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	546	1%	8,870	10%
1 bedroom	3,627	6%	33,989	38%
2 bedrooms	21,798	34%	30,116	34%
3 or more bedrooms	38,705	60%	16,886	19%
<b>Total</b>	<b>64,676</b>	<b>101%</b>	<b>89,861</b>	<b>101%</b>

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

#### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There is a substantial amount of subsidized housing in the City of Oakland. Most of this housing is privately owned and was developed under various federal, State, and City of Oakland funding



programs. Oakland's Housing Development Section (in the Housing and Community Development Department) funds entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of housing that serves extremely low-, very low-, low- and moderate-income populations. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units. The following description of the City's affordable housing stock is derived from the 2015-23 Housing Element adopted by the City Council in December 2014.

As of December 2014, there are 9,797 privately owned, publicly subsidized rental housing units in over 180 developments in Oakland. Of these units, 166 are designated for persons with disabilities and/or HIV/AIDS, 3,649 for families, and 4,547 for seniors. Another 685 privately owned subsidized rental units are in residential hotels and 141 are transitional housing units for homeless individuals and families. Note that many of these units include Project-Based Section 8 Voucher Allocations.

In addition to these private units, the Oakland Housing Authority (OHA) owns and operates public housing units. According to its 2013 Making Transitions Work Annual Report, OHA portfolio includes 1,605 public housing units, 915 of which are located at large family sites, 383 units are located in one of the five designated senior sites, and 307 units at OHA's HOPE VI redevelopment properties. OHA also provides rental subsidies to 13,565 households under the Housing Choice Voucher program for low-income residents to use in the private rental market through tenant-based or project-based vouchers. A sizeable number of senior households benefited from this assistance. Combining the number of seniors receiving assistance from OHA with the number of senior households living in privately owned, subsidized apartments, a total of 8,058 senior households received housing assistance.

The Oakland Housing Authority continues its efforts to rehabilitate and preserve its portfolio of units in the Oakland Affordable Housing Preservation Initiatives (OAHPI) by extending their long-term viability as an affordable housing resource. OHA completed disposition of 1,615 scattered site units that are now owned and managed by OAHPI with an ongoing rehabilitation program for these units.

There are several differences between the housing assistance provided by OHA and that provided by privately owned subsidized apartments and OAHPI. These include 1) the size of units provided, and 2) the amount of subsidy provided. With regard to the amount of subsidy provided, the Section 8 and conventional public housing programs provide deep subsidies to residents since these programs require that residents pay only 30 percent of their incomes for rent. In comparison, rents in the privately assisted rental housing developments are set by formula that is independent of the income of individual tenants. Unless residents who live in the privately assisted rental housing also receive Section 8 certificates and vouchers or initial financing of a project facilitated lower rents, tenants in these properties could pay rents that exceed 30 percent of household income.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to California Law, a jurisdiction's Housing Element must identify publicly assisted rental units eligible for conversion during the ten years following adoption of the Housing Element and include a program to address their preservation, if possible. The California Housing Partnership Corporation (CHPC), a non-profit organization, assists cities in tracking at-risk units by providing lists of at-risk units. In December 2014, the City of Oakland adopted the 2015-23 Housing Element. This document includes an analysis of the City's at-risk assisted affordable housing stock. Oakland staff, in collaboration with CHPC conducted study of the existing affordable housing stock that included interviews with managers and owners of many at-risk housing developments. The following table is an assessment of the City's potentially at-risk affordable housing developments completed in April 2014.

### **Does the availability of housing units meet the needs of the population?**

As mentioned in the Needs Assessment, based on the number of families on the various wait lists for the housing developments available in the City (surveyed periodically by City staff) and the Oakland Housing Authority, there are not enough affordable units to meet the needs of the population.

### **Describe the need for specific types of housing:**

As per the Needs Assessment, in addition to affordable housing, there is a need for larger units to fit the needs of larger low-income families. As always, the supply of accessible and special needs units are always under-served.

### **Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30% of their gross income towards housing costs, including utilities.

As stated in the Needs Assessment, the most common housing problem in the City of Oakland is cost burden, with 70% of all low and moderate income (L/M) households (71% of renters and 68% of owners) paying more than 30% of their income towards housing costs. Significantly, 43% of the total L/M households with cost burden are extremely low income renters (23,935 out of 55,970). In summary, 55,970 households between 0-100percent AMI are paying more than 30% of their income toward housing.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	227,300	492,200	117%
Median Contract Rent	631	961	52%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	14,354	16.0%
\$500-999	35,547	39.6%
\$1,000-1,499	25,868	28.8%
\$1,500-1,999	9,798	10.9%
\$2,000 or more	4,294	4.8%
<b>Total</b>	<b>89,861</b>	<b>100.0%</b>

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	9,685	No Data
50% HAMFI	22,740	1,655
80% HAMFI	56,285	4,985

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
100% HAMFI	No Data	7,925
<b>Total</b>	<b>88,710</b>	<b>14,565</b>

**Table 33 – Housing Affordability**

Data Source: 2007-2011 CHAS

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	892	1,082	1,361	1,901	2,332
High HOME Rent	1,035	1,121	1,347	1,547	1,706
Low HOME Rent	818	876	1,052	1,215	1,356

**Table 34 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

There is a mismatch between need and availability of affordable housing in the City. Per 2007-2011 CHAS data, there are 35,610 households that earn less than 30% AMI yet there are only approximately 785 City-subsidized units, 1,605 Oakland Housing Authority public housing units, 1,615 Oakland Affordable Housing Preservation Initiatives units (former OHA scattered sites), and 13,565 households under the Housing Choice Voucher program (note that there might be overlap with the HCV units and City-subsidized units) available for a total of approximately 17,570 that are affordable to those households. Similarly, there are about 9,183 City-subsidized units affordable for very low- and low-income households earning 30% to 80% AMI, yet there are 44,250 households within this income bracket in need of housing. This shortage is also reflected in the long waiting lists for Section 8 and public housing in the City. With these numbers it is easy to see why there is an affordability crisis in the City of Oakland at the moment.

## How is affordability of housing likely to change considering changes to home values and/or rents?

As reported in the 2015-23 Housing Element, since 2000, home sales prices have increased for all neighborhoods in Oakland. From about 2008 to just recently, the financial crisis and resultant foreclosure crisis significantly impacted median home sales prices in all neighborhoods. The collapse in home sales prices during that period was due to the flood of housing inventory, the tightening of the credit market, and the further decline of already struggling communities due to predatory lending practices (and resulting foreclosures) and job loss. In an analysis obtained by the City of Oakland, the first quarter of 2008 had the lowest home sales volume since 2000. By 2009 the home sales volume increased significantly but did not result in an increase in median sales prices (per City of Oakland Home

Sales History (1/1/2000 to 3/31/2010), HdL Coren & Cone; Data Source: Alameda County DataQuick Property Data). In 2007 and 2008, in all but one zip code (94618), median home sale prices experienced dramatic decreases. In five (out of thirteen) zip code areas; the one-year decrease from 2007 to 2008 was greater than one third. According to DataQuick, as of 2013, median sales prices by zip code area ranged from \$153,000 to \$840,000. With the exception of five (out of thirteen) zip code areas (94602, 94609, 94610, 94611, 94618) in Oakland with moderately to significantly higher prices, the median cost of housing in Oakland is lower than most other East Bay cities. The highest cost communities in the immediate region were Alameda, Albany, Berkeley, Castro Valley, Fremont, Redwood City, San Francisco, San Jose, San Mateo, Santa Clara, and Sunnyvale. The lowest cost communities were Emeryville, Hayward, Oakland, Richmond and San Leandro. "Low cost" in the context of other East Bay cities means median home prices ranging from \$210,000 to \$390,000. It is not clear if the lower-cost units are in standard condition. Additionally, some low cost units are likely to be found in neighborhoods in at least two of these cities (Oakland and Richmond) that have been greatly impacted by the concentration of foreclosed properties and in some cases neglect and abandonment of foreclosed properties.

This section continued in "Discussion" below...

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The most recent data available for market rents in the City of Oakland is the 2012 Rent Study conducted by Oakland's Housing and Community Development Department. The annual rental survey was not completed in 2013. Anecdotal evidence used in the 2015-23 Housing Element indicated that market rents had increased in Oakland according to an article in the San Francisco Chronicle (Said, Carolyn, "Rents Soaring Across Region," San Francisco Chronicle, October 25, 2013) and based on data from RealFacts (a company that aggregates market rental data nationally). It was reported that the average rental rates for Oakland increased 10.3% from 2012 to 2013 to an average of \$2,124 (the type of unit was not noted in the article though it is assumed that it is an average of all types of units). RealFacts.com data is limited to a very specific market area that may not tell the story for what is happening in the entire City. Regardless, it is an indicator of an alarming trend of increased rental costs (RealFacts data is based on 19 market rate buildings with 50 or more units located in the following zip codes: 94606, 94607, 94609, 94610, and 94612). Extrapolating from this rent approximate year over year rent increase from 2012 to 2013 HOME and Fair Market Rent (FMR) limits are lower than the median rents experienced by households in Oakland. The average monthly rents for a studio, 1-bedroom, 2-bedroom, or 3-bedroom were \$46, \$126, \$128, and \$29 more expensive than FMR rent limits, respectively.

With such a high-priced market, strategies which produce affordable housing do more to preserve long-term affordability for low-income households. In contrast, programs that provide tenant-based rental assistance, such as Section 8 vouchers, might not be feasible due to market economics, especially in the areas with higher rents. Additionally, strategies that work to produce housing multiply the impact of

available funds by increasing the number of households that can be served over a time period, especially when HOME rents are considerably lower than those found throughout most of the City.

## Discussion

Housing in Oakland, both ownership and rental, continues to become more expensive and the gap between housing costs and income is becoming more dramatic. The construction of subsidized rental housing also continues to be a challenge as the subsidy cost per unit assumption continues to climb resulting in more challenges to provide more deeply affordable units.

### Housing Affordability Question Continued...

Oakland's relative affordability given other Bay Area Cities and its central location—especially its proximity to downtown San Francisco connected by the regional commuter BART train—has created significant demand pressures that have dramatically increased housing costs. These housing cost increases have the potential to impact rents and in general decrease housing affordability for low- and moderate-income households. If home sales prices continue to increase, homeownership for low- and moderate-income households will be all but impossible except under privately sponsored, state, or federal programs targeted to this income group. Financial assistance for low- and moderate-income homeownership is extremely limited under most targeted programs. As a result, expansion of the rental housing stock for households earning less than the median income may be a necessity.

Additionally, as reported in 2015-23 Housing Element, rent levels and increases during the 1990 and 2000s have varied among Oakland's neighborhoods. North Oakland, Montclair, areas above MacArthur Boulevard, and Lake Merritt experienced the largest increases in median rents. Areas below MacArthur have the lowest rents. According to Craigslist data, the same locational trends occur in rents with the exception of the Downtown neighborhood. Since 2004, Downtown Oakland median advertised rents have experienced a dramatic increase compared to other neighborhoods. The annual rental survey was not completed in 2013. Recent anecdotal evidence indicates that market rents have increased in Oakland according to an article in the San Francisco Chronicle (Said, Carolyn, "Rents Soaring Across Region," San Francisco Chronicle, October 25, 2013) and based on data from RealFacts (a company that aggregates market rental data nationally). It is reported that the average rental rates for Oakland increased 10.3% from 2012 to 2013 to an average of \$2,124 (the type of unit was not noted in the article though it is assumed that it is an average of all types of units). RealFacts.com data is limited to a very specific market area that may not tell the story for what is happening in the entire City. Regardless, it is an indicator of an alarming trend of increased rental costs (RealFacts data is based on 19 market rate buildings with 50 or more units located in the following zip codes: 94606, 94607, 94609, 94610, and 94612).

Because household income increases have not kept pace with advertised rent increases, rental affordability continues to be a major problem for many of Oakland's renters.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

HUD defines housing “conditions” similarly as to the “housing problems” evaluated in the Needs Assessment. These conditions are: overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities. For Oakland’s low and moderate income households, 71% of renters and 68% of owners pay more than 30% of their income towards housing costs; 43% of renters and 49% of owners are severely cost burdened and are paying more than 50% of their income towards housing costs; 20% of renters 16% of owners are experiencing overcrowding with more than 1 person per room.

More specifically, substandard housing includes buildings or units that lack complete kitchens or plumbing facilities. As noted in Table 33 below, 47% of Oakland’s housing units (72,527 units) have at least one housing of the above noted adverse housing conditions.

### Definitions

The City defines substandard housing as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards, faulty weather protection, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities.

Standard condition housing is defined as being in compliance with the California Health and Safety Code.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,594	44%	43,933	49%
With two selected Conditions	1,670	3%	5,077	6%
With three selected Conditions	211	0%	577	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	34,201	53%	40,274	45%
<b>Total</b>	<b>64,676</b>	<b>100%</b>	<b>89,861</b>	<b>101%</b>

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,954	5%	4,873	5%
1980-1999	5,657	9%	9,275	10%
1950-1979	16,826	26%	33,405	37%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	39,239	61%	42,308	47%
<b>Total</b>	<b>64,676</b>	<b>101%</b>	<b>89,861</b>	<b>99%</b>

**Table 36 – Year Unit Built**

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	56,065	87%	75,713	84%
Housing Units build before 1980 with children present	1,310	2%	2,630	3%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

Much of Oakland’s housing stock, particularly in low and moderate income areas, is aging and in need of rehabilitation. Deteriorating housing creates unsafe and unhealthy living conditions, and contributes to neighborhood decline. Improving the quality of the existing housing stock is a high priority for the City. Low income homeowners are often unable to qualify for private financing, and therefore are in need of assistance in order to maintain their homes and their neighborhoods. Owners of rental property are also in need of governmental assistance for rehabilitation of their properties, particularly if the rents are to remain affordable to low and moderate income renters.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The presence of lead-based paint in housing can also be an indicator of unsafe housing conditions, particularly for households with children. Extrapolating from the 2008-2012 American Housing Survey 5



year estimates, over 80%, or approximately 142,000 units of Oakland housing were built before 1978, the year lead-based paint was banned from residential use. Lead-based paint becomes more hazardous as the older layers break down and become deteriorated over time, including normal wear and tear on friction surfaces. Unsafe painting and renovations on these homes can also create lead dust hazards and specialized training and lead safe work practices are now required under federal and State law for most work disturbing lead-based paint. According to the Centers for Disease Control (CDC) and California's Childhood Lead Poisoning Prevention Branch, lead paint is the primary cause of lead exposure for children who live in older homes. The California Legislature has declared that "childhood lead exposure represents the most significant childhood environmental problem in the state today" (California Health & Safety Code, § 124125). Dwelling units constructed before the 1960s are most likely to contain hazardous lead paint conditions.

## **Discussion**

Childhood lead poisoning is a significant public health problem in California. Alameda County Health Homes Department (ACHHD) reports that lead poisoning is particularly prevalent in the San Antonio, Fruitvale, and East Oakland areas, which have a confluence of low household incomes, low rents, concentrations of older housing (much in deteriorated condition), and concentrations of families with children under the age of six. The ACHHD reports that within Alameda County, both high risk areas and cases of lead poisoning are more prevalent in Oakland than in other jurisdictions.

It should be noted that care must be used in interpreting these numbers as these figures are based on national averages that could vary by region. Also the presence of lead-based paint does not automatically indicate that serious lead hazards exist. Serious lead hazards exist when conditions such as chipping, peeling, cracking or paint-disturbing work or activities cause lead to be released from the paint and result in lead exposure to persons in and around the affected housing unit.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

### Totals Number of Units

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *		
# of units vouchers available	0	645	3,202	25,472	2,413	23,059	322	1,482
# of accessible units								
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>								

Table 39 – Total Number of Units by Program Type

Alternate Data Source Name:  
OHA-Total Number of Units by Program Type  
Data Source Comments:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The public housing stock consists of 1,606 units on 14 sites. The table "City of Oakland, Total Public Housing Units by Site" provides a summary of the total number of Public Housing as of year-end 2014. OHA does not anticipate adding any new public housing units during FY 2015.

Annual REAC inspection scores for all public housing units for the last three years are summarized in the table below, and continue to represent the increased investment OHA has been able to make in the grossly underfunded public housing program through its MTW designation. Scores of 90 or above exempt the development from inspection for three years, while scores of 80 – 89, require inspections every two years. Scores 79 or below require annual inspections.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>

**Table 40 - Public Housing Condition**

**City of Oakland  
Total Public Housing Units by Site**

<b>Large Family and Mixed Population Sites</b>	
Campbell Village	154
Peralta Villa **	390
Lockwood Gardens **	372
<b>Designated Senior Developments</b>	
Palo Vista Gardens	100
1619 Harrison	101
Oak Grove North	77
Oak Grove South	75
Adel Court	30
<b>HOPE VI Sites</b>	
Chestnut Court	45
Linden Court	38
Mandela Gateway	46
Foothill Family Apts.	21
Lion Creek Crossings (Phases 1, 2, 3)	136
Lion Creek Crossings (Phase 4, underway)	21
<b>Total (Public Housing)</b>	<b>1,606</b>

\*\* OHA Managed , All others managed privately

**Oakland Total Public Housing Units by Site**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

During FY 2014, OHA made improvements to its Project-Based Voucher (PBV) portfolio and its Public Housing units by completing building and site renovation and unit rehabilitation for the PBV Oakland Affordable Housing Preservation Initiatives (OAHPI) portfolio, conducting exterior renovation and painting for various sites, funding roof repairs and site improvements for over a dozen sites.

OHA plans to request approval from HUD to sell up to 195 units included in the Oakland Affordable Housing Preservation Initiatives (OAHPI) distressed project-based voucher portfolio units in parcels that are not viable for redevelopment, and designate 195 newly constructed units in the Cathedral Gardens, Avé Vista, and 1110 Jackson development projects as one-for-one replacement units. The OAHPI units would be sold at fair market value and the proceeds would be used for improvements and preservation activities of low-income housing or as funding to support the public housing program. This action will require Board of Commission approval and will occur in phases over several years.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

OHA is actively participating in discussions with HUD to extend the Making Transitions Work (MTW) agreement for an additional 10 years, and sees this as pivotal in our ability to improve the lives of our families and quality of our housing and supportive services. Without an extension the program will end in 2018 and will have an immediate negative impact on the agency's ability to provide quality housing and opportunity to our residents as soon as 2016.

OHA exercises its discretion to use the single fund flexibility allowed only through the MTW program to fund many activities that meet current local needs, promote opportunity for its residents and communities, to expand and improve the quality of housing it provides, and for improved operations. The OHA activities described below only rely on the single fund flexibility and no other MTW waiver or authorization.

- Preserving and Enhancing Our Housing Portfolio

- o OHA capitalizes on operating and cost efficiencies and utilizes the single-fund budget authority to set public housing funding levels which are comparable to Section 8 rents in the same vicinity. The additional revenue assists property managers to appropriately address deferred maintenance issues, improve the physical condition of the property, and cover increasing operating expenses, while providing the highest level of service to our residents. Additionally OHA is investing in the restoration of its Project Based Section 8 portfolio, upgrading both building systems and unit features to a healthier and more energy efficient standard.

- Preserving and Expanding Affordable Housing Opportunities

- o OHA continues to utilize single fund flexibility to fund over-leasing of the Section 8 program serving more families that would otherwise be served. Due to federal funding reductions, OHA is committed to increasing the number of families served only when appropriate and financially feasible. For FY 2015, OHA has set a goal of leasing up to 94 percent (94%) of the authorized MTW vouchers in the Section 8 program.

- Promoting Resident Empowerment and Self-Sufficiency

- o MTW flexibility creates opportunities for OHA to enhance the quality and reach of client services offered both in-house and in partnership with community-based service providers for both Public

Housing and Section 8 residents. Single fund flexibility also continues to enable OHA to offer the Neighborhood Orientation Workshop (NOW) Program and the Neighborhood Leadership Institute to all participants in the Public Housing and Section 8 program. These programs build leadership skills, promote good neighbor behavior, and support successful tenants. The Department of Family and Community Partnerships was also created under single fund flexibility to consolidate and enhance program coordination and service delivery to clients across all OHA programs.

- Providing a Consistent Level of Security to Our Residents

- o OHA's ability to increase the funding level at public housing developments has provided the additional revenue required to provide a consistent level of security, through both physical design and law enforcement strategies, to our residents.

### **Discussion:**

The Disposition of Public Housing units (transfer of 1,554 units to OAHPI and sale of others) was completed in April 2010 and has been previously reported. OHA will continue to look at Section 18 Disposition (24 CFR 941 Subpart F) and the Rental Assistance Demonstration (RAD) conversion program as possible solutions to restore and preserve the remaining public housing program properties.

The Oakland Housing Authority has 121 accessible units for persons with a mobility disability, 19 audio/visual units and 30 adaptable units. The Agency's portfolio of large Public Housing sites have been modernized and rehabilitated to include accessible units as required. Actual needs of all applicant households are evaluated when selected from the wait list to ensure that the housing placement meets actual needs. The Agency maintains a standing 504 review committee to evaluate requests for reasonable accommodations. OHA is not subject to a Voluntary Compliance Agreement.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Oakland has developed housing that both includes and targets chronic homeless as well as those with special needs. The HOPWA program develops units that specifically targets homeless persons with HIV/AIDS; OPRI program targets chronic and special needs singles that are unsheltered. The City of Oakland also participates in the county-wide HomeStretch program that targets the most vulnerable, unsheltered population in Oakland and prioritizes them to be first in line for any vacancies and available housing within Oakland homeless and affordable housing stock.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	646	9	0	583	0
Households with Only Adults	270	9	284	932	0
Chronically Homeless Households	0	0	0	0	0
Veterans	80	0	79	153	0
Unaccompanied Youth	3	9	0	0	0

**Table 41 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments: Alameda County Housing Inventory, 2014



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Oakland's efforts, in collaboration with Alameda County EveryoneHome, to prevent and end homelessness have historically involved innovative collaboration with multiple mainstream partners. Local housing authorities, city human services departments, the County Workforce and Benefits Administration of Social Services and the Health Care Services Agency have all invested in Rapid Re-Housing and Permanent Supportive Housing strategies for a number of years. Partnerships continue to deepen and expand their impact across the continuum. Three of the newer collaborations are: Support Services for Veteran Families (added in 2013); Realignment Housing Program (launched in 2012); and Family Reunification Housing Pilot Program (launched in 2012). More information on these programs can be found in the 2013 Achieving Outcomes Report for EveryoneHome at: <http://everyonehome.org/media/measuring-success2014.pdf> (pages 27-29).

These collaborations are important to quickly resolve people's housing crisis and to the greatest extent possible, rapidly stabilize people in housing to enhance their success in other life areas such as reunifying children with their parents, avoiding recidivism, acquiring employment, and other quality life goals.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

St. Vincent De Paul – provides warming center services during the extremely cold and rainy inclement weather

East Oakland Community Project – provides shelter, benefits advocacy, case management, housing retention, and rapid rehousing services to the homeless, including those with substance abuse issues and HIV/AIDS.

East Oakland Community Projects – provides transitional housing services to families at scattered sites and the Matilda Cleveland Transitional Housing site. In addition provides housing to homeless youth through the City's Oakland Homeless Youth Housing Collaborative.

Abode Services – provides support services and housing to veterans. In addition provides homeless outreach services to those living in homeless encampments.

Building Futures for Women & Children – provides shelter, services and rapid rehousing to women with children.

First Place for Youth – provides housing and support services to emancipated youth.

Homeless Action Center – Provides benefits advocacy to the homeless

St. Mary's Center- provides shelter, support services and transitional housing for seniors.

Alameda County – Housing and services for persons with HIV/AIDS

Contra Costa County - Housing and services for persons with HIV/AIDS

Behavioral Health Care Services/Lifelong Medical Care – Shelter and services to homeless with mental issues

Bay Area Community Services, Inc – Supportive Housing Program for singles at the Henry Robinson Multi Service Center

Alameda County Community Food Bank – brown bag program for low income

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

Oakland has developed housing that both includes and targets chronic homeless as well as those with special needs. The HOPWA program develops units that specifically targets persons with HIV/AIDS with housing needs.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	114
STRMU	148
ST or TH facilities	93
PH placement	0

**Table 42– HOPWA Assistance Baseline**

**Alternate Data Source Name:**

City of Oakland-Dept of Human Services-HOPWA

**Data Source Comments:**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Increase housing opportunities (affordable and supportive housing) for these target populations are necessary. Increasing housing opportunities requires creative use of existing resources, developing new resources, and using effective models of housing and services. Services to support stability and independence. Culturally competent services, particularly services coordination, must accompany housing. Access to clinical services will be important for a segment of the population. Direct service providers in all systems throughout the county must have a degree of knowledge about and access to a range of housing resources and complementary support services.

Approximately 7,000- 8,400 units of supportive housing are needed in Oakland for people who are homeless or extremely low-income and living with serious and persistent mental illness and/or living with HIV/AIDS.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Not required for Consolidated Plan.

To be provided in next Action Plan update.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Not required for Consolidated Plan.

To be provided in next Action Plan update.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Not required for Consolidated Plan.

To be provided in next Action Plan update.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City has analyzed its regulatory requirements in accordance with HUD Form 27300, Questionnaire for HUD's Initiative on Removal of Regulatory Barriers and has determined that most of the potential barriers identified by HUD do not exist in Oakland. (See attached for full analysis.) The City has undertaken a number of measures to facilitate and encourage affordable housing, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's General Plan. Further details may be found in the City's Housing Element 2015-20 adopted December 2014

(<http://www.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>). Local Barriers to Affordable Housing • Since Oakland is built out, the lack of available vacant land is a major impediment to the production of affordable housing. New development is therefore limited to in-fill types of projects which result in higher costs due to the need to demolish existing structures and relocate existing uses/tenants. • Many sites available for development require environmental remediation which results in higher costs. • The high demand for land coupled with the lack of available sites has resulted in high land costs. • The high demand for land and active real estate market makes it difficult for non-profit developers to compete and secure sites for affordable housing. The current real estate market requires that potential purchasers be able to act quickly and outbid other purchasers, which is a difficult market for non-profit and government entities to compete in. • Neighborhood opposition continues to be a barrier to the development of affordable housing. As with other communities, neighbors are sometimes opposed to affordable housing developments for fear that the development will affect property values or result in crime or other problems.

State Barriers to Affordable Housing • State requirements often overlap with federal and local strategies, adding extra burden to the implementation process. • Inconsistencies between federal, State, and local underwriting standards, such as affordability restrictions, increase costs. • Relocation laws discourage property owners from participating in rental rehabilitation.

### **Oakland-Federal Barriers to Affordable Housing**

#### **Federal Barriers to Affordable Housing**

A number of federal requirements involve duplication of effort involved in meeting State requirements.

- Federally funded projects must have two environmental reviews conducted, one under NEPA (federal) and one under CEQA (State). Likewise, federal requirements require the preparation of a Consolidated Plan, while State requirements require the preparation of a Housing Element. Both of these documents are multi-year planning documents and address many of the same topics.
- Mandatory cost containment policies necessitate local subsidies to achieve local design approvals.
- Inconsistencies between federal, State and local underwriting standards, such as affordability restrictions and foreclosure rules, increase cost and time.

- Federal requirements to mitigate toxics (such as lead-based paint) in affordable housing may prohibitively increase cost of development and/or rehabilitation and first-time homebuyer assistance.
- Reporting requirements such as the Consolidated Plan, CAPER, Analysis of Impediments, Lead Based Paint Management Plan, etc. tie up scarce staff and time, which moves the focus away from production to report-writing.
- Requirements for relocation benefits discourage funding for rehabilitation of rental housing.
- Davis Bacon wage requirements increase the cost of providing affordable housing and make it difficult to find contractors in this competitive construction market.
- The declining purchasing power of CDBG and HOME funds, which have remained the same or decreased over the years while housing costs have skyrocketed, have made it difficult to address the City's affordable housing needs.

<b>America's Affordable Communities Initiative</b>	<b>U.S. Department of Housing and Urban Development</b>	OMB approval no. 2535-0120 (exp. 11/30/2014)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

**Questionnaire for HUD's Initiative on Removal of Regulatory Barriers**

**Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties**  
**[Collectively, Jurisdiction]**

City of Oakland, California	1	2
<p><b>1.</b> Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4. The Oakland Housing Element 2015-23 can be found here: <a href="http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364">www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364</a></p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>2.</b> If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>3.</b> Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.) If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>4.</b> Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p> <p><small>Oakland is currently considering various Impact Fees. It is estimated that this process will be completed March 2016:  <a href="http://www2.oaklandnet.com/Government/e/FBN/OurOrganization/PlanningZoning/s/ImpactFee/index.htm">http://www2.oaklandnet.com/Government/e/FBN/OurOrganization/PlanningZoning/s/ImpactFee/index.htm</a></small></p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No N/A	<input type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input type="checkbox"/> No N/A	<input type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>” (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p> <p><small>In Oakland, language has not been adopted but this is generally done in practice given the aging residential building stock.</small></p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

Oakland-HUD Form 27300-pg 2



<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p> <p><small>See Oakland's Planning &amp; Building Website, Specific Area Plans: http://www2.oaklandnet.com/Government/c/PBN/OurOrganization/PlanningZoning/index.htm</small></p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms. See page 5 of this document.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing? Trenchless sewer installations; upgrade public lighting to LED.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p> <p><small>This is possible to consider but would require significant internal operating reforms to streamline communication between Police, Fire, Planning, Building, Public Works and Transportation Departments.</small></p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p><b>Total Points:</b></p>	3	15

Oakland-HUD Form 27300-pg 3



**Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A**

	<b>1</b>	<b>2</b>
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development ( <i>nexus</i> ) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p>10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: <i>“Smart Codes in Your Community: A Guide to Building Rehabilitation Codes”</i> (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state’s own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development. If yes, briefly list these changes.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states’ “Consolidated Plan submitted to HUD?” If yes, briefly list these major regulatory reforms.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has the state undertaken any other actions regarding local jurisdiction’s regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>Total Points:</b></p>		

**Oakland-HUD Form 27300-pg 5**



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City of Oakland's historical economic foundation has rested on strong manufacturing, transportation, goods movement and healthcare industries. Over the past decade, Oakland has also experienced new industries sector growth in green/clean technology, creative/maker and speciality food production. Combined these traditional and new industries have been attracted to Oakland because of its strategic location, transportation access and affordability.

Please see attached JPEG document (three pages) for full City of Oakland Economic Development Market Analysis and Education Analysis.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,154	369	1	0	-1
Arts, Entertainment, Accommodations	16,413	14,298	14	10	-4
Construction	4,504	5,242	4	4	0
Education and Health Care Services	23,617	36,083	20	26	6
Finance, Insurance, and Real Estate	8,760	6,415	7	5	-2
Information	4,310	2,341	4	2	-2
Manufacturing	8,325	7,770	7	6	-1
Other Services	13,337	16,613	11	12	1
Professional, Scientific, Management Services	17,787	21,387	15	15	0
Public Administration	0	0	0	0	0
Retail Trade	12,798	10,832	11	8	-3
Transportation and Warehousing	4,565	11,553	4	8	4
Wholesale Trade	5,064	6,831	4	5	1
Total	120,634	139,734	--	--	--

**Table 43 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Consolidated Plan

OAKLAND

117





**Economic Development Market Analysis  
Business Activity: Business by Sector**

Business by Sector	Number of Workers	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	910			0.5
Arts, Entertainment, Accommodations	21,317			11.2
Construction	10,632			5.6
Education and Health Care Services	46,755			24.6
Finance, Insurance, and Real Estate	10,937			5.7
Information	5,979			3.1
Manufacturing	11,926			6.3
Other Services	12,232			6.4
Professional, Scientific, Management Services	29,984			15.8
Public Administration	6,911			3.6
Retail Trade	18,969			10.0
Transportation and Warehousing	9,669			5.1
Wholesale Trade	4,148			2.2
Total	190,369			100

**Table 41 - Business Activity**

Data Source: 2011-2013 ACS

**Economic Development Market Analysis  
Labor Force**

Total Population in the Civilian Labor Force	223,995
Employed	195,940
Unemployed	28,055
Not in Labor Force	107,255

**Table 42 - Labor Force**

Data Source: 2013 ACS





**Economic Development Market Analysis  
Occupations by Sector**

	Number of People	Median Income
Management, business and financial	79,043	\$82,480
Service occupations	37,305	\$40,571
Sales and office	38,414	\$38,430
Natural resources, construction and maintenance	12,743	\$14,873
Production, transportation and material moving	16,991	\$19,586

**Table 1 – Occupations by Sector**

Data Source: 2011-2013 ACS, 2013 ACS

**Economic Development Market Analysis  
Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	100,097	54%
30-59 Minutes	63,161	34%
60 or More Minutes	21,423	12%
Total	184,681	100%

**Table 2 - Travel Time**

Data Source: 2011-2013 ACS

**Education Analysis  
Educational Attainment by Civilian Employment Status Population 25-64**

Educational Attainment	In Labor Force		Not in Labor Force
	Employed	Unemployed	
Less than high school graduate	24,253	3,814	12,896
High school graduate (includes equivalency)	24,884	4,125	10,517
Some college or Associate's degree	41,722	7,630	13,757
Bachelor's degree or higher	78,584	4,758	10,608

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2013 ACS

**Education Analysis  
Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Population	36,543	70,872	62,350	100,809	46,738
Less than high school graduate	16.3%				
High school graduate (incl equivalency)	23.5%				
Some college, or associate degree	45.5%	86.0%	81.4%	81.1%	72.2%
High school or above					

Oakland Non-housing Comm Dev Assets-pg 2

Consolidated Plan

OAKLAND

122

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Bachelor's degree or higher	14.7%	44.3%	42.7%	36.6%	32.0%

**Table 3 - Educational Attainment by Age**

Data Source: 2011-2013 ACS

**Education Analysis**

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,820
High school graduate (includes equivalency)	23,954
Some college or Associate's degree	31,555
Bachelor's degree	50,710
Graduate or professional degree	69,492

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2011-2013 ACS



## Labor Force

Total Population in the Civilian Labor Force	204,670
Civilian Employed Population 16 years and over	182,277
Unemployment Rate	10.94
Unemployment Rate for Ages 16-24	30.19
Unemployment Rate for Ages 25-65	7.21

**Table 44 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	51,430
Farming, fisheries and forestry occupations	6,934
Service	20,241
Sales and office	38,720
Construction, extraction, maintenance and repair	13,976
Production, transportation and material moving	8,048

**Table 45 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	93,636	57%
30-59 Minutes	55,084	33%
60 or More Minutes	15,849	10%
<b>Total</b>	<b>164,569</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	23,244	3,729	15,429
High school graduate (includes equivalency)	24,429	3,531	11,616
Some college or Associate's degree	37,965	5,150	12,339

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	72,474	3,815	10,876

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,830	5,837	6,852	11,160	7,608
9th to 12th grade, no diploma	6,003	6,299	5,147	7,107	4,963
High school graduate, GED, or alternative	9,345	11,875	11,277	16,485	9,030
Some college, no degree	13,699	12,569	10,484	19,648	7,206
Associate's degree	1,290	3,261	3,187	6,487	1,999
Bachelor's degree	3,509	18,376	14,572	17,910	6,116
Graduate or professional degree	157	7,851	11,372	17,199	6,328

**Table 48 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,117
High school graduate (includes equivalency)	24,012
Some college or Associate's degree	35,327
Bachelor's degree	52,117
Graduate or professional degree	70,857

**Table 49 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity tables 41, above, the major employment sectors for Oakland are Education and Healthcare Sector businesses; Professional, Scientific and Management Services, Government, Retail and Transportation and Warehousing sector businesses. Declining employment and business activity was experienced in Finance, Insurance and Real Estate as well as Natural Resources & Mining. One of Oakland's key economic strength's is its diversity of its economy that has been able to withstand major or regional market shifts. Overall Oakland has experienced increased business growth,

higher labor force participation, lower unemployment rates and slightly higher education attainment rates. Private investment is also increasing.

**Describe the workforce and infrastructure needs of the business community:**

Regional Economic Development Overview

The East Bay Economy continues to move forward and is poised for steady growth in 2015 and beyond. Employment levels have increased with gains in a broad range of sectors. Some of the fastest growth sectors are Construction, Administrative Support, Leisure & Hospitality as well as high-skilled sectors like Professional, Scientific and Technical Services have posted significant growth. Overall manufacturing has expanded growing in the Eastbay. Like Oakland, employment levels in Finance Activities and Natural Resources and Mining have declined. Highly skilled jobs are also increasing throughout the Eastbay. Oakland is an important player in the Eastbay region as well as the overall San Francisco Bay Area. Given its strategic location and transportation network, Oakland economy is critical. The City of Oakland participates in a number of regional economic development initiatives including workforce development efforts, including:

- Design It – Build It – Ship It (DBS) is a 4-year, \$14.9 million U.S. Department of Labor-funded initiative in the East Bay under the Obama Administration’s Trade Adjustment Assistance Community college Career Training program (TAACCCT). The goal of DBS is to build an integrated, regional, industry-driven workforce development system in the East Bay.
- The Bay Area Goods Movement Collaborative which has brought together partners, community members and stakeholders from the region to understand goods movement needs and identify, prioritize and advocate for short- and long-term strategies to address these needs in Alameda County and the Bay Area. Oakland is critical in this discussion because of the Port of Oakland and the Oakland International Airport.
- Eastbay Career Paths is a collaborative effort brings together East Bay school districts, charter school organization, six community colleges, a collaboration of four Workforce Investment Boards, two Regional Occupation Programs, the Alameda County Office of Education, business partners, and state-of-the-art technical assistance and professional development providers to reshape the East Bay K-14 educational system around four career pathways in high-demand industry sectors: Information Communication Technology (ICT) and Digital Media; Health and Biosciences; Advanced Manufacturing & Engineering; and Public Services.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

While Oakland and the Eastbay in general are experiencing economic growth and higher employment rates, there are critical issues impacting these gains. The continued success of the Bay Area economy requires growing middle-wage jobs and offering lower-wage workers more opportunities to advance. The region faces a number of critical issues in improving upward mobility for lower-wage workers.

Poverty and income inequality have become significant issues throughout the Eastbay and also impact Oakland. Increasing educational attainment and a robust and broad workforce development strategy is critical. Compounding these issues is the high cost of living in the Bay Area, particularly in housing.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

While Oakland and the Eastbay in general are experiencing economic growth and higher employment rates, there are critical issues impacting these gains. The continued success of the Bay Area economy requires growing middle-wage jobs and offering lower-wage workers more opportunities to advance. The region faces a number of critical issues in improving upward mobility for lower-wage workers. Poverty and income inequality have become significant issues throughout the Eastbay and also impact Oakland. Increasing educational attainment and a robust and broad workforce development strategy is critical. Compounding these issues is the high cost of living in the Bay Area, particularly in housing.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

YES. The City of Oakland's Economic Development Strategy will serve as its Comprehensive Economic Development Strategy (CEDS).

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.  
Oakland Strategic Initiatives

The City of Oakland's economic development efforts are aligned with Oakland's Consolidated Plan objectives to create a thriving economy and workforce. Critical coordination efforts are: strategic and focus efforts to align economic and workforce development efforts on growth sectors that offer middle-wage job opportunities and have low barriers to employment; strengthen entrepreneurship support for startups and small businesses; participation in strategic regional economic development initiatives; strengthen partnerships with educational institutions; identify new financing mechanisms to support affordable housing, redevelopment of blighted and underutilized properties and work with large property owners to address infrastructure needs. These initiatives are further required since the City has adopted 4 Specific Plans: West Oakland, Broadway Valdez, Lake Merritt, Coliseum City and is in process



of the Downtown Specific Plan. The Central Estuary Plan and the International Blvd. Transit Oriented Plan also assist the City in targeting its investments in programming, capital improvement expenditures and its business development efforts. Combined with major transit oriented investments and developments, the City decision to prioritize investment and services along key commercial corridors is consistent with the current and planned economic development and workforce development efforts. The Economic and Workforce Development Department, Economic Development Division is underway with the development of a Citywide Economic Development Strategy to make a clear statement about the City's priorities, vision, and align 10-15 Initiatives for a 5 year time horizon for implementation. The City of Oakland's Economic Development Strategy will serve as its Comprehensive Economic Development Strategy (CEDS).

The Oakland Workforce Investment Board Strategic Workforce Development Plan 2013 - 2017 is based on a sector strategies framework, building off Oakland's identified key sectors, and identifying and coordinating resources needed to implement to support job seekers and to support a vibrant economy in Oakland.

## **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

To be provided at a later date.

**What are the characteristics of the market in these areas/neighborhoods?**

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

HUD allocates Federal funds to eligible localities for housing and community development activities. These funds are from four formula grant programs – Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and local match or leveraging sources to these programs. As a condition of receiving these grant funds, the City prepares a Five-Year Consolidated Plan to assess affordable housing and community development needs, and present priorities and strategies for addressing those needs and an Annual Action Plan to provide a concise summary of the actions, activities, and the specific Federal and Non-Federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The attached Annual Action Plan constitutes the City's formal application for the entitlement grant funds.

Staff conducted Community Meetings to inform the City's needs analysis and priority establishment process for the 2015-2020 Consolidated Plan. In addition, the City of Oakland met in consultation with other local jurisdictions including City of Berkeley, City of Hayward, Alameda County, and Contra Costa County regarding their planning process and the use of CDBG, HOPWA, ESG and HOME funds.

In the past, District Boards were established and functioned in the 7 Community Development District. In the last few year the district boards have not operated at full capacity as in the past. City staff recommends the establishment of one City-wide Board with Council Members continued role to advise the City-wide Board.

In 2001, the boundaries of the Council Districts and the CD Districts were made coterminous and Council members have since assumed a more proactive role in the functioning of the Board in their respective Districts as well as in identifying funding priorities. The Boards were changed from recommending to advisory bodies, with City staff serving in a support role when requested, without the discretion previously held to exercise oversight of the structure and process.

In late 2012, CDBG staff assisted each Councilmember with the re-establishing of their CD District Boards. Since then the Councilmember body has changed, and it is at this juncture that staff recommends the Councilmembers' continued advisory role, but to a City-wide Board to govern the allocation of CDBG funds appropriated to the CD District funding process.

City of Oakland staff proposes to apply for two NRSA strategy areas in the last four years of the Five Year Consolidated Planning Period (2016-2020). The two proposed areas for the NRSA applications are the International Boulevard Corridor and the San Pablo Avenue Corridor. These two areas encompass the

City's most distressed areas. The International Boulevard and San Pablo corridors are two areas plagued with many social and economic challenges. Broad community objectives have been developed in two community planning efforts: Oakland Sustainable Neighborhood Initiative (OSNI, coordinated by City staff and focused on the International Boulevard Corridor) and the San Pablo Area Revitalization Collaborative (SPARC, coordinated by East Bay Asian Local Development Corporation, a City-CHDO). Both of these initiatives have identified key goals and objectives that would be supported by the 5 Year Consolidated Plan Strategies as outlined in this document.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 50 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

City of Oakland has invested significant resources in two communities in the City. Those two areas are considered “target areas” in this plan. This is the first step in designating areas in the City as Neighborhood Revitalization Strategy Areas (NRSAs). The establishments of NRSAs are encouraged by the U.S. Department of Housing and Urban Development (HUD) as a means to create communities of opportunity in distressed neighborhoods. The goals of designating an NRSA are to reinvest in human and economic capital and economically empower low-income residents as part of an overall community revitalization strategy. Comprehensive community revitalization strategies seek to create partnerships among Federal and local governments, the private sector, community organizations, and neighborhood residents.

City of Oakland staff proposes to apply for two NRSA strategy areas in the last four years of the Five Year Consolidated Planning Period (2016-2020). The two proposed areas for the NRSA applications are the International Boulevard Corridor and the San Pablo Avenue Corridor. In preparation for these NRSA applications, this 5 Year Consolidated Plan is identifying these initially as Target Areas. These two target areas encompass the City's most distressed areas. The International Boulevard and San Pablo corridors are two areas plagued with many social and economic challenges. Broad community objectives have been developed in two community planning efforts: Oakland Sustainable Neighborhood Initiative (OSNI, coordinated by City staff and focused on the International Boulevard Corridor) and the San Pablo Area Revitalization Collaborative (SPARC, coordinated by East Bay Asian Local Development Corporation, a City-CHDO). Both of these initiatives have identified key goals and objectives that would be supported by the 5 Year Consolidated Plan Strategies as outlined in this document. The main goals of those strategies are to improve the quality of life and transform these two areas into places where people desire to live, work, and play. Key strategy areas include housing and neighborhood development, infrastructure, public safety, code enforcement, zoning and land use, and economic development. The desire to decrease violent crime, increase homeownership, improve health outcomes, and strengthen economic development in these two neighborhood economic corridors is samplings of objectives that an NRSA plan would seek to achieve.

City staff analyzed current CDBG program expenditures to understand if, by designating these two target areas, it would significantly change current patterns of expenditure. Staff analyzed District Program expenditure data from the last two fiscal years (FY 13-14 and FY 14-15). Staff found that, within the OSNI

project area and including a half mile buffer, 32% of District funds (22 of 68 grants) were allocated in this corridor; within the SPARC project area and including a half mile buffer, 9% of District Funds (6 out of 68 grants) were allocated in this corridor. That is to say that the City already allocates a significant portion of funds to these two target areas already and that this proposed geographic targeting will further refine that funding in a way that can make more impact in the City. See attached maps of these two areas and to illustrate this expenditure analysis.

# SP-25 Priority Needs - 91.215(a)(2)

## Priority Needs

Table 51 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>		

	<b>Associated Goals</b>	<p>Oakland HCD - Home Maintenance &amp; Improvement Progra</p> <p>Oakland HCD - Homeownership-Residential Lending</p> <p>Oakland HCD-CDBG Operations &amp; Maintenance</p> <p>Oakland HCD-Finance &amp; City Attorney General</p> <p>Expansion of the Supply of Affordable Rental</p> <p>Preservation of the Supply of Affordable Rental Ho</p> <p>Improvement of Existing Housing Stock</p> <p>Expansion of the Supply of Affordable Ownership Ho</p> <p>Expansion of Ownership for 1st Time Homebuyers</p> <p>Rental Assistance for Extremely Low and Very Low</p> <p>Supportive Housing for Seniors &amp; Special Needs</p> <p>Prevention of Foreclosures and Stabilization of Ne</p> <p>Removal of Impediments of Fair Housing</p> <p>Tenant/Landlord Counseling</p>
	<b>Description</b>	<p>52% of Oakland households (79,860 households) are extremely low-income, very low income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI)</p> <p>68% of homeowners and 71% of renters are paying more than 30% of their income towards housing costs (55,970 households); 49% of homeowners and 43% percent of renters are paying more than 50% of their income toward housing costs(35,420 households)</p> <p>With regard to the cost burden (paying &gt;30% to &gt;50% of income toward housing costs) of Large Family Households (5+ persons) this population has a disproportionate greater need: 0-80% AMI owner-occupied households, there were 13 to 23 percentage points higher population than the jurisdiction as a whole; Large Family Households that were extremely low renters were 12 percentage points higher population than the jurisdiction as a whole.</p> <p>OHA manages 1,606 public housing units and 13,565 Housing Choice Vouchers Program (Section 8, including Project-based, and Tenant-Based units) that serves extremely low- and very low-income households and with a combined wait list of over 25,000 families.</p>
	<b>Basis for Relative Priority</b>	<p>Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.</p>
<b>2</b>	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High



	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Oakland HCD-CDBG Program Delivery Oakland HCD-CDBG Operations & Maintenance Oakland HCD-Finance & City Attorney General Prevention/Reduction of Homelessness & Chronic Hom
	<b>Description</b>	According to HUD HMIS data estimates for FY 2014-15 maintained by the City of Oakland, there were approximately 6,429 people experiencing homelessness during the reporting year.
	<b>Basis for Relative Priority</b>	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.
<b>3</b>	<b>Priority Need Name</b>	Comm Dev-Public Services & Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Oakland HCD-CDBG Program Delivery Oakland HCD - Homeownership-Residential Lending Oakland HCD-CDBG Operations & Maintenance Oakland HCD-Finance & City Attorney General Prevention/Reduction of Homelessness & Chronic Hom Crime Awareness & Prevention Seniors Tenant/Landlord Counseling Youth Services
	<b>Description</b>	According to HUD's Community Housing Affordability Strategy 2007-2011 (CHAS) data for Oakland, 52% of Oakland Households are 0-80% AMI. Of those households, 19% have one or more children that are 6 years old or under; 29% contains at least one person 62+ years of age; 34% are small families; 10% are large families.
	<b>Basis for Relative Priority</b>	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.
4	<b>Priority Need Name</b>	Comm Dev-Public Improvement & Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Oakland HCD-CDBG Program Delivery Oakland HCD-CDBG Operations & Maintenance Oakland HCD-Finance & City Attorney General Removal of Impediments of Fair Housing
	<b>Description</b>	According to the 2015-2017 City of Oakland Proposed Budget for Public Works, there are significant needs for water/sewer improvements, street improvements, sidewalk improvements, and flood drainage improvements. The total proposed Public Works budget for all of these areas is approximately \$38 million per year and reflects a fraction of the need and backlog of capital improvements identified by City staff.

	<b>Basis for Relative Priority</b>	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.
5	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Oakland HCD-CDBG Program Delivery Oakland HCD-CDBG Operations & Maintenance Oakland HCD-Finance & City Attorney General Economic Development
	<b>Description</b>	While Oakland and the Eastbay in general are experiencing economic growth and higher employment rates, there are critical issues impacting these gains. The continued success of the Bay Area economy requires growing middle-wage jobs and offering lower-wage workers more opportunities to advance. The region faces a number of critical issues in improving upward mobility for lower-wage workers. Poverty and income inequality have become significant issues throughout the Eastbay and also impact Oakland. Increasing educational attainment and a robust and broad workforce development strategy is critical. Compounding these issues is the high cost of living in the Bay Area, particularly in housing. Additionally, it is important to support long-standing existing local businesses.
	<b>Basis for Relative Priority</b>	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.
6	<b>Priority Need Name</b>	Neighborhood Stabilization and Code Enforcement
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Oakland HCD-CDBG Program Delivery Oakland HCD-CDBG Operations & Maintenance Oakland HCD-Finance & City Attorney General Prevention of Foreclosures and Stabilization of Ne Crime Awareness & Prevention
<b>Description</b>	Approximately 83% of Oakland’s housing stock was constructed prior to 1979. Give the age of the City’s housing stock there is a significant need to address substandard residential buildings and structures that pose threats to Life, Health, and Safety for occupants as well as the public.
<b>Basis for Relative Priority</b>	Basis for determining HIGH priority need for these seven goals was established via Needs Assessment contained in this document, qualitative and quantitative summary of Community Needs Assessment Survey, comments received during two community meetings and a public hearing, and consultation with other jurisdictions.

**Narrative (Optional)**

This portion of the Consolidated Plan describes the City’s strategy over the next five years for meeting the housing needs of low and moderate income households including strategies to address the specific housing needs of persons with special needs (such as seniors and disabled persons).

The housing needs assessment and the market analysis contained in previous sections have shown the tremendous magnitude of unmet housing needs in Oakland, and the gap between market cost and the ability of low and moderate income households to pay for housing.

The City has only limited resources with which to address these needs. Only a small fraction of the total needs can be addressed. The City attempts to maximize the impact of these resources by leveraging other funds wherever possible, particularly from private sources and other public sources.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to research by the National Low Income Housing Coalition, severe cost burden (when a household is paying >50% of income toward rent) is the greatest predictor of a low income (<50% Area Median Income) household's risk of becoming homeless. As per the Needs Assessment, 52% of Oakland households fit this low income household description.
TBRA for Non-Homeless Special Needs	According to research by the National Low Income Housing Coalition, severe cost burden (when a household is paying >50% of income toward rent) is the greatest predictor of a low income (<50% Area Median Income) household's risk of becoming homeless. As per the Needs Assessment, 52% of Oakland households fit this low income household description. This cost burden is magnified for those who qualify as "special needs" populations. those living with HIV/AIDS, veterans, seniors, those living with mental or physical illness.
New Unit Production	As per the Needs Assessment 68% of homeowners and 71% of renters are paying more than 30% of their income towards housing cost; 49% of homeowners and 43% of renters are paying more than 50% of their income towards housing cost. Oakland Housing Authority has a combined wait list of over 25,000 households seeking public housing or Section 8 vouchers.
Rehabilitation	As per the Needs Assessment 68% of homeowners and 71% of renters are paying more than 30% of their income towards housing cost; 49% of homeowners and 43% of renters are paying more than 50% of their income towards housing cost. Oakland Housing Authority has a combined wait list of over 25,000 households seeking public housing or Section 8 vouchers.
Acquisition, including preservation	

Table 52 – Influence of Market Conditions

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The amount of overall federal entitlement funding significantly decreased during the last Consolidated Plan Term. Given the ongoing reduction of funds over the last five years, the City anticipates an annual five percent reduction per program.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,109,973	850,000	769,647	8,729,620	CDBG activities will include administration, public services, housing, economic development and other activities benefiting low-mod income households & communities.
							Expected Amount Available Remainder of ConPlan \$ 29,458,256

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,061,879	0	0	2,061,879	7,266,848	HOME activities will continue to leverage Affordable Housing Trust fund dollars.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,197,531	0	0	2,197,531	7,744,937	HOPWA activities will included services, housing and housing development in Alameda & Contra Costa Counties for persons living with AIDS & their families.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	650,276	0	0	650,276	2,291,821	ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing, homeless prevention, shelter and outreach services and HMIS activities.

Table 53 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Non-Entitlement Resources include:

Affordable Housing Trust Fund: The City of Oakland's Redevelopment Agency was dissolved as of February 1, 2012. The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund is estimated to receive



about \$3 to 4 million on an annual basis with those funds increasing as the wind down of the Oakland Redevelopment Agency proceeds. Additionally, the City is currently collects a Jobs/Housing Commercial Impact fee that, as the economy continues to prosper, is collecting revenue to be used toward supporting affordable housing development activities. Finally, the City is considering implementing an Housing Impact Fee on new housing development.

Low-income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Housing Element 2015-23 has noted as a policy goal to explore a policy that would include the utilization of City-owned public land within the jurisdiction as an asset that can be used to support affordable housing development. More exploration of this policy goal will likely occur during this 5 Year Consolidated Planning Period.

**Discussion**

Prior year resources for CDBG will be used to cover one time funding for the Senior Utility Assistance Program, DreamCatchers Shelter Renovation, and other program costs exceeding current year allocation.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF OAKLAND - CEDA HOUSING DIVISION	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Oakland Housing Authority	Government	Public Housing	Jurisdiction
	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental neighborhood improvements public facilities public services	Other

**Table 54 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Current Needs: Oakland has more than 2,000 homeless men, women and children, an estimated 30% of whom are chronically homeless. The majority of homeless households in Oakland are unsheltered.

In recent years, Oakland’s housing prices and rental market have soared, leaving low-income households with few options and homeless and disabled households with fewer. On top of this, the end of

redevelopment has resulted in far fewer new units for this population. Thus far, the city has been unable to provide new resources for housing the 2,000 people in need. The substantial efforts by city staff and non-profit providers have little effect when there are no available housing units for people under 25% of median income, particularly if they also have disabilities that limit their income.

Approach: Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County's EveryOne Home Plan, a countywide plan to be used as a roadmap for ending homelessness in the county. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County, to those people living with serious mental health illness and those with an HIV/AIDS diagnosis.

Implementation of the PATH Strategy has focused on the areas listed below:

- Development of the Pipeline Process for Permanent Supportive Housing
- Capacity Building for Homeless Services Providers and Housing Developers
- Redesign of the Homeless Service Delivery System
- Rapid Rehousing Services
- Expansion of Street Action Teams and Outreach Services

Both PATH and EveryOne Home are based on a Housing First program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

By employing national best practices – street outreach, flexible services delivered to wherever the person is, intensive case management, connections to mental health and substance abuse treatment, and deeply subsidized permanent housing units and services, Oakland has already housed more than 230 chronically homeless individuals – many of whom had been living at encampments – with over 90% of them still housed after more than three years.

Multiple government and community partners make this work possible from helping to collect annual data on the extent and type of homelessness to funding street outreach workers to meet clients where they are to supplying treatment beds to subsidizing both scattered-site and congregate supportive housing units.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 55 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Implementation of the PATH Strategy has focused on the areas listed below:

- Development of the Pipeline Process for Permanent Supportive Housing
- Capacity Building for Homeless Services Providers and Housing Developers
- Redesign of the Homeless Service Delivery System
- Rapid Rehousing Services
- Expansion of Street Action Teams and Outreach Services

PATH is based on a Housing-First program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is “housing-based,” with an immediate and primary focus on helping individuals and families quickly

access and sustain permanent housing. In many cases, this requires the connection of the homeless, HIV/AIDS, and special needs populations to mainstream services to access the mental health services, health, employment, childrens, family and veteran services necessary to keep the client housed.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

**Service Delivery System Strengths:**

Targeting rapid rehousing and services to those most in need (the homeless living on the streets) has resulted in drop in the point-in-time counts of homeless from 2005 to 2013. The number of people reported as homeless in 2013 are similar to the number of people homeless in 2011.

By employing national best practices – street outreach, flexible services delivered to wherever the person is, intensive case management, connections to mental health and substance abuse treatment, and deeply subsidized permanent housing units and services, Oakland has already housed more than 230 chronically homeless individuals – many of whom had been living at encampments – with over 90% of them still housed after more than three years.

**Services Delivery System Gaps:**

Oakland has more than 2,000 homeless men, women and children, an estimated 30% of whom are chronically homeless. The majority of homeless households in Oakland are unsheltered.

In recent years, Oakland’s housing prices and rental market have soared, leaving low-income households with few options and homeless and disabled households with fewer. On top of this, the end of redevelopment has resulted in far fewer new units for this population. Thus far, the city has been unable to provide new resources for housing the 2,000 people in need. The substantial efforts by city staff and non-profit providers have little effect when there are no available housing units for people under 25% of median income, particularly if they also have disabilities that limit their income.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

City of Oakland will continue to the housing-first model for its homeless population, placing those living on the streets and other places not meant for human habitation into permanent housing with supportive services that will enable them to access the assistance needed to maintain housing.

City will continue to work with other City departments, the County, and developers to increase funding for housing, enabling the addition of housing units to the current housing inventory made available to persons coming out of homelessness.

The City of Oakland will continue to work with Alameda County of the following Focus to improve the institutional structure and service delivery system for carrying out the identified strategy to address priority needs:

- Continue Development of the Pipeline Process for Permanent Supportive Housing
- Capacity Building for Homeless Services Providers and Housing Developers
- Redesign of the Homeless Service Delivery System
- Increased Rapid Rehousing Services
- Expansion of Street Action Teams and Outreach Services

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Oakland HCD - CDBG General Administration Cost	2015	2019	Administration			CDBG: \$230,351	Other: 1 Other
10	Oakland HCD-CDBG Program Delivery	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Comm Dev-Public Services & Facilities Comm Dev-Public Improvement & Infrastructure Economic Development Neighborhood Stabilization and Code Enforcement	CDBG: \$949,200	
17	Oakland HCD - Home Maintenance & Improvement Progra	2015	2019	Affordable Housing Rehabilitation (Housing)		Affordable Housing	CDBG: \$769,746	Homeowner Housing Rehabilitated: 25 Household Housing Unit
18	Oakland HCD - Homeownership-Residential Lending	2015	2019	Affordable Housing Non-Housing Community Development		Affordable Housing Comm Dev-Public Services & Facilities	CDBG: \$126,237	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
29	Oakland HCD-CDBG Operations & Maintenance	2015	2019	Non-Housing Community Development Administration		Affordable Housing Homelessness Comm Dev-Public Services & Facilities Comm Dev-Public Improvement & Infrastructure Economic Development Neighborhood Stabilization and Code Enforcement	CDBG: \$36,789	
30	Oakland HCD-Finance & City Attorney General	2015	2016	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Administration		Affordable Housing Homelessness Comm Dev-Public Services & Facilities Comm Dev-Public Improvement & Infrastructure Economic Development Neighborhood Stabilization and Code Enforcement	CDBG: \$181,825	



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
52	Expansion of the Supply of Affordable Rental	2015	2019	Affordable Housing Public Housing		Affordable Housing	HOME: \$2,061,879	Rental units constructed: 75 Household Housing Unit
53	Preservation of the Supply of Affordable Rental Ho	2015	2016	Affordable Housing Public Housing		Affordable Housing	CDBG: \$943,824	Rental units rehabilitated: 4 Household Housing Unit
54	Improvement of Existing Housing Stock	2015	2016	Affordable Housing		Affordable Housing	CDBG: \$856,679	Homeowner Housing Rehabilitated: 910 Household Housing Unit
55	Expansion of the Supply of Affordable Ownership Ho	2015	2019	Affordable Housing		Affordable Housing		
56	Expansion of Ownership for 1st Time Homebuyers	2015	2019	Affordable Housing		Affordable Housing		
57	Rental Assistance for Extremely Low and Very Low	2015	2019	Affordable Housing		Affordable Housing		
58	Supportive Housing for Seniors & Special Needs	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$172,374	Homeowner Housing Rehabilitated: 80 Household Housing Unit
59	Prevention of Foreclosures and Stabilization of Ne	2016	2019	Affordable Housing		Affordable Housing Neighborhood Stabilization and Code Enforcement	CDBG: \$299,550	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
60	Removal of Impediments of Fair Housing	2015	2019	Affordable Housing		Affordable Housing Comm Dev-Public Improvement & Infrastructure	CDBG: \$241,806	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
61	Prevention/Reduction of Homelessness & Chronic Hom	2016	2019	Affordable Housing Homeless Non-Homeless Special Needs		Homelessness Comm Dev-Public Services & Facilities	CDBG: \$1,779,625 HOPWA: \$2,197,531 ESG: \$650,276	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 1500 Households Assisted  Homeless Person Overnight Shelter: 1750 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 13 Beds  Homelessness Prevention: 750 Persons Assisted  Housing for People with HIV/AIDS added: 50 Household Housing Unit  HIV/AIDS Housing Operations: 426 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
62	Economic Development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$2,475,110	Public service activities for Low/Moderate Income Housing Benefit: 28940 Households Assisted  Jobs created/retained: 2600 Jobs  Businesses assisted: 763 Businesses Assisted
63	Crime Awareness & Prevention	2015	2019	Non-Housing Community Development		Comm Dev-Public Services & Facilities Neighborhood Stabilization and Code Enforcement	CDBG: \$125,000	Public service activities for Low/Moderate Income Housing Benefit: 375 Households Assisted
64	Seniors	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Comm Dev-Public Services & Facilities	CDBG: \$401,000	Public service activities for Low/Moderate Income Housing Benefit: 345415 Households Assisted
65	Tenant/Landlord Counseling	2015	2016	Non-Housing Community Development		Affordable Housing Comm Dev-Public Services & Facilities	CDBG: \$98,350	Public service activities for Low/Moderate Income Housing Benefit: 665 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
66	Youth Services	2015	2019	Non-Housing Community Development		Comm Dev-Public Services & Facilities	CDBG: \$1,609,900	Public service activities for Low/Moderate Income Housing Benefit: 8175 Households Assisted

Table 56 – Goals Summary

### Goal Descriptions

<b>9</b>	<b>Goal Name</b>	Oakland HCD - CDBG General Administration Cost
	<b>Goal Description</b>	Oakland's staffing and administration costs for administering Community Development Block Grant contracts, MOUs and activities.
<b>10</b>	<b>Goal Name</b>	Oakland HCD-CDBG Program Delivery
	<b>Goal Description</b>	Program delivery cost of the CDBG program.
<b>17</b>	<b>Goal Name</b>	Oakland HCD - Home Maintenance & Improvement Progra
	<b>Goal Description</b>	Housing rehabilitation financing (deferred loans at zero interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.
<b>18</b>	<b>Goal Name</b>	Oakland HCD - Homeownership-Residential Lending
	<b>Goal Description</b>	operating cost of the Homeownership residential lending program.

<b>29</b>	<b>Goal Name</b>	Oakland HCD-CDBG Operations & Maintenance
	<b>Goal Description</b>	Operations and maintenance administration cost of operating the CDBG programs and activities.
<b>30</b>	<b>Goal Name</b>	Oakland HCD-Finance & City Attorney General
	<b>Goal Description</b>	CDBG funds covering general administration cost for eligible administration provided by the City's Finance office and City Attorney's Office.
<b>52</b>	<b>Goal Name</b>	Expansion of the Supply of Affordable Rental
	<b>Goal Description</b>	Construction of affordable rental housing, built or underway.
<b>53</b>	<b>Goal Name</b>	Preservation of the Supply of Affordable Rental Ho
	<b>Goal Description</b>	Acquisition, rehabilitation, and resale of 3-5 single family residences.
<b>54</b>	<b>Goal Name</b>	Improvement of Existing Housing Stock
	<b>Goal Description</b>	Owner-Occupied housing rehabilitation.
<b>55</b>	<b>Goal Name</b>	Expansion of the Supply of Affordable Ownership Ho
	<b>Goal Description</b>	Expansion of Supply of Affordable Ownership Housing through the construction of housing for ownership.

56	<p><b>Goal Name</b> Expansion of Ownership for 1st Time Homebuyers</p> <p><b>Goal Description</b> Expansion of ownership opportunities for first-time homebuyers through the provision of mortgage &amp; down payment assistance, housing counseling, and mortgage credit certificates.</p> <p>Alameda County administers the Mortgage Credit Certificate (MCC) program for Oakland and surrounding cities. MCC's provide assistance to first time homebuyers by providing a direct income tax credit that reduces their effective interest rate and thereby increases the amount of mortgage a household can borrow. Alameda County anticipates receiving between \$10 million from two applications that are submitted in January and July of each year.</p>
57	<p><b>Goal Name</b> Rental Assistance for Extremely Low and Very Low</p> <p><b>Goal Description</b> Tenant Based rental assistance for extremely low and very low income families.</p>
58	<p><b>Goal Name</b> Supportive Housing for Seniors &amp; Special Needs</p> <p><b>Goal Description</b> Provision of Supportive Housing for Seniors and Persons with Special Needs including senior housing development, housing development persons, and housing access improvements.</p>
59	<p><b>Goal Name</b> Prevention of Foreclosures and Stabilization of Ne</p> <p><b>Goal Description</b> Prevention of Foreclosures and Stabilization of Neighborhoods: foreclosure counseling, board up/clean up program, acquisition and rehabilitation of rental and ownership.</p>
60	<p><b>Goal Name</b> Removal of Impediments of Fair Housing</p> <p><b>Goal Description</b> Removal of impediment of fair housing through the provision of referrals, information and counseling to residents with disabilities, residents, and discrimination education and investigation.</p>
61	<p><b>Goal Name</b> Prevention/Reduction of Homelessness &amp; Chronic Hom</p> <p><b>Goal Description</b> Prevention of reduction of homeless and elimination of chronic homelessness through outreach, shelter, HIV/AIDS housing and services, rapid-rehousing, development &amp; maintenance of existing permanent &amp; supportive housing, Continuum of Care planning activities, and HIV/AIDS housing &amp; housing development.</p>

62	Goal Name Economic Development
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	<p>Create a citywide Economic Development Strategy, including Industry Action Plans to spur investment and job creation opportunities. Maintain an Economic Indicators Dashboard to guide City Economic Development programming and actions. Provide Business Retention, Expansion and Attraction, attracting 35 new businesses, creating and/or retaining 500 low-to-moderate jobs. Establish a Business Ambassador Program to promote business expansion and assist with businesses early warning and retention response. Operate Oakland Business Assistance Center to provide on-site or referral assistance services to at least 300 businesses per month. Facilitate technical assistance workshops for business owners and start up enterprises. Operate the City's Micro-Loan and Business Loan Programs to assist up to 5 micro-enterprises with fewer than 5 employees whose owners are low and moderate income with loans up to \$20,000 and assist approximately 10-13 businesses with loans up to \$249,500 in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. Provide resources, training and technical assistance through innovative strategies to up to 10 low-to-moderate income under-represented contractors to increase their participation in public sector construction projects. Commercial Lending will provide oversight to lending and technical assistance provided to Oakland's small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of loan payments. Increase employment opportunities and create approximately 100 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation. Continue operation and explore possible expansion of the free business shuttle for Downtown Oakland – Broadway Corridor commuters as part of an effort to attract and retain businesses to Oakland through this public/partnership funded program. Provide Green business training, counseling and technical assistance, resource access, façade improvement referrals, community revitalization coordination, marketing, promotion &amp; outreach, leadership development &amp; sustainability, resident/civic engagement, business management skills training, assistance in establishing microenterprises through CDBG funded community service providers.</p> <p>Economic Development Program Delivery will provide services to support the following Oakland goals for Oakland businesses:</p> <ul style="list-style-type: none"> <li>• Attract, retain, and expand job opportunities</li> <li>• Link economic development job opportunities with local job training and placement resources for Oakland's low to moderate income residents</li> <li>• Stimulate private investment to foster Oakland's business growth</li> </ul> <p>Consolidated <del>Open</del> Oakland's vacant and underutilized</p>	<p>161</p>
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63	<b>Goal Name</b>	Crime Awareness & Prevention
	<b>Goal Description</b>	Provide multi-lingual outreach and education, informational publications, and crime reporting access to limited English-speaking residents.
64	<b>Goal Name</b>	Seniors
	<b>Goal Description</b>	Provide medical and psychosocial home visits, care management and support services, food subsidies, distribution of nutritious food & meals, support services, information and referral, training and education, translation services, adult day care, English-as-a-Second-language classes, safety prevention, and language & culturally appropriate social activities. Assistance to low income seniors at risk of utility services being terminated due to inability to pay amount payable for utility services rendered.
65	<b>Goal Name</b>	Tenant/Landlord Counseling
	<b>Goal Description</b>	Outreach services, information and referral, mediation & reconciliation services, legal assistance, direct legal representation and counseling for low-moderate tenants and landlords.
66	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Safe passage to school program for youth and seniors, job skills and readiness training, job development and linkages, employment search and job retention training, career planning and development, educational counseling and college application & enrollment, assistance with completion of high school diplomas, GED certificates, academic tutoring, computer training, internet access and instruction, leadership skills training, substance abuse workshops, support services, life skills training, energy conservation and recreation programming training, afterschool and summer arts workshops, training in community based arts productions and performances, training in event production and community organizing and recreational activities for low-mod communities.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

OHA is not subject to a Voluntary Compliance Agreement. The Agency's portfolio of large Public Housing developments have been upgraded and rehabilitated to include accessible units as required. The portfolio of scattered-site former Public Housing units is currently being evaluated for compliance and modifications will be made as required and where feasible. The Agency has a 504 review committee.

### **Activities to Increase Resident Involvements**

OHA staffs a city-wide Resident Advisory Board (RAB) that meets regularly to review and provide input on draft plans, new policies and funding priorities. The RAB makes recommendations regarding the development of the Public Housing Agency (PHA) plan, and provides feedback on any significant amendment or modification to the PHA plan. Members are nominated by staff and other residents through a bi-annual application and nomination process. New member recommendations are made to the Board of Commissioners to serve indefinitely and they meet monthly. Current membership is 16 residents.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The City has analyzed its regulatory requirements in accordance with HUD Form 27300, Questionnaire for HUD's Initiative on Removal of Regulatory Barriers and has determined that most of the potential barriers identified by HUD do not exist in Oakland. (See attached for full analysis.) The City has undertaken a number of measures to facilitate and encourage affordable housing, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's General Plan. Further details may be found in the City's Housing Element 2015-20 adopted December 2014

(<http://www.cx2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>). Local Barriers to Affordable Housing • Since Oakland is built out, the lack of available vacant land is a major impediment to the production of affordable housing. New development is therefore limited to in-fill types of projects which result in higher costs due to the need to demolish existing structures and relocate existing uses/tenants. • Many sites available for development require environmental remediation which results in higher costs. • The high demand for land coupled with the lack of available sites has resulted in high land costs. • The high demand for land and active real estate market makes it difficult for non-profit developers to compete and secure sites for affordable housing. The current real estate market requires that potential purchasers be able to act quickly and outbid other purchasers, which is a difficult market for non-profit and government entities to compete in. • Neighborhood opposition continues to be a barrier to the development of affordable housing. As with other communities, neighbors are sometimes opposed to affordable housing developments for fear that the development will affect property values or result in crime or other problems.

State Barriers to Affordable Housing • State requirements often overlap with federal and local strategies, adding extra burden to the implementation process. • Inconsistencies between federal, State, and local underwriting standards, such as affordability restrictions, increase costs. • Relocation laws discourage property owners from participating in rental rehabilitation.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The following actions will be undertaken to address some of the public policy barriers to affordable housing that were identified in the Five Year Strategy: The City of Oakland's Strategic Planning Division will work to implement the work on the completed specific and area plan efforts: the Broadway Valdez District Specific Plan, the Central Estuary Area Plan, the Harrison Street/Oakland Avenue Community Transportation Plan, the International Boulevard Transit Oriented Development Project, the Lake Merritt Station Area Plan, and the West Oakland Specific Plan. The Strategic Planning Division is currently working on the following specific and area planning efforts: the "Coliseum City" Area Specific Plan, and the Downtown Oakland Specific Plan. These planning efforts have or seek to establish new land use and urban design goals for each area. The ultimate result of all specific and area planning efforts is to streamline CEQA clearance for new development. The City will continue to work to develop a broader

community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work on these issues with the Non-Profit Housing Association of Northern California (NPH) and East Bay Housing Organizations (EBHO). Additionally, the City has secured a consultant who is currently conducting an Impact Fee Nexus Study that is slated to be completed/adopted approximately December 2016. Development impact fees are a commonly used method of collecting a proportional share of funds from new development for infrastructure improvements and other public facilities to offset the impact of new development. Pursuant to the Mitigation Fee Act, California Government Code Section 66000, et seq. (also known as AB 1600), adoption of impact fees requires documentation of the “nexus” or linkage between the fees being charged, the benefit of the facilities to mitigate new development impacts, and the proportional cost allocation. Impact fees must be adopted by the Oakland City Council. Included in the Impact Fee Nexus Study and Implementation Strategy is an economic feasibility analysis so that any impact fee program appropriately balances the need to accommodate development impacts without creating a disincentive for real estate investment in Oakland. Economic constraints are likely to preclude adoption of the maximum justified impact fees under the nexus analyses, the level of fees that are economically feasible may be substantially lower than the maximum justifiable fees. Furthermore, the allocation of a feasible level of impact fees to transportation, affordable housing, and/or capital facilities is a policy decision that will need to be addressed.

The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including the use of Accela, the City’s new planning software program launched in 2014 that is designed to make accessible permitting and development history, using an internet-based information and application system.

### **Strategy to Remove...(continued)**

The City will continue to work to develop a broader community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work on these issues with the Non-Profit Housing Association of Northern California (NPH) and East Bay Housing Organizations (EBHO).

Additionally, the City has secured a consultant who is currently conducting an Impact Fee Nexus Study that is slated to be completed/adopted approximately December 2016. Development impact fees are a commonly used method of collecting a proportional share of funds from new development for infrastructure improvements and other public facilities to offset the impact of new development. Pursuant to the Mitigation Fee Act, California Government Code Section 66000, et seq. (also known as AB 1600), adoption of impact fees requires documentation of the “nexus” or linkage between the fees being charged, the benefit of the facilities to mitigate new development impacts, and the proportional cost allocation. Impact fees must be adopted by the Oakland City Council. Included in the Impact Fee Nexus Study and Implementation Strategy is an economic feasibility analysis so that any impact fee program appropriately balances the need to accommodate development impacts without creating a disincentive for real estate investment in Oakland. Economic constraints are likely to preclude adoption

of the maximum justified impact fees under the nexus analyses, the level of fees that are economically feasible may be substantially lower than the maximum justifiable fees. Furthermore, the allocation of a feasible level of impact fees to transportation, affordable housing, and/or capital facilities is a policy decision that will need to be addressed.

The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including the use of Accela, the City's new planning software program launched in 2014 that is designed to make accessible permitting and development history, using an internet-based information and application system.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County's EveryOne Home Plan, a countywide plan to be used as a roadmap for ending homelessness in the county. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County, to those people living with serious mental health illness and those with an HIV/AIDS diagnosis.

Implementation of the PATH Strategy has focused on the areas listed below:

Development of the Pipeline Process for Permanent Supportive Housing

Capacity Building for Homeless Services Providers and Housing Developers

Redesign of the Homeless Service Delivery System

Rapid Rehousing Services

Expansion of Street Action Teams and Outreach Services

In expanding street action teams and outreach services the City continues to operate the homeless mobile outreach program to reach those living in homeless encampments, increase their safety, while referring them to housing and service programs that will be able to better assess individual needs while getting them housed.

### **Addressing the emergency and transitional housing needs of homeless persons**

PATH and EveryOne Home are based on a Housing First program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

Application of a Housing First approach does not necessarily result in an immediate elimination of the need for emergency shelter and/or transitional housing services but is commonly implemented through four primary stages:

Crisis Intervention and Short-Term Stabilization Screening, Intake and Needs Assessment, Provision of Housing Resources, and Provision of Case Management

In order to apply these four stages, the PATH Strategy focuses on both housing development activities to provide needed housing resources and realignment of the service delivery system to support the transition to a Housing First approach.

**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.**

The general thrust of the PATH Strategy can be summarized as follows:

- Rapid Re-Housing Services: Activities that clearly lead to permanent housing outcomes and services that help people obtain and maintain permanent housing.
- Preventing Homelessness: Activities assist households in maintaining current housing and preventing households from becoming homeless.
- Support Services to increase Housing Retention among the target population Housing Resources: Expand the inventory of appropriate housing opportunities as a direct exit from homelessness.
- Discharge Planning is also vital to eliminate and/or shorten periods of homelessness for those who are homeless and discharged from institutions, such as jails, prisons, or hospitals or have aged-out of the foster care system.

Community stakeholders are working to match county service systems to housing to address the complexities of timing, availability of options, and admission criteria in order to develop alternatives to discharging people into homelessness.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

See narrative above.

Oakland, Oakland Partners, and Alameda County continue to review and modify when appropriate its comprehensive county-wide discharge policy and protocols to reduce or eliminate the release of people from public institutions to the streets or the homeless service system. Oakland Permanent Access to



Housing strategy (PATH) identified development of discharge planning policies and protocols as the lynchpin of a comprehensive homeless prevention strategy.

PATH Strategies are as follows:

- Strategy #1: Create Policies and Protocols to Prevent People from being Discharged into Homelessness from Mainstream Systems and their Institutions. The Alameda EveryOne Home Leadership Council is leading an effort to create systemic discharge planning policies and protocols to prevent people from being discharged into homelessness from mainstream systems and their institutions. Oakland's mainstream systems and their institutions will participate in this process.
- Strategy #2: Link and Expand Current Efforts to Prevent Homelessness for People Being Discharged from Mainstream Systems of Care and their Institutions.Solution. Continue to create strategic linkages between current Oakland-based efforts to prevent homelessness and/or decrease recidivism for people reentering Oakland from mainstream systems of care and their institutions through pre-release and discharge planning, integrated and timely support services, case management, affordable/supportive housing.
- Expand current efforts to incorporate additional priority target populations (e.g., single adults and veterans)Expand current efforts to refine current and future efforts to include comprehensive service strategies, such as early intervention and engagement when homeless people enter mainstream systems and institutions; a full array of wraparound services (i.e., behavioral health, health care, employment); and direct linkages and priority access to affordable and/or supportive housing (housing subsidy programs, HUD McKinney funded supportive housing, and Direct PATH).

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The 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 owners of Alameda County. The program will make 140 units of low-income housing with young children 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. The Department also keeps a Lead-Safe Housing Listing 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 Alameda County 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.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Past experience has shown that older properties have a higher likelihood of containing lead-based paint, and low-income households occupied by children under six are at highest risk for exposure. The housing units that are a priority are older units with children under six, family child care homes, and smaller rental properties, which typically have more extensive lead hazards because of deferred maintenance. Often owners of these properties are unable to finance repairs without assisted rehabilitation programs. ACHHD will carry out focused outreach to high risk low-income families with young children through partner agencies and community-based organizations with a priority on homes associated with a lead exposed child or being used as family child care home. ACHHD has 22 years of experience in case managing lead-poisoned children and has processes in place to enroll eligible properties associated with lead exposed children. The ACHHD will work with partners and city rehabilitation services to bring additional resources to these families, promote enrollment in the lead hazard control grant, and provide information on lead safety and healthy housing. The program is also working on a Pro-Active Rental Inspection policy with city and county departments. For longer term sustainability, the ACHHD will train partner agency staff and home visitors to recognize healthy housing issues.

### **How are the actions listed above integrated into housing policies and procedures?**

The City's residential rehabilitation loan programs have included lead-based paint hazard education within the initial phase of the loan application process, since 1992. 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.

In compliance with Federal regulatory changes implemented in 2000, all Home Maintenance Improvement Program properties must be referred for a lead hazard risk assessment and rehabilitation work must include full abatement resulting in passing lead hazard clearance testing. The City's Residential Lending and Housing Rehabilitation Services department is independently contracting for these services.

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

Additionally, ACHHD has been and will continue to follow the Advancing Healthy Housing Strategy for Action that was developed to reduce the number of American homes with residential health and safety hazards. The department have developed a consensus on the basic concept of a healthy home, encourages the adoption of the federally-recognized criteria for Healthy Homes with each agency we partner with in our collaborations, creates, conduct and supports training and workforce Development to address health hazards in housing, educates the Public about Healthy Homes, and support research that informs and advances Healthy Housing in a cost-effective manner. The program has been building on the concept and has developed an action plan to advance healthy homes by identifying lead-based paint hazards and other housing-related health and safety deficiencies while in the home and working with other partners to help bring needed resources to create safe and healthy homes for vulnerable populations in Alameda County while using and refining the most cost-effective approach. ACHHD continues to provide trainings and presentations on the Essentials of Healthy Housing, Integrated Pest Management and EPA Renovate Repair and Painting to property owners, property managers, health professionals and contractors in Alameda County in addition to agencies and other organizations within the jurisdiction. ACHHD also provides education to parents, medical providers, realtors, building officials, social service agencies and others to incorporate healthy housing principles into their day to day activities.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

#### **1) Local Hiring Goals on City-funded Projects**

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

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

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

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

#### **2) Living Wage Ordinance**

On November 4, 2014, voters approved Oakland Measure FF which raised the minimum wage in Oakland to \$12.25 on March 2, 2015. Employees who perform at least 2 hours of work in a particular workweek within Oakland - including part-time, temporary and seasonal employees - must be paid at least the minimum wage. The ordinance also adjusts the minimum wage up based on the regional Consumer Price Index (CPI). The first CPI adjustment will take effect on January 1, 2016, and every year thereafter. Measure FF also requires employers to provide paid sick leave to any employee who performs at least 2 hours of work within Oakland. Measure FF also requires that hospitality employers (such as hotels, restaurants, and banquet facilities) who collect service charges from customers must pay the entirety of those charges to the hospitality workers who performed those services for which the charge was collected.

Beginning in FY 2015-16, the City expects to spend a total of \$1.37 million to implement the minimum wage increase. The costs would include \$135,000 for an employee to administer and help enforce the minimum wage and up to \$30,000 for education and outreach material. The City's own payroll costs (all funds) will increase by \$1.2 million in FY 2015-16 to cover part-time employees who are currently below the new minimum wage and to address wage compaction for those employees just above \$12.25.

#### **3) Construction Requirements**

Construction projects are monitored, with the assistance of the Contracts and Compliance Unit in the Office of Public Works, to ensure that all affirmative action, equal employment opportunity, and

prevailing wage (“Davis-Bacon”) requirements are met. These requirements are included in City loan and grant agreements with developers, along with provisions that the requirements be passed through to construction contractors and subcontractors at every tier. Notices to proceed with construction work are not issued until the Contracts and Compliance Unit indicates that a project has met the requirements. In addition, the Contracts and Compliance Unit monitors projects during construction, to ensure that requirements are actually being met.

Goals 4-12 in following "add text" section.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

As noted in Sections NA-15, NA-20, NA-25 and NA-30, there are significant numbers of City of Oakland households that encounter housing problems and cost burdens. In order to address these housing stressors, the City is engaged in a variety of efforts to address poverty, including in particular a variety of initiatives aimed at reducing the level of unemployment in the City. Significant parts of the City have been designated as a State Enterprise Zone as part of a strategy to attract new businesses and expand employment opportunities for Oakland residents. The City has also been designated by HUD as an Enhanced Enterprise Community.

#### **SP-70: Jurisdiction Anti-Poverty Goals, Programs & Policies (continued)**

##### **4) Provision of Supportive Services in Assisted Housing for the Homeless**

Many City-sponsored housing projects, particularly in Single Room Occupancy housing and in housing targeted to the homeless, include a planned service component that aims, in part, at assisting very low-income persons to develop the necessary employment and job search skills required to allow such persons to enter or return to paid employment and an ability to live independently. Various innovative activities within the City's homeless service or PATH program contracts will target assisting homeless persons in need of job assistance and employment search skills.

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

The program enrolls approximately 50 students per semester in a combination classroom and hands-on construction project program. The students and instructors provide the labor for the project and the end product is a one or two unit residential dwelling, made available for occupancy by low to moderate-income families. Upon completion of a project, the property is sold for cost and all proceeds are used to fund subsequent projects.

##### **6) Alliance for West Oakland Development**

The Alliance for West Oakland Development's (AWOD) mission is to initiate, promote and facilitate the development of blighted districts in West Oakland through Green Building Job Training. The focus is on

West Oakland residents and geared toward “at risk” young adults (18 years to 25 years). The City makes available vacant lots for the development of affordable housing. AWOD provides the trainees with “hands-on training to develop and refine construction skills necessary to enter the construction trades. The program was established in 1999 and serves as a catalyst for substantial economic development. Helps to provide the community with tools to overcome the challenges that prevent it from reaching its full potential and helps to enhance the physical surroundings of the community using a holistic approach to build a health and vibrant community.

#### **SP-70: Jurisdiction Anti-Poverty Goals, Programs & Policies (continued-2)**

##### **7) Job Training and Employment Programs in Public Housing**

OHA will continue to partner with HUD, the Oakland Workforce Investment Board, and locally funded programs that provide OHA residents with job training and employment opportunities. As part of HUD’s Section 3 requirements and in accordance with 135.5 of 24 CFR Part 135, OHA’s Board of Commissioners has established a policy that sets priority hiring goals for all companies who contract with OHA and have a need for additional employees. This priority establishes that “to the greatest extent possible” the contractor must consider OHA residents from Public Housing and Project Based Section 8 properties or other low income residents from the Oakland metropolitan area for their available positions. OHA also sponsors summer educational activities and employment to promote career development opportunities for youth. In FY 2014, OHA’s partnership with the City of Oakland will provide 300 youth employment opportunities through the Mayor’s Summer Youth Employment Program.

##### **8) Section 8 Family Self-Sufficiency Program**

The Oakland Housing Authority’s Family Self-Sufficiency Program (FSS) links participants to appropriate supportive services that aid increased employment and wages through education, job training, and counseling. Eliminating participants’ dependence on cash aid to achieve self-sufficiency is achieved by establishing specific goals through an FSS Action Plan. Approximately (186) Section 8 and Project Based households currently participate in the program. OHA regularly hosts workshops and orientations in an effort to encourage additional families to enroll. Through the FSS program, residents establish savings accounts opened when their income increases. Upon graduation from the program they may use their saving accounts for purposes such as educational expenses, starting a business, and homeownership.

##### **9) Oakland Housing Authority Education Initiatives**

The Oakland Housing Authority (OHA) has launched an Education Initiative that simultaneously prepares children for the academic journey from their primary through post-secondary education while also supporting strong attendance and parental engagement. Recognizing the important role that educational achievement can play in breaking the cycle of intergenerational poverty, OHA executed a multi-year partnership with the Oakland Unified School District (OUSD) and local non-profit education and service providers to provide a multi-pronged outreach effort that offers guidance, support and incentives to youth as well as their families, with the intention of removing the barriers that have historically lead to chronic absenteeism, illiteracy, delayed milestones and in some cases, skyrocketing drop- out rates.

Each program in the Education Initiative affects individuals at various stages throughout the academic continuum offering interventions that impact the recipient regardless of when they entered and where

they fall on the spectrum of needs. Through our intake processes and needs assessments, we are able to ascertain the level of support needed by a student and their family and then customize a program that penetrates the specific obstacles being faced.

#### **SP-70: Jurisdiction Anti-Poverty Goals, Programs & Policies (continued-3)**

##### 10) Youthbuild (Training and Employment)

The City may apply and/or will support applications by other entities for assistance under HUD's Youthbuild Program (if funds are still made available), which provides low income youth with education and job skills in conjunction with housing activities.

##### 11) Workforce Development Program

Oakland's Workforce Development Unit has been integrated into the Office of Economic and Workforce Development. The new office will further align workforce and economic development strategies. Workforce Development will continue working closely with Economic and Business Development to support local business development and expansion through customized training and supplying businesses well-trained workforce. Specific to its FY 2014-15 budget, the Workforce Development Unit plans to accomplish the following goals: 1) improve the performance of Oakland's employment and training services for youth and adults as measured by increased numbers of placements and attainment of Federally mandated performance measures; 2) promote business development and growth through excellent staffing and worker training for employer clients; 3) support the development of the Army Base development's Job Resource Center; 4) expand and improve job training services for all job seekers, particularly those with barriers to employment; 5) expand on the sector-based strategy model to guide workforce training programs; and 6) support Oakland's One Stop Career Center and Youth Service delivery systems for FY 2014-15 under the leadership of the Oakland Workforce Investment Board.

#### **SP-70: Jurisdiction Anti-Poverty Goals, Programs & Policies (continued-4)**

##### 12) Department of Human Services Programs

Since 1971, the City of Oakland has been designated as a Community Action Agency, established under the Economic Opportunity Act of 1964 charged with developing and implementing anti-poverty programs for the low-income community. In November 2011, the California State Department of Community Services and Development (CSD) expanded the agency's territory to include the surrounding Alameda County, (excluding the City of Berkeley). The Alameda County - Oakland Community Action Partnership (AC-OCAP), has as its overarching purpose to focus on leveraging private, local, state, and federal resources toward empowering low-income families and individuals to attain the skills, knowledge, and motivation required to move them away from a life of poverty and onto the path that leads to self-sufficiency. The unique structure of the Alameda County - Oakland CAP is that the process involves local low-income citizens, elected officials, and the private sector in its effort to address specific barriers to achieving self-sufficiency. Through the annual community needs assessment and the biennial community action plan, the agency is able to identify the best opportunities to assist all members of the community in becoming self-sufficient and productive members of society. The Alameda County -

Oakland CAP focuses its funding priorities in the areas of education, training, and employment; community and economic development; supportive services; community engagement; and advocacy. In partnership with the Community Development Block Grant (CDBG) program, the Alameda County - Oakland CAP is able to leverage funds to support the annual Earned Income Tax Credit Campaign and Oakland's "Bank on" Initiative. The Alameda County -Oakland Community Action Partnership has been actively "fighting the war on poverty" for over 40 plus years.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As noted in Sections NA-15, NA-20, NA-25 and NA-30, there are significant numbers of City of Oakland households that encounter housing problems and cost burdens. In order to address these housing stressors, the City is engaged in a variety of efforts to address poverty, including in particular a variety of initiatives aimed at reducing the level of unemployment in the City. Significant parts of the City have been designated as a State Enterprise Zone as part of a strategy to attract new businesses and expand employment opportunities for Oakland residents. The City has also been designated by HUD as an Enhanced Enterprise Community.



## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All activities funded through the City are governed by loan or grant agreements, regulatory agreements, and/or other enforceable agreements which require the recipients to comply with a variety of federal, State and local requirements. These include affirmative action and equal employment efforts, nondiscrimination, affirmative marketing efforts, prohibition on the use of lead-based paint, compliance with environmental protection requirements and procedures, tenant lease protection, payment of prevailing wages, insurance, bonding, financial standards and audit requirements, prohibition on conflict of interest, Fair Housing, etc.

The City monitors affordable housing projects for compliance with the executed regulatory agreement to maintain appropriate income levels and rents. The City's monitoring policies, programs and procedures are regularly reviewed by HUD to ensure that the City is carrying out its responsibilities in the use of federal funds.

City Project Administrators (PAs) for CDBG projects conduct project monitoring to ensure compliance with the contractual goals established between the City and the Service Providers. The PAs also receive monthly reports from the Service Providers that include units of service provided, the cost of providing the service, who the service was provided to, and any problems encountered during the month. The City's Financial Services Agency also provides fiscal and on site monitoring of CDBG projects that receive \$25,000 or more. These staff persons have the appropriate fiscal background to ensure that the service providers are properly and appropriately documenting and recording expenses, as well as complying with contract goals.

Construction projects are monitored, with the assistance of the City's Contracts and Compliance Unit (CCU), to ensure that all affirmative action, equal employment opportunity, and prevailing wage requirements are met. These requirements are included in City loan and grant agreements with developers, along with provisions that the requirements be passed through to construction contractors and subcontractors at every tier. Notices to proceed with construction work are not issued until CCU indicates that a project has met the requirements. In addition, CCU monitors projects during construction, to ensure that requirements are actually being met.

All development and public service projects throughout the City that receive any Federal funds are subject to the provisions of NEPA to ensure that the projects do not have an adverse impact on the natural and human environment.

The Planning Department, upon request, reviews proposed projects to determine if they are exempt, categorically excluded or in need of an Environmental Assessment.

For all assisted housing developments, the City monitors marketing plans to ensure that project marketing solicits participation from all sectors of Oakland's low and moderate-income community. Housing developers who receive funding from the City must comply with the City's Affirmative Fair Housing Marketing Plan (AFHMP) that is available for review on the City's website.

The City also has responsibility for monitoring new construction and rehabilitation development projects on a regular basis. Monitoring occurs every one to three years depending on the condition of the property and the responsiveness of the property management company to address any findings. Asset monitors ensure that: rents are within the limits established by each applicable program; occupancy is restricted to eligible households; tenant incomes are re-certified annually by the management company as required; units are well maintained, the projects remain fiscally sound, and all other requirements are being met.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The amount of overall federal entitlement funding significantly decreased during the last Consolidated Plan Term. Given the ongoing reduction of funds over the last five years, the City anticipates an annual five percent reduction per program.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,109,973	850,000	769,647	8,729,620	CDBG activities will include administration, public services, housing, economic development and other activities benefiting low-mod income households & communities.
						29,458,256	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,061,879	0	0	2,061,879	7,266,848	HOME activities will continue to leverage Affordable Housing Trust fund dollars.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,197,531	0	0	2,197,531	7,744,937	HOPWA activities will included services, housing and housing development in Alameda & Contra Costa Counties for persons living with AIDS & their families.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	650,276	0	0	650,276	ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing, homeless prevention, shelter and outreach services and HMIS activities.

Table 57 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Non-Entitlement Resources include:

Affordable Housing Trust Fund: The City of Oakland's Redevelopment Agency was dissolved as of February 1, 2012. The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund is estimated to receive

about \$3 to 4 million on an annual basis with those funds increasing as the wind down of the Oakland Redevelopment Agency proceeds. Additionally, the City is currently collects a Jobs/Housing Commercial Impact fee that, as the economy continues to prosper, is collecting revenue to be used toward supporting affordable housing development activities. Finally, the City is considering implementing an Housing Impact Fee on new housing development.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Housing Element 2015-23 has noted as a policy goal to explore a policy that would include the utilization of City-owned public land within the jurisdiction as an asset that can be used to support affordable housing development. More exploration of this policy goal will likely occur during this 5 Year Consolidated Planning Period.

**Discussion**

Prior year resources for CDBG will be used to cover one time funding for the Senior Utility Assistance Program, DreamCatchers Shelter Renovation, and other program costs exceeding current year allocation.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
51	Expansion of the Supply of Affordable Rental	2015	2019	Affordable Housing Public Housing				
52	Youth Services	2015	2019	Non-Housing Community Development		Comm Dev-Public Services & Facilities	CDBG: \$321,980	Public service activities for Low/Moderate Income Housing Benefit: 1635 Households Assisted
53	Tenant/Landlord Counseling	2015	2016	Non-Housing Community Development		Affordable Housing	CDBG: \$19,670	Public service activities for Low/Moderate Income Housing Benefit: 133 Households Assisted
54	Seniors	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Comm Dev-Public Services & Facilities	CDBG: \$180,200	Public service activities for Low/Moderate Income Housing Benefit: 5992 Households Assisted
55	Crime Awareness & Prevention	2015	2019	Non-Housing Community Development			CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
56	Economic Development	2015	2019	Non-Housing Community Development			CDBG: \$1,125,771	Jobs created/retained: 520 Jobs Businesses assisted: 120 Businesses Assisted
57	Prevention/Reduction of Homelessness & Chronic Homelessness	2016	2019	Affordable Housing Homeless Non-Homeless Special Needs			CDBG: \$1,779,625 HOPWA: \$2,197,531 ESG: \$650,276	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted / Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted Homeless Person Overnight Shelter: 150 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 13 Beds Homelessness Prevention: 150 Persons Assisted Housing for People with HIV/AIDS added: 10 Household Housing Unit HIV/AIDS Housing Operations: 10 Household Housing Unit Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
58	Removal of Impediments of Fair Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$241,806	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
59	Prevention of Foreclosures and Stabilization of Neighborhoods	2016	2019	Affordable Housing		Affordable Housing Neighborhood Stabilization and Code Enforcement	CDBG: \$362,550	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
60	Supportive Housing for Seniors & Special Needs	2015	2019	Affordable Housing		Affordable Housing Comm Dev-Public Services & Facilities	CDBG: \$172,374	Public service activities for Low/Moderate Income Housing Benefit: 80 Households Assisted
61	Rental Assistance for Extremely Low and Very Low	2015	2019	Affordable Housing		Affordable Housing		
62	Expansion of Ownership for 1st Time Homebuyers	2015	2019	Affordable Housing		Affordable Housing		
63	Expansion of the Supply of Affordable Ownership Housing	2015	2019	Affordable Housing		Affordable Housing	HOME: \$2,061,879	Rental units constructed: 15 Household Housing Unit
64	Improvement of Existing Housing Stock	2015	2016	Affordable Housing		Affordable Housing Comm Dev-Public Services & Facilities	CDBG: \$769,746	Homeowner Housing Rehabilitated: 75 Household Housing Unit
65	Preservation of the Supply of Affordable Rental Housing	2015	2016	Affordable Housing Public Housing			CDBG: \$943,824	Rental units rehabilitated: 4 Household Housing Unit

Table 58 – Goals Summary

## Goal Descriptions

51	<b>Goal Name</b>	Expansion of the Supply of Affordable Rental
	<b>Goal Description</b>	
52	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Safe passage to school program for youth and seniors, job skills and readiness training, job development and linkages, employment search and job retention training, career planning and development, educational counseling and college application & enrollment, assistance with completion of high school diplomas, GED certificates, academic tutoring, computer training, internet access and instruction, leadership skills training, substance abuse workshops, support services, life skills training, energy conservation and recreation programming training, afterschool and summer arts workshops, training in community based arts productions and performances, training in event production and community organizing and recreational activities for low-mod communities.
53	<b>Goal Name</b>	Tenant/Landlord Counseling
	<b>Goal Description</b>	Outreach services, information and referral, mediation & reconciliation services, legal assistance, direct legal representation and counseling for low-moderate tenants and landlords.
54	<b>Goal Name</b>	Seniors
	<b>Goal Description</b>	Provide medical and psychosocial home visits, care management and support services, food subsidies, distribution of nutritious food & meals, support services, information and referral, training and education, translation services, adult day care, English-as-a-Second-language classes, safety prevention, and language & culturally appropriate social activities.

55	<p><b>Goal Name</b> Crime Awareness &amp; Prevention</p> <p><b>Goal Description</b> Services are provided to parents and caregivers, children and youth, at-risk youth, seniors and non- and limited-English speaking new immigrants. Activities include outreach; improving linkages; establishing networks; education on crime and gang activities; compiling and dissemination of data on types and locations of crimes; crime and gang intervention and prevention training for youth; reentry support for youth in the criminal justice system; education to encourage crime reporting; multi-lingual access to crime information and personal safety training.</p>
56	<p><b>Goal Name</b> Economic Development</p> <p><b>Goal Description</b> Economic Development goals include Create a citwide Economic Development Strategy, including Industry Action Plans to spur investment and job creation opportunities. Maintain an Economic Indicators Dashboard to guide City Economic Development programming and actions. Provide Business Retention, Expansion and Attraction, attracting 35 new businesses, creating and/or retaining 500 low-to-moderate jobs. Establish a Business Ambassador Program to promote business expansion and assist with businesses early warning and retention response. Operate Oakland Business Assistance Center to provide on-site or referral assistance services to at least 300 businesses per month. Faciliate technical assistance workshops for business owners and start up enterprises. Operate the City's Micro-Loan and Busines Loan Programs to assist up to 5 micro-enterprises with fewer than 5 employees whose owners are lowand moderate income with loans up to \$20,000 and assist approximately 10-13 businesses with loans up to \$249,500 in connection with Neighborhood Economic Development Fnd (NEDF) and Enhanced Enterprise Community (EEC) loan funds. Provide resources, training and technical assistance through innovative strategies to up to 10 low-to-moderate income under-represented contractors to increae their participation in public sector construction projects. Commercial Lending will provide oversight to lending and technical assistance provided to Oakland's small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of loan payments. Increase employment opportunities and create approximately 100 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation. Continue operation and explore possible expansion of the free business shuttle for Downtown Oakland – Broadway Corridor commuters as part of an effort to attract and retain businesses to Oakland through this public/partnership funded program. Provide Green business training, counseling and technical assistance, resource access, façade improvement referrals, community revitalization coordination, marketing, promotion &amp; outreach, leadership development &amp; sustainability, resident/civic engagement, business management skills training, assistance in establishing microenterprises through CDBG funded community service providers.</p>

57	<p><b>Goal Name</b> Prevention/Reduction of Homelessness &amp; Chronic Hom</p> <p><b>Goal Description</b> Prevention of reduction of homeless and elimination of chronic homelessness through outreach, shelter, HIV/AIDS housing and services, rapid-rehousing, development &amp; maintenance of existing permanent &amp; supportive housing, Continuum of Care planning activities, and HIV/AIDS housing &amp; housing development.</p> <p>Public service activities for Low/Moderate Income Housing Benefit including, 300 Households Assisted with tenant-based rental assistance / Rapid Rehousing, overnight shelter for at least 150 homeless individuals, addition of 13 overnight/emergency shelter/transitional housing Beds, Homelessness Prevention services and financial assistance to 150 clients, and operate the Housing for People with HIV/AIDS, continuing HIV/AIDS housing operation of 10 housing units, and adding 10 additional HOPWA Housing units.</p>
58	<p><b>Goal Name</b> Removal of Impediments of Fair Housing</p> <p><b>Goal Description</b> Removal of impediment of fair housing through the provision of referrals, information and counseling to residents with disabilities, residents, and discrimination education and investigation.</p>
59	<p><b>Goal Name</b> Prevention of Foreclosures and Stabilization of Ne</p> <p><b>Goal Description</b> Prevention of Foreclosures and Stabilization of Neighborhoods: foreclosure counseling, board up/clean up program, acquisition and rehabilitation of rental and ownership.</p>
60	<p><b>Goal Name</b> Supportive Housing for Seniors &amp; Special Needs</p> <p><b>Goal Description</b> Provision of Supportive Housing for Seniors and Persons with Special Needs including senior housing development, housing development persons, and housing access improvements.</p>
61	<p><b>Goal Name</b> Rental Assistance for Extremely Low and Very Low</p> <p><b>Goal Description</b> Tenant Based rental assistance for extremely low and very low income families. Currently, tenant base rental assistance provided is under the Emergency Solutions Grant - PATH Strategy and the HOPWA programs.</p>

62	<p><b>Goal Name</b> Expansion of Ownership for 1st Time Homebuyers</p> <p><b>Goal Description</b> Expansion of ownership opportunities for first-time homebuyers through the provision of mortgage &amp; down payment assistance, housing counseling, and mortgage credit certificates. Alameda County administers the Mortgage Credit Certificate (MCC) program for Oakland and surrounding cities. MCC's provide assistance to first time homebuyers by providing a direct income tax credit that reduces their effective interest rate and thereby increases the amount of mortgage a household can borrow. Alameda County anticipates receiving between \$10 million from two applications that are submitted in January and July of each year.</p>
63	<p><b>Goal Name</b> Expansion of the Supply of Affordable Ownership Ho</p> <p><b>Goal Description</b> Expansion of Supply of Affordable Ownership Housing through the construction of housing for ownership.</p>
64	<p><b>Goal Name</b> Improvement of Existing Housing Stock</p> <p><b>Goal Description</b> Owner-Occupied housing rehabilitation.</p>
65	<p><b>Goal Name</b> Preservation of the Supply of Affordable Rental Ho</p> <p><b>Goal Description</b> Preservation of the supply of affordable rental housing. Rental units rehabilitated: 4 Household Housing Unit Acquisition, rehabilitation, and resale of 3-5 single family residences.</p>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The nine Consolidated Plan Goals represent high priority needs for the City of Oakland and serve as the basis for FY 2015-16 programs and activities.

- Expansion of the Supply of Affordable Rental Housing
- Preservation of the Supply of Affordable Rental Housing
- Expansion of the Supply of Affordable Ownership Housing
- Expansion of Ownership Opportunities for First Time Homebuyers
- Improvement of the Existing Housing Stock
- Provision of Rental Assistance for Extremely Low and Low Income Families
- Provision of Supportive Housing for Seniors and Persons with Special Needs
- Foreclosure Recovery and Stabilization of Neighborhoods
- Removal of Impediments to Fair Housing

The City's Consolidated Plan update coincides with the development of the first year Action Plan. The FY 15-17 RFP was not conducted and as such, the first year Action Plan will continue the of allocation of many FY 14-15 District Programs into FY 2015-16.

#### Projects

#	Project Name
2	PATH STRATEGY - DHS/CHS HESG
3	HOPWA GRANTEE ADMINISTRATION
4	HOPWA-ALAMEDA COUNTY
5	HOPWA -Contra Costa County
6	HOME PROGRAM - OAKLAND HCD
8	CDBG-ADMINISTRATION
9	HOME PROGRAM - OAKLAND HCD ADMINISTRATION
11	ALAMEDA COUNTY COMMUNITY FOOD BANK
12	Alameda County HCD/Minor Repair
13	Alzheimer's Services of The East Bay
14	AnewAmerica Community Corporation
15	DHCD/Access Improvement
16	Blighted Property Board Up & Clean Up (Oakland/Planning & Zoning
17	Bus Rapid Transit/City of Oakland-Housing & Community Development
18	CDBG-ADMINISTRATION

#	Project Name
19	CDBG Program Delivery
20	Code Enforcement Relocation Program
21	Commercial Lending
22	Economic Development Program Delivery Costs
23	Housing Development Administration/Oakland HCD
24	Home Maintenance & Improvement Program (HMIP) Oakland/HCD
25	Homeownership-Residential Lending/City of Oakland/HCD
26	Residential Lending Administration
27	Lead Safe Housing Paint Program/Oakland/HCD
28	Section 108 Loan Repayments-City of Oakland/HCD
29	East Oakland Community Project
30	PATH Strategy Operating Expense
31	A Safe Walk To School
32	STRIDE (Striving To Redirect Individuals In Difficult Environments)/Oakland OPR
33	CDBG Program Operations & Maintenance/City of Oakland HCD
34	Finance & City Attorney Office General Administration Costs
35	Community Housing Services Program Delivery/City of Oakland/DHS
36	Community Housing Services Administration/City of Oakland/DHS
37	Civicorps Schools
38	DreamCatcher
39	East Bay Community Law Center/Fair Housing Services
40	East Bay Community Law Center/Housing Advocacy Project
41	First Place For Youth/Steps to Success Program
42	Friends of Peralta Hacienda Historical Park/Camp ACE
43	Oakland Business Development Corporation (OBDC)/Business Loan Program
44	OCCUR-Eastmont Technology Learning Center
45	OCCUR-Heartlands Neighborhood Revitalization
46	Project Re-Connect/Crime & Gang Prevention Youth & Young Adult Services
47	Rebuilding Together/Home Repairs & Safety/Accessibility Modifications
48	Society of St. Vincent De Paul of Alameda County/Job Training for Re-Entry Population/Homeless Servi
49	Vietnamese American Community Center of the East Bay/Anti-Crime Services
50	Vietnamese Community Development Inc/Oakland Vietnamese Senior Project
51	Senior Citizen Utility Assistance Program

**Table 59 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

For the 2015/16 program year CDBG allocation priorities are an extension or continuation of the



City's 2014/15 program year as the City is in consultation to increase the efficiency and effectiveness of CDBG funds allocated throughout the community as this funding source continues to decline while the needs maintain or grow. The CDBG extensions for 2015-16 will give the City time to complete its consultation; to garner citizen participation and feedback; to strategize and implement a modified allocation and priority-establishing process for CDBG.

The need for affordable housing continues to be a priority in Oakland. HOME funds, CDBG and matching funds will be used to address this need.

Under HOPWA, Oakland is awarded as an Oakland Eligible Metropolitan Statistical Area that consists of Alameda & Contra Costa Counties. Funds are allocated based on the total of reported AIDS cases in the two counties, as reported by the Office of AIDS in their Annual AIDS Epidemiology Report. Priorities are set and published by each County for the use of HOPWA funds by the Alameda County EveryOne Home (Continuum of Care) and Contra Costa Counties Health Services and Housing departments.

Emergency Solutions Grant (ESG) allocations prioritize rapid rehousing services, homeless prevention, shelter, outreach, Homeless Management Information System (HMIS) activity, and other services that assist the most needy; persons living on the streets, those at risk of becoming homeless and those living in shelters. Under the City's PATH Strategy, ESG funds are allocated through a competitive process to select agencies that meet the priority needs.

**AP-38 Project Summary**

**Project Summary Information**

Consolidated Plan

OAKLAND

194

1	<b>Project Name</b>	PATH STRATEGY - DHS/CHS HESG
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Hom
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$650,276
	<b>Description</b>	ESG activities will support the City's Permanent Access To Housing (PATH) Strategy, providing rapid rehousing, homeless prevention, shelter and outreach services and HMIS activities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Oakland's PATH Strategy supported by ESG and match funding will provide tenant-based rental assistance/rapid rehousing. for 300 households, overnight shelter for 150 persons and homeless prevention services for 150 persons.	
2	<b>Project Name</b>	HOPWA GRANTEE ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	HOPWA: \$65,926
	<b>Description</b>	General administration cost incurred by Community Housing Services Division and other City offices supporting HOPWA administrative activities, including but not limited to reporting, monitoring, audit cost, etc.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A

	<b>Location Description</b>	City of Oakland/Department of Human Services/Community Housing Services 150 Frank H. Ogawa Plaza, 4th Floor Oakland, CA 94612
	<b>Planned Activities</b>	HOPWA Administration duties
3	<b>Project Name</b>	HOPWA-ALAMEDA COUNTY
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable Housing Comm Dev-Public Services & Facilities
	<b>Funding</b>	HOPWA: \$1,620,020
	<b>Description</b>	Alameda County Housing & Community Developemtn (ACHCD) will administer the Alameda County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS (PLWA) and their family members. In addition, housing units will be acquired and/or constructed or rehabilitated. HOPWA provides permanent housing for PLWA.
	<b>Target Date</b>	12/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Alameda County estimates a total of 216 household to be served and 40 HIV/AIDS housng to be added.
	<b>Location Description</b>	Throughout the Alameda County portion of the Oakland EMSA
	<b>Planned Activities</b>	Assist approximately 216 households with at least one person living with AIDS with housing, tentant based rental assistance, housing advocacy, support services and other HIV/AIDS support and housing services needed to sustain eligible clients. In addition, approximately 40 HOPWA dedicated units will be developed through new construction, acquisition, and renovations.
4	<b>Project Name</b>	HOPWA -Contra Costa County
	<b>Target Area</b>	
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	Affordable Housing Comm Dev-Public Services & Facilities
	<b>Funding</b>	HOPWA: \$511,585
	<b>Description</b>	Contra Costa County Health Services will administer the Contra Costa County portion of the Oakland EMSA under the HOPWA program to provide housing and support services for people living with HIV/AIDS (PLWA) and their family members. In addition, housing units will be acquired and/or constructed or rehabilitated for the purposes permanent housing for PLWA.Public service activities for Low/Moderate Income Housing Benefit:50 Households Assisted Housing for People with HIV/AIDS added:2 Household Housing Unit HIV/AIDS Housing Operations:42 Household Housing Unit
	<b>Target Date</b>	12/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Will assist approximately 50 people living with AIDS (PLWA) with housing advocacy and support servcies. 40 households will be housed.
	<b>Location Description</b>	Throughout the Contra Costa County portion of the Oakland Eligible Metropolita Statistical Area (EMSA).
	<b>Planned Activities</b>	Public service activities for low/moderate income housing benefit for 50 households living with AIDS. Add 2 housing units. Operations of 42 existing housing units.  Housing for People with A
5	<b>Project Name</b>	HOME PROGRAM - OAKLAND HCD
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,855,691
	<b>Description</b>	Through the City's Housing Development program HOME funding will be used for new construction of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year. Funding is significantly reduced due to dissolution of Redevelopment Agencies and resulting loss of the Low Moderate Income Housing set-aside funds. HOME and any other available funds will be awarded through a NOFA process to be published in September, 2015 with awards in March, 2016.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15 low/moderate income families will benefit from proposed HOME activities.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Development of 15 affordable rental housing units.
<b>6</b>	<b>Project Name</b>	CDBG-ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable Housing Homelessness Comm Dev-Public Services & Facilities Comm Dev-Public Improvement & Infrastructure Economic Development Neighborhood Stabilization and Code Enforcement
	<b>Funding</b>	CDBG: \$1,588,430
	<b>Description</b>	Operations and maintenance administration cost of operating the CDBG programs and activities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	HOME PROGRAM - OAKLAND HCD ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$206,188

	<b>Description</b>	Administrative costs associated to operating the HOME Program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Monitoring, audit, reporting, and other eligible administrative activities necessary to carry out the HOME program.
<b>8</b>	<b>Project Name</b>	ALAMEDA COUNTY COMMUNITY FOOD BANK
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	To provide food subsidies to food distribution agencies in the City's Community Development District #7 for the distribution of nutritious food and meals to low income households. To enhance the quality of life for low- and moderate-income residents of Oakland by distributing nutritious food in the Elmhurst District. A related goal of the program is to maintain the health and independent living of low- and moderate-income seniors who are member agency clients.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5752 low/mod senior citizen households will benefit from proposed activities.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide food scholarships to membership agencies that will increase food assistance services to seniors in the the community.

9	<b>Project Name</b>	Alameda County HCD/Minor Repair
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improvement of Existing Housing Stock
	<b>Needs Addressed</b>	Affordable Housing Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$159,200
	<b>Description</b>	Provides grants to senior or disabled homeowners for minor home repairs up to \$2,499. Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County. 90-120 units will be assisted in FY 2015-16.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	90-120 low/moderate income seniors will benefit
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Grants to seniors or disabled homeowners for minor home repairs up to \$2,499. Administered by Alameda County. 90-120 units will be assisted in FY 2015-16.
10	<b>Project Name</b>	Alzheimer's Services of The East Bay
	<b>Target Area</b>	
	<b>Goals Supported</b>	Seniors
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$25,200
	<b>Description</b>	The Subgrantee shall operate the Dementia-Specific Adult Day Care Program to provide adult day care services for seniors with dementia and training/support for their caregivers at Alzheimer's Services of the East Bay (ASEB), 2320 Channing Way, Berkeley California in the Chinatown/Eastlake/San Antonio Community Development District.
	<b>Target Date</b>	6/30/2016



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 low/moderate income households were assisted.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Alzheimer's Services of the East Bay will operate a Dementia-Specific Adult Day Care Program to provide adult day care services for seniors with dementia and training/support for their caregivers at Alzheimer's Services of the East Bay (ASEB), 2320 Channing Way, Berkeley California in the Chinatown/Eastlake/San Antonio Community Development District
<b>11</b>	<b>Project Name</b>	AnewAmerica Community Corporation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The Subgrantee shall operate the Green Business Program to provide and build the capacity of low-moderate income micro entrepreneurs and their low-income micro-businesses to successfully implement or expand greening principles in their businesses at 1470 Fruitvale Avenue, Oakland, in the Fruitvale/San Antonio Community Development District. Enhance the quality of life for 16 low- and moderate-income residents of Oakland via: 1) micro enterprise green workshops, 2) one-on-one green business counseling, and 3) technical preparation of microenterprise businesses to effectively showcase their green products and services at business venues.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16 businesses that are low-moderate income micro entrepreneurs
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	The Subgrantee shall operate the Green Business Program to provide and build the capacity of low-moderate income micro entrepreneurs and their low-income micro-businesses to successfully implement or expand greening principles in their businesses at 1470 Fruitvale Avenue, Oakland, in the Fruitvale/San Antonio Community Development District. Enhance the quality of life for 16 low- and moderate-income residents of Oakland via: 1) micro enterprise green workshops, 2) one-on-one green business counseling, and 3) technical preparation of microenterprise businesses to effectively showcase their green products and services at business venues.
12	<b>Project Name</b>	DHCD/Access Improvement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Supportive Housing for Seniors & Special Needs
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$172,374
	<b>Description</b>	AIP makes units accessible to persons with disabilities by providing matching grants to property owners to make accessibility improvements to both rental property and property owned and occupied by disabled persons.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16 low-moderate income households with disabilities.
	<b>Location Description</b>	
<b>Planned Activities</b>	Oakland Housing & Community Development Department will provide grants for accessibility modifications to one- to four-unit properties where owners or tenants have disabilities. Goal is to complete accessibility modifications for 20 units in FY 2015-16.	
13	<b>Project Name</b>	Blighted Property Board Up & Clean Up (Oakland/Planning & Zoning
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention of Foreclosures and Stabilization of Ne
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Stabilization and Code Enforcement
	<b>Funding</b>	CDBG: \$118,275

	<b>Description</b>	Clean up and Board up of 25 vacant blight properties throughout Oakland.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 Vacant blighted properties.
	<b>Location Description</b>	Throughout Oakland
	<b>Planned Activities</b>	Clean up and Board up of 25 vacant blight properties throughout Oakland.
<b>14</b>	<b>Project Name</b>	Bus Rapid Transit/City of Oakland-Housing & Community Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Business Technical Assistance program for businesses along the International Boulevard and San Pablo Avenue Corridors during construction improvements along the East Bay Bus Rapid Transit (BRT).
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 businesses.
	<b>Location Description</b>	International Boulevard corridor, Oakland, CA.
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	CDBG-ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$230,351

	<b>Description</b>	Oakland's staffing and administration costs for administering Community Development Block Grant contracts, MOUs and activities. Audit and reporting activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
16	<b>Project Name</b>	CDBG Program Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities Economic Development
	<b>Funding</b>	CDBG: \$949,200
	<b>Description</b>	Program delivery cost of the CDBG program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>		
17	<b>Project Name</b>	Code Enforcement Relocation Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention of Foreclosures and Stabilization of Ne
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Stabilization and Code Enforcement
	<b>Funding</b>	CDBG: \$118,275

	<b>Description</b>	Approximately 83% of Oakland's housing stock was constructed prior to 1979. Give the age of the City's housing stock there is a significant need to address substandard residential buildings and structures that pose threats to Life, Health, and Safety for occupants as well as the public.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 residents, forced out of rental units due to unresolved building code citations. There are no income limits to this activity.
	<b>Location Description</b>	citywide
	<b>Planned Activities</b>	Property Care of 20 household housing units and related tenant relocation services.
18	<b>Project Name</b>	Commercial Lending
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$56,125
	<b>Description</b>	Oversee lending and technical assistance provided to Oakland's small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of delinquent loan. Oversee the provision of technical assistance to approximately 500 clients; fund approximately \$1m of loans; increase employment opportunities and create approximately 100 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 low-moderate income households through assistance provided to 50 businesses.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Create/retain 100 jobs by assisting up to 50 businesses with loan services. Oversee lending and technical assistance provided to Oakland’s small business community including loan underwriting, loan servicing, business plan technical assistance, employment monitoring, and collection of delinquent loan. Oversee the provision of technical assistance to approximately 500 clients; fund approximately \$1m of loans; increase employment opportunities and create approximately 100 new jobs for low-to-moderate income Oakland residents; oversight management of the Oakland Business Development Corporation.
19	<b>Project Name</b>	Economic Development Program Delivery Costs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$327,219
	<b>Description</b>	The City of Oakland’s economic development efforts are aligned with Oakland’s Consolidated Plan objectives to create a thriving economy and workforce. Critical coordination efforts are: strategic and focus efforts to align economic and workforce development efforts on growth sectors that offer middle-wage job opportunities and have low barriers to employment; strengthen entrepreneurship support for startups and small businesses; participation in strategic regional economic development initiatives; strengthen partnerships with educational institutions; identify new financing mechanisms to support affordable housing, development of blighted and underutilized properties and work with large property owners to address infrastructure needs
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 businesses.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	<p>Economic Development Program Delivery will provide services to support the following Oakland goals for Oakland businesses:</p> <ul style="list-style-type: none"> <li>• Attract, retain, and expand job opportunities</li> <li>• Link economic development job opportunities with local job training and placement resources for Oakland’s low to moderate income residents</li> <li>• Stimulate private investment to foster Oakland’s business growth</li> <li>• Redevelop Oakland’s vacant and underutilized land</li> <li>• Continue to revitalize downtown and neighborhood commercial areas, physically, organizationally and economically</li> <li>• Encourage continued growth of following Oakland sectors:</li> <li>• Arts and digital media</li> <li>• Food production and distribution</li> <li>• Healthcare and bioscience</li> <li>• Industrial</li> <li>• International trade and logistics</li> <li>• Office</li> <li>• Green Business</li> <li>• Retail</li> <li>• Expand Oakland businesses’ access to capital</li> </ul>
20	<b>Project Name</b>	Housing Development Administration/Oakland HCD
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	<p>Comm Dev-Public Services &amp; Facilities  Comm Dev-Public Improvement &amp; Infrastructure  Neighborhood Stabilization and Code Enforcement</p>
	<b>Funding</b>	CDBG: \$299,821
	<b>Description</b>	Administration, program monitoring and audit cost related to the City's Housing & Community Development activities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

21	<b>Project Name</b>	Home Maintenance & Improvement Program (HMIP) Oakland/HCD
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$769,746
	<b>Description</b>	Housing rehabilitation financing (deferred loans at zero interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low/moderate income homeowners
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing rehabilitation financing (deferred loans at zero interest) of up to \$75,000 for rehabilitation of 1- to 4-unit owner-occupied properties. This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program. Up to 25 units will be assisted in FY 2015-16.
22	<b>Project Name</b>	Homeownership-Residential Lending/City of Oakland/HCD
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improvement of Existing Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$126,237
	<b>Description</b>	Program administration and monitoring cost.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	



	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of residential lending homeowners program.
23	<b>Project Name</b>	Residential Lending Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preservation of the Supply of Affordable Rental Ho
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$644,003
	<b>Description</b>	Program administration and monitoring.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
24	<b>Project Name</b>	Lead Safe Housing Paint Program/Oakland/HCD
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improvement of Existing Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$178,691
	<b>Description</b>	Grants for seniors, disabled and some families for exterior painting and lead hazard remediation.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 senior and disabled homeowners with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI.
	<b>Location Description</b>	

	<b>Planned Activities</b>	35 units will be repainted after lead hazards are removed or contained in FY 2015-16. 35 units repainted and lead removal at an average cost of \$9,500 per project
25	<b>Project Name</b>	Section 108 Loan Repayments-City of Oakland/HCD
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$546,760
	<b>Description</b>	Section 108 loan repayments
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
26	<b>Project Name</b>	East Oakland Community Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Hom
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$158,445
	<b>Description</b>	Operations of the Crossroads Shelter and Transitional Housing Facility operated by East Oakland Community Project.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 homeless persons, otherwise living on the streets of Oakland will benefit from the proposed activities.
	<b>Location Description</b>	7515 International Boulevard Oakland, CA 94621

	<b>Planned Activities</b>	Operations of transitional housing and shelter facility for the homeless, in East Oakland at the Crossroads Shelter operated by East Oakland Community Project.
27	<b>Project Name</b>	PATH Strategy Operating Expense
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Hom
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$247,391
	<b>Description</b>	CDBG funds used as Match to the Emergency Solution Grant activities under the City's PATH Strategy to end homelessness. CDBG allocation cover administration, reporting, monitoring, and audit cost for the PATH Strategy which supports providing rapid rehousing, homeless prevention, shelter and outreach services and HMIS activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 homeless (as reported under ESG PATH Strategy).
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Staff cost, administration, monitoring and audit cost for the Oakland PATH Strategy.
28	<b>Project Name</b>	A Safe Walk To School
	<b>Target Area</b>	
	<b>Goals Supported</b>	Seniors Youth Services
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$28,192

	<b>Description</b>	The City of Oakland Department of Human Services shall administer the Safe Walk To School Program to provide an enhancement to the quality of life for low- and moderate-income residents of Oakland by ensuring Oakland's seniors, caregivers, children and their families are provided a safe walk to and from school or community activities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,162 low and moderate income youth and senior residents of Oakland
	<b>Location Description</b>	Manzanita/Manzanita Seed Elementary School 2409 E27th Street  World Academy/ Achieve Academy 1700 28th Avenue in Oakland, California.
	<b>Planned Activities</b>	The City of Oakland Department of Human Services shall administer the Safe Walk To School Program to provide an enhancement to the quality of life for low- and moderate-income residents of Oakland by ensuring Oakland's seniors, caregivers, children and their families are provided a safe walk to and from school or community activities. Services will be provided at and near the Manzanita/Manzanita Seed Elementary School located at 2409 E27th Street and, World Academy/ Achieve Academy located at 1700 28th Avenue in Oakland, California. Public service activities other than Low/Moderate Income Housing Benefit: 1162 Persons Assisted
29	<b>Project Name</b>	STRIDE (Striving To Redirect Individuals In Difficult Environments)/Oakland OPR
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$33,000

	<b>Description</b>	Striving To Redirect Individuals In a Difficult Environment (STRIDE) is a park-based program operated by Oakland Parks and Recreation to provide programs to youth living in low and moderate income households, youth, ages 16-24 in West Oakland. Said services are to enhance the quality of life for low and moderate income youth, ages 16-24 by residents of West Oakland by collaborating with various partner agencies to provide youth programs and services throughout the City's West Oakland Parks.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 youth living in low and moderate income households, ages 16-24 in West Oakland. Said services are to enhance the quality of life for low and moderate income youth, ages 16-24 by residents of West Oakland
	<b>Location Description</b>	West Oakland
	<b>Planned Activities</b>	<p>STRIDE will serve 60 youth (age 16-24) through innovative job and career exploration in workshops and projects. STRIDE will maintain 90% recruitment and retention (50 participants)90% of STRIDE participants will graduate from the program</p> <p>STRIDE will offer exploration of career and/or job opportunity to 90% (50) participants. At least 10 participants will express interest in becoming future STRIDE leaders.At least 7 STRIDE graduates will be honored for exceptional project participation and leadership.</p> <p>Program incorporation of Oakland Unified School District citywide initiatives for dropout prevention.STRIDE will establish three (3) team leads (cohorts) at each Oakland High School to serve as program ambassadors.</p>
<b>30</b>	<b>Project Name</b>	CDBG Program Operations & Maintenance/City of Oakland HCD
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable Housing Homelessness Economic Development Neighborhood Stabilization and Code Enforcement
	<b>Funding</b>	CDBG: \$36,789
	<b>Description</b>	Operations and maintenance administration cost of operating the CDBG programs and activities.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Operations and maintenance administration cost of operating the CDBG programs and activities.
<b>31</b>	<b>Project Name</b>	Finance & City Attorney Office General Administration Costs
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable Housing Homelessness Comm Dev-Public Services & Facilities Economic Development Neighborhood Stabilization and Code Enforcement
	<b>Funding</b>	CDBG: \$181,825
	<b>Description</b>	Administration cost for finance and attorney's office.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>32</b>	<b>Project Name</b>	Community Housing Services Program Delivery/City of Oakland/DHS
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Hom
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$240,327

	<b>Description</b>	Program delivery cost for portions of the City of Oakland's Hunger Program, Supportive Housing Programs and PATH Strategy operated by the Community Housing Services Division.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,000 Low/Moderate, very low and extremely-low income households will benefit from the proposed programs.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide food distributions to low/mod, very low and extremely low income households throughout Oakland, Oakland OPRI program for section 8 vouchers to the homeless, services under the Supportive Housing Program; including Program facility management, and outreach services provided by the Community Housing Services Division.
33	<b>Project Name</b>	Community Housing Services Administration/City of Oakland/DHS
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Hom
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$495,462
	<b>Description</b>	Program administration and monitoring cost for PATH and other Community Housing Services.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
34	<b>Project Name</b>	Civicorps Schools
	<b>Target Area</b>	
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Academic & professional Path Program (Homeless Services)
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 youth low- and moderate-income youth, ages 18-24.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Civicorp Schools operates the Academic and Professional Pathway (APP) program to provide education, career preparedness, and case management services at 101 Myrtle St. Oakland, CA 94607 in the 3rd Community Development Dis-trict. Services are provided to homeless youth to enhance the quality of life for low- and moderate-income residents of Oakland by providing case management and support services to 5 homeless young adults/year age 18-24, secure transitional housing and shelter as well as providing career preparedness and remedial education to help youth gain the skills they need to be successful employees.
35	<b>Project Name</b>	DreamCatcher
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Hom Youth Services
	<b>Needs Addressed</b>	Homelessness Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Rehabilitation and renovations to a 8-bed emergency shelter for youth ages 13-18. Renovations will also add 6 new bed spaces for longer-term intervention with commercially sexually exploited minor females as well as a support center for high-risk youth .
	<b>Target Date</b>	6/30/2016



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8-13 homeless youth.
	<b>Location Description</b>	<p align="LEFT">583-597 Fifth Street/418-420 Jefferson Street</p>
	<b>Planned Activities</b>	Rehabilitation and renovations to a 8-bed emergency shelter for youth ages 13-18. Renovations will also add 6 new bed spaces for longer-term intervention with commercially sexually exploited minor females as well as a support center for high-risk youth .
<b>36</b>	<b>Project Name</b>	East Bay Community Law Center/Fair Housing Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Removal of Impediments of Fair Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$241,806
	<b>Description</b>	Fair housing outreach, counseling, investigation and other services to 240 individuals and Families with incomes at or below 80% Area Median Income . East Bay Community Law Center will coordinate and provide fair housing outreach, fair housing education, intake, assessment, fair housing counseling, fair housing investigations of discrimination, fair housing testing, and fair housing audits
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Individuals and Families with incomes at or below 80% Area Median Income
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	East Bay Community Law Center will coordinate and provide fair housing outreach, fair housing education, intake, assessment, fair housing counseling, fair housing investigations of discrimination, fair housing testing, and fair housing audits
<b>37</b>	<b>Project Name</b>	East Bay Community Law Center/Housing Advocacy Project
	<b>Target Area</b>	

	<b>Goals Supported</b>	Tenant/Landlord Counseling
	<b>Needs Addressed</b>	Affordable Housing Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$19,670
	<b>Description</b>	Housing advocacy project/tenant-landlord and legal services (housing related services). Limited scope legal representation to low moderate income clients in Community Development Districts 1 and 4. District 1 = 48 clients District 4 = 80 clients
	<b>Target Date</b>	6/30/0016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	128 low/moderate income renters.
	<b>Location Description</b>	Community Development Districts 1 and 4.
	<b>Planned Activities</b>	Housing related services in community development districts 1 and 4 including the following:  Limited scope legal representation Direct legal representation to selected clients Limited scope legal representation to tenants in Districts 1 & 4  Direct legal representation to selected clients in District 4.
<b>38</b>	<b>Project Name</b>	First Place For Youth/Steps to Success Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$40,618
	<b>Description</b>	First Place for Youth's Steps to Success program for children, youth, and young adults. "Steps to Success" Program provides job search and job training skills, one on one employment counseling, and job workshops so current and former foster youth (ages 16-23) can better compete in the local job market.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	51 foster youth ages 16-23
	<b>Location Description</b>	426-17th Street, Oakland, California.
	<b>Planned Activities</b>	"Steps to Success" Program provides job search and job training skills, one on one employment counseling, and job workshops so current and former foster youth (ages 16-23) can better compete in the local job market. Services to be provided to approximately 43 youth.
<b>39</b>	<b>Project Name</b>	Friends of Peralta Hacienda Historical Park/Camp ACE
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$35,650
	<b>Description</b>	Operate the Youth Interns for Camp A.C.E. (Arts, Culture and Environment) program to provide employment to Fruitvale/San Antonio youth aged 16-21 at the Peralta Hacienda Historical Park, in the Fruitvale Community Development District. Youth Interns for Camp A.C.E. is a summer-weekday and spring-weekend program that will operate from Feb 1 through June 30th (weekend program) and July 1st through Aug 30th (summer-weekday program). The goal is to enhance the quality of life for low- and moderate-income residents of Oakland via school-year and summer employment opportunities with services to youth in the Fruitvale Community Development District.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 youth living in low/moderate income households
	<b>Location Description</b>	Fruitvale Community Development District 2465 - 34th Avenue, Oakland, CA

	<b>Planned Activities</b>	operate the Youth Interns for Camp A.C.E. (Arts, Culture and Environment) program to provide employment to Fruitvale/San Antonio youth aged 16-21 at the Peralta Hacienda Historical Park, in the Fruitvale Community Development District. Youth Interns for Camp A.C.E. is a summer and weekend program that will operate from Feb 1 through June 30th (weekend program) and July 1st through Aug 30th (summer program). The goal is to enhance the quality of life for low- and moderate-income residents of Oakland via school-year and summer employment opportunities with services to youth in the Fruitvale Community Development District.
<b>40</b>	<b>Project Name</b>	Oakland Business Development Corporation (OBDC)/Business Loan Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities Economic Development
	<b>Funding</b>	CDBG: \$192,427
	<b>Description</b>	Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$249,500. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13 businesses
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Oakland Business Development Corporation (OBDC) will serve Commercial Loan Program clients requesting loans of less than \$249,500. OBDC will provide loan packaging assistance, and offer one-on-one management and technical assistance in connection with Neighborhood Economic Development Fund (NEDF) and Enhanced Enterprise Community (EEC) loan funds. OBDC will also service all City commercial loans. Up to 13 businesses will be assisted.
<b>41</b>	<b>Project Name</b>	OCCUR-Eastmont Technology Learning Center

	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$103,200
	<b>Description</b>	Eastmont Technology Learning Center located at 6948 Foothill Blvd. Provides computer learning and access labs for low and moderate income residents of the Central East Oakland and Elmhurst Community Development Dis-tricts.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	175 youth from low/moderate income households
	<b>Location Description</b>	6948 Foothill Blvd, Oakland, CA
	<b>Planned Activities</b>	Eastmont Technology Learning Center located at 6948 Foothill Blvd. Provides computer learning and access labs for low and moderate income residents of the Central East Oakland and Elmhurst Community Development Dis-tricts. The goal of the Eastmont Technology Learning Center is to offer technology use and training for 500 low income, youth, teens and adults, and to provide program and technical support and materials to new and emerging community learning labs that serve low-income residents of the Central East Oakland and Elmhurst Community Development Districts.
42	<b>Project Name</b>	OCCUR-Heartlands Neighborhood Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$176,470
	<b>Description</b>	The Subgrantee shall operate the Heartlands Neighborhood Revitalization Program and coordinate merchants, commercial property owners and resident organizations participation in neighborhood district revitalizing activities. The goal is to enhance the quality of life for low- and moderate-income residents of Oakland via neighborhood and community revitalization services and activities.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45-50 businesses
	<b>Location Description</b>	Central East Oakland Community Development District
	<b>Planned Activities</b>	The Subgrantee shall operate the Heartlands Neighborhood Revitalization Program and coordinate merchants, commercial property owners and resident organizations participation in neighborhood district revitalizing activities at 6948 Foothill Boulevard in the Central East Oakland Community Development District and at 1330 Broadway, Suite #1030, Oakland, California. The goal is to enhance the quality of life for low- and moderate-income residents and businesses of Oakland via neighborhood and community revitalization services and activities. Approximately 45-50 businesses in the Central East Oakland Community Development District will benefit from these services.
43	<b>Project Name</b>	Project Re-Connect/Crime & Gang Prevention Youth & Young Adult Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$81,320
	<b>Description</b>	The Subgrantee shall operate the Project Re-Connect Program to provide counseling for high risk juvenile offenders, age 12-18 years, and their families. The service will be provided at 6939 MacArthur Boulevard, Oakland, California. Offer weekly counseling/educational workshops to students and parents to promote reintegration of delinquent youth back to their families and into the public school system and decrease recidivism.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	37-40 high-risk juvenile offender's age 12-18 years, and their families.
	<b>Location Description</b>	6939 MacArthur Boulevard, Oakland, California

	<b>Planned Activities</b>	The Subgrantee shall operate the Project Re-Connect Program to provide counseling for high risk juvenile offenders, age 12-18 years, and their families. The service will be provided at 6939 MacArthur Boulevard, Oakland, California. Offer weekly counseling/educational workshops to students and parents to promote reintegration of delinquent youth back to their families and into the public school system and decrease recidivism.
44	<b>Project Name</b>	Rebuilding Together/Home Repairs & Safety/Accessibility Modifications
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improvement of Existing Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$274,977
	<b>Description</b>	To perform house repairs that address safety, comfort and accessibility for low-income, senior or disabled homeowners in the following Community Development Districts. The Rebuilding Together will assist a total of 60 homeowners in Oakland's Community Development Districts 1,3, and 4.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 low/moderate income home owners.
	<b>Location Description</b>	Oakland's Community Districts 1,3 and 4
	<b>Planned Activities</b>	To perform house repairs that address safety, comfort and accessibility for low-income, senior or disabled homeowners in the following Community Development Districts. The Rebuilding Together will assist a total of 60 homeowners in Oakland's Community Development Districts 1,3, and 4.
45	<b>Project Name</b>	Society of St. Vincent De Paul of Alameda County/Job Training for Re-Entry Population/Homeless Servi
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevention/Reduction of Homelessness & Chronic Hom
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$38,000

<b>Description</b>	St. Vincent DePaul shall operate the Job Training Programs for Re-Entry Population to provide Kitchen of Champions Culinary Training Program and Champion Workforce Transitional Employment Program at 675 23rd Street and 2272 San Pablo Avenue, Oakland, CA 94612 in the 3rd Community Development District. The Kitchen of Champions is a culinary training program that combines classroom training with kitchen demonstration. The training is free. Students will receive a weekly stipend of \$50, materials, and a jacket. Champion Workforce is a transitional employment program that provides paid opportunities with training at a rate of \$8/hour, 20 hours/week for a 12-week period. Both programs have a Graduation ceremony at the conclusion of the 12-week program. Both programs also offer post-graduation support services, including Alumni Club and follow-up through each programs' coordinator. Every quarter, the Kitchen of Champions enrolls up to 25 students. The program is 12 weeks long. The Kitchen of Champions may enroll up to 100 students annually. The Champion Workforce transitional employment program may enroll up to 15 individuals each quarter, or 60 annually.
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50-100 low and extremely low income homeless clients, inclusive of the re-entry population.
<b>Location Description</b>	675 23rd Street, Oakland, CA 2272 San Pablo Avenue, Oakland, CA



	<b>Planned Activities</b>	St. Vincent DePaul shall operate the Job Training Programs for Re-Entry Population to provide Kitchen of Champions Culinary Training Program and Champion Workforce Transitional Employment Program at 675 23rd Street and 2272 San Pablo Avenue, Oakland, CA 94612 in the 3rd Community Development District. The Kitchen of Champions is a culinary training program that combines classroom training with kitchen demonstration. The training is free. Students will receive a weekly stipend of \$50, materials, and a jacket. Champion Workforce is a transitional employment program that provides paid opportunities with training at a rate of \$8/hour, 20 hours/week for a 12-week period. Both programs have a Graduation ceremony at the conclusion of the 12-week program. Both programs also offer post-graduation support services, including Alumni Club and follow-up through each programs' coordinator. Every quarter, the Kitchen of Champions enrolls up to 25 students. The program is 12 weeks long. The Kitchen of Champions may enroll up to 100 students annually. The Champion Workforce transitional employment program may enroll up to 15 individuals each quarter, or 60 annually.
46	<b>Project Name</b>	Vietnamese American Community Center of the East Bay/Anti-Crime Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Crime Awareness & Prevention
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	VACCEB Anti-Crime Project at 655 International Boulevard in the Eastlake/San Antonio/Chinatown Community Development District (District 2). The goal is to enhance the quality of life for low- and moderate-income residents of Oakland via addressing crime targeting residents with non- and limited-English-speaking capabilities for 75 clients.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 limited english speaking low/moderate income households
	<b>Location Description</b>	655 International Boulevard, Oakland, CA in the Eastlake/San Antonio/Chinatown Community Development District (District 2)

	<b>Planned Activities</b>	Multi-lingual outreach and education, informational publications, and crime reporting access to residents in the Eastlake/San Antonio/Chinatown Community Development District (District 2). The goal is to enhance the quality of life for low- and moderate-income residents of Oakland via addressing crime targeting residents with non- and limited-English-speaking capabilities for 75 clients.
47	<b>Project Name</b>	Vietnamese Community Development Inc/Oakland Vietnamese Senior Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Seniors
	<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	The Oakland Vietnamese Senior Project will provide language and culturally appropriate social activities, nutritious meals, access to health services, information and referral, English-as-a-Second-Language classes, safety prevention workshops, and support services for low-income, limited English-speaking seniors in the Asian refugee and immigrant community, with and emphasis on Vietnamese residents. (Eastlake/San Antonio/Chinatown Districts)
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low/moderate income seniors
	<b>Location Description</b>	Eastlake/San Antonio/Chinatown Districts
	<b>Planned Activities</b>	The Oakland Vietnamese Senior Project will provide language and culturally appropriate social activities, nutritious meals, access to health services, information and referral, English-as-a-Second-Language classes, safety prevention workshops, and support services for low-income, limited English-speaking seniors in the Asian refugee and immigrant community, with and emphasis on Vietnamese residents. (Eastlake/San Antonio/Chinatown Districts)
48	<b>Project Name</b>	Senior Citizen Utility Assistance Program
	<b>Target Area</b>	

<b>Goals Supported</b>	Seniors
<b>Needs Addressed</b>	Comm Dev-Public Services & Facilities
<b>Funding</b>	CDBG: \$100,000
<b>Description</b>	Assistance to low income seniors at risk of utility services being terminated due to inability to pay amount payable for utility services rendered.
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low/moderate income seniors
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Financial assistance to approximately 50 low income seniors at risk of utility services being terminated due to inability to pay amount payable for utility services rendered.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

City of Oakland staff proposes to apply for two NRSA strategy areas in the last four years of the Five Year Consolidated Planning Period (2016-2020). The two proposed areas for the NRSA applications are the International Boulevard Corridor and the San Pablo Avenue Corridor. In preparation for these NRSA applications, this 5 Year Consolidated Plan is identifying these initially as Target Areas. These two target areas encompass the City's most distressed areas. The International Boulevard and San Pablo corridors are two areas plagued with many social and economic challenges. Broad community objectives have been developed in two community planning efforts: Oakland Sustainable Neighborhood Initiative (OSNI, coordinated by City staff and focused on the International Boulevard Corridor) and the San Pablo Area Revitalization Collaborative (SPARC, coordinated by East Bay Asian Local Development Corporation, a City-CHDO). Both of these initiatives have identified key goals and objectives that would be supported by the 5 Year Consolidated Plan Strategies as outlined in this document. The main goals of those strategies are to improve the quality of life and transform these two areas into places where people desire to live, work, and play. Key strategy areas include housing and neighborhood development, infrastructure, public safety, code enforcement, zoning and land use, and economic development. The desire to decrease violent crime, increase homeownership, improve health outcomes, and strengthen economic development in these two neighborhood economic corridors is samplings of objectives that an NRSA plan would seek to achieve.

### Geographic Distribution

Target Area	Percentage of Funds

Table 60 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

City staff analyzed current CDBG program expenditures to understand if, by designating these two target areas, it would significantly change current patterns of expenditure. Staff analyzed District Program expenditure data from the last two fiscal years (FY 13-14 and FY 14-15). Staff found that, within the OSNI project area and including a half mile buffer, 32% of District funds (22 of 68 grants) were allocated in this corridor; within the SPARC project area and including a half mile buffer, 9% of District Funds (6 out of 68 grants) were allocated in this corridor. That is to say that the City already allocates a significant portion of funds to these two target areas already and that this proposed geographic targeting will further refine that funding in a way that can make more impact in the City. Maps added below illustrate this analysis. This data does not include other expenditures such as residential lending efforts to support low-income homeowners (e.g.: CDBG-funded Home Maintenance and Improvement Program) as well as HOME multi-family new construction and rehabilitation expenditures. Both of these program expenditures will

also be considered for targeting to these two geographic areas.

### **Discussion**

Please see discussion in section SP-10 for more details.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	620
Special-Needs	266
Total	1,186

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	320
The Production of New Units	97
Rehab of Existing Units	236
Acquisition of Existing Units	0
Total	653

**Table 62 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Note: whats not captured in the "One Year Goals for Number of Households Supported.." is the number to maintain/access affordable housing through "fair housing" services and assistance.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

OHA runs a first time homebuyer program and qualified public housing residents are able to participate in the programs through a priority placement on the HCV program. Since 2004, 101 residents have purchased homes through the program. Residents are referred to credit assistance agencies and one requirements have been met are introduced to lenders and realtors to facilitate the process. Coordinated through the Department of Family and Community Partnerships, OHA provides a combination of case management, referrals to service providers and strategic partnerships with other agencies where there is overlapping goals. Self-sufficiency activities include case management and referrals for service ranging from parenting classes to youth programs and employment and training opportunities. Section 3 hiring and business development are a central component of the Agency's Economic Opportunities Policy. The Contract Compliance department works with vendors to meet Section 3 goals while the Department of Family and Community Partnerships conducts outreach to residents to assess interest and skills for job placements and supports job training skills and education for certifications and pre-apprenticeships. Partnerships with the local Workforce Investment Board and agencies that specialize in workforce training are key to the job development strategy. The Agency sponsors various civic engagement activities including the Neighborhood Orientation Workshop (NOW) Program designed to support resident as successful tenants and productive members of their respective communities and a 12 week Neighborhood Leadership Institute training to support residents in becoming community leaders and activists. Other program highlights: Resident Leadership Program provides residents the opportunity to build community and promote civic involvement in the OHA community. The hope is to create safe forums where trust and respect can be fostered among community members to address the many concerns and challenges that residents face each day.

OHA's Neighborhood Leadership Institute partners with Attitudinal Healing Connection, Inc. to provide a 12-week, 60 hour leadership curriculum specifically designed for OHA residents. Participants in the program have the opportunity to earn college credits through the Peralta Community College District. The interdisciplinary curriculum includes restorative justice, facilitation skills, conflict mediation, public speaking, community problem solving, asset mapping, and civic engagement. Since inception 96 residents have graduated, lead community events, workshops, and volunteered for OHA activities.

Housed in OHA's West Oakland administrative offices, the Resident Leadership Center (RLC) provides a fully equipped room for training, networking, community meetings and events. The room is equipped with a reception area, copy machine and 5 computers. The RLC gives our Resident Leaders a place to create positive changes within the City of Oakland. The facility was developed with input from a resident leader committee for our resident leaders who work on civic engagement activities.

The OHA Parent Ambassadors Program provides opportunities for residents to serve as Leaders within the local school system. The Parent Ambassador Program supports OHA parents as change agents to promote academic achievement, attendance and parent engagement at partner school sites within Oakland Unified School District (OUSD). Parent Ambassadors work in partnership with OHA staff and the principals at partner school sites to identify tasks and projects to meaningfully contribute to the entire school community, with an emphasis on increasing attendance for those struggling with chronic absenteeism.

In additional OHA funded 300 Mayor Summer Youth Employment participants in 2014 using its MTW funding flexibility to do so.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

OHA staffs a city-wide Resident Advisory Board (RAB) that meets regularly to review and provide input on draft plans, new policies and funding priorities. The RAB makes recommendations regarding the development of the Public Housing Agency (PHA) plan, and provides feedback on any significant amendment or modification to the PHA plan. Members are nominated by staff and other residents through a bi-annual application and nomination process. New member recommendations are made to the Board of Commissioners to serve indefinitely and they meet monthly. Current membership is 16 residents.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

**Discussion**



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City plans to assist approximately 600 persons with access to permanent housing through rapid rehousing and homeless prevention (financial assistance such as security deposits) Provide temporary shelter, outreach, homeless encampment services and/or other support services to individuals experiencing homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Through the City's Homeless Mobile Outreach Program, the homeless living in homeless encampments will be priority with regard to outreach to unsheltered persons. The HMOP is designed to increase the safety of those living in homeless encampments and to direct them to necessary services to be appropriately assessed and further directed towards permanent supportive housing options. City plans to provide intense outreach services to not less than 400 unsheltered persons.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

City of Oakland will continue to work with Oakland shelters and transitional housing programs. Specifically 383 persons will be served under the City's transitional housing programs. And at least 2 shelters will be funded under the ESG program serving at least 300 persons.

#### **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**

ESG funds and funds secured as match are targeted towards assisting those to permanent and independent housing. At least 600 people will receive these services.

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

## **Discussion**

### AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	80
Tenant-based rental assistance	50
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	40
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	63
Total	233

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Over the past five years, the City has examined regulatory and other barriers in an on-going effort to streamline local processes for efficiency and remove regulations that unduly burden development. As a result, the City has determined that most of the potential barriers identified by HUD do not exist in Oakland. The City has undertaken a number of measures to facilitate and encourage affordable housing, including zoning and development standards designed to encourage development of multi-family housing in areas designated by the City's Land Use and Transportation Element of the General Plan. Further details may be found in the City's Housing Element—see the following weblink:

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak050615.pdf>

### **Actions it planned 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**

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

The City of Oakland's Strategic Planning Division will work to implement the work on the completed specific and area plan efforts: the Broadway Valdez District Specific Plan, the Central Estuary Area Plan, the "Coliseum City" Area Specific Plan, the Harrison Street/Oakland Avenue Community Transportation Plan, the International Boulevard Transit Oriented Development Project, the Lake Merritt Station Area Plan, and the West Oakland Specific Plan. The Strategic Planning Division is currently working on the Downtown Oakland Specific Plan. These planning efforts have or seek to establish new land use and urban design goals for each area. The ultimate result of all specific and area planning efforts is to streamline CEQA clearance for new development.

The City will continue to work to develop a broader community consensus on the need for affordable housing developments, in order to overcome problems of neighborhood resistance to affordable housing projects. City staff will continue to work on these issues with the Non-Profit Housing Association of Northern California (NPH) and East Bay Housing Organizations (EBHO).

Additionally, the City has secured a consultant who is currently conducting an Impact Fee Nexus Study that is slated to be completed/adopted approximately December 2016. Development impact fees are a commonly used method of collecting a proportional share of funds from new development for infrastructure improvements and other public facilities to offset the impact of new development.

Pursuant to the Mitigation Fee Act, California Government Code Section 66000, et seq. (also known as AB 1600), adoption of impact fees requires documentation of the "nexus" or linkage between the fees

being charged, the benefit of the facilities to mitigate new development impacts, and the proportional cost allocation. Impact fees must be adopted by the Oakland City Council. Included in the Impact Fee Nexus Study and Implementation Strategy is an economic feasibility analysis so that any impact fee program appropriately balances the need to accommodate development impacts without creating a disincentive for real estate investment in Oakland. Economic constraints are likely to preclude adoption of the maximum justified impact fees under the nexus analyses, the level of fees that are economically feasible may be substantially lower than the maximum justifiable fees. Furthermore, the allocation of a feasible level of impact fees to transportation, affordable housing, and/or capital facilities is a policy decision that will need to be addressed.

The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including the use of Accela, the City's new planning software program launched in 2014 that is designed to make accessible permitting and development history, using an internet-based information and application system.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

#### **Actions planned to foster and maintain affordable housing**

Actions planned to foster and maintain affordable housing include the Strategies to Remove or Ameliorate the Barriers to Affordable Housing listed in AP-75.

#### **Actions planned to reduce lead-based paint hazards**

Actions planned to reduce lead-based paint hazards are listed in Section SP-65. The following is a brief summary of those actions. The 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 owners of Alameda County. The program will make 140 units of low-income housing with young children 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. The Department also keeps a Lead-Safe Housing Listing 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 Alameda County 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.

#### **Actions planned to reduce the number of poverty-level families**

Oakland's Anti-Poverty Strategies and planned actions to reduce the number of poverty-level families are listed in Section SP-70.

#### **Actions planned to develop institutional structure**

As a result of the dissolution of the Oakland Redevelopment Agency, the City of Oakland established among others, the Housing and Community Development Department (HCDD) and the Economic and Workforce Development Department in 2012. The HCDD is responsible for managing HUD grant programs, developing housing policy and information, and administering the Rent Adjustment

Ordinance. There are five sections within the division: (1) Community Development Block Grant, (2) Housing Development (that now includes Homeownership Programs), (3) Housing Policy and Programs, (4) Rent Adjustment, (5) Residential Lending and Rehabilitation Services. In the last 5-year Consolidated Planning period, staff participated in a Department-wide retreat and strategic planning effort to streamline work efforts and organize staff to bolster departmental strengths and address departmental weaknesses.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Over the years, City of Oakland staff have actively participated in various organizations that address housing and community economic development in the City. There are a number of jurisdictions, foundations and non-profit organizations with whom City staff, with the support of management, has developed strong working relationships. City staff have a history and will continue to participate as committee members, board members, and collaborative partners to address housing and community economic development issues in various organizations that benefit the City. Examples of organizations where HCDD staff participate: EveryOne HOME, East Bay Housing Organizations, Non Profit Housing of Northern California, Housing California, San Pablo Area Revitalization Collaborative, and Oakland Sustainable Neighborhoods Initiative among many others.

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

An additional \$850,000 in CDBG program income is expected to be received from loan repayments and loan fees. If the program income from loan payments and loan fees exceed the anticipated \$850,000, the additional funds will go into the City of Oakland's Housing Rehabilitation program to allow for additional funding of loans or grants.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	850,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>850,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%



**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Tax Credit Financing, City of Oakland Affordable Housing Trust Fund (Funds currently being deposited into the AHTF: (1) Jobs/Housing Commercial Impact fee, (2) Former Redevelopment Agency "Boomerang Funds," and (3) a housing impact fee will possibly be adopted in this 5 year Consolidated Planning period), California Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities Program Funds, California Housing and Community Development Department's Multi-Family Housing Program, Federal Home Loan Bank of San Francisco Affordable Housing Program, CA MHSA, HUD Project Based Section 8.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not applicable. The City of Oakland no longer uses HOME funds for homebuyer activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not applicable. The City of Oakland will not use HOME funds for purchasing already regulated housing units.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. The City of Oakland will not use HOME funds for refinancing existing debt secured by multifamily housing rehabilitation projects.

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The following program standards have been developed by a multi-jurisdictional working group, with community feedback, based on Priority Home Partnership (PHP) standards created for HPRP. The standards for the PHP have been modified to take into account the smaller resources, compared to that of Homeless Prevention & Rapid Rehousing (HPRP) funds received prior as part of the American

Reinvestment & Recovery Act (ARRA) and an even greater targeting effort needed for allocated ESG funds. PHP continues to review and revise PHP policies, as well as seek additional funding from other sources to support both rapid rehousing and targeted prevention/diversion.

Standard Policies and Procedures for evaluating individuals and families eligibility for assistance under the HEARTH Emergency Solutions Grant

Under PHP, jurisdictions and service providers across Alameda County have established a network of Housing Resource Agencies that provide rapid rehousing and targeted prevention/diversion services in a coordinated manner, using shared standard policies for evaluating eligibility.

Individuals and families may access the program through one of four entry points:

- 1) By calling “211”, seeking shelter and receiving an initial eligibility screening and referral
- 2) By walking into a Homeless Resource Access (HRA) point seeking services
- 3) Through targeted outreach and screening in a partnering shelter
- 4) Agency walk-in

(see attachments for additional information)

At whichever point, when a household (single individual or family) contacts the program and the program has openings, they will receive an initial screening to determine potential eligibility and if preliminarily determined eligible, a more in-depth assessment to confirm eligibility and begin the development of a housing stabilization plan.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Procedures for Coordination Among Providers

Providers in the Priority Home Partnership (PHP) coordinate at several levels:

- 1) All jurisdictional partners and housing resource agencies coordinate through the Implementation and Learning Community (ILC), convened by EveryOne Home which meets at least every other month to review the program progress, use and modification of the common assessment tool and program policies and procedures. PHP case managers meeting quarterly to share information on case management and housing stabilization challenges and strategies.
- 2) Housing resource agencies/providers coordinate with the “211” referral line on a weekly basis regarding openings and referrals, 211 being linked to other services and shelters as well

3) Housing resource agencies/providers coordinate with participating shelters with whom referral relationships are established and other service agencies that offer support services including employment training & placement, food pantry, health care and other services

4) All participating homeless housing/service providers are connected through the Alameda County InHOUSE HMIS system, which allows providers to see the service connections for each client, and follow up on referrals.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

HEARTH ESG funds are allocated in support of the City of Oakland Permanent Access To Housing Strategy, a companion to the Alameda County Everyone Home Plan. The Alameda Countywide Everyone Home Plan is a roadmap for ending homelessness in the county. Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Everyone Home plan. Everyone Home is a comprehensive plan for providing housing and supportive services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS. Both Everyone Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. A key transitional step in the PATH Strategy is the reconfiguration of homeless services contracts and funds under what has been three separate, but related homeless programs; the Emergency Solutions Grant (ESG) [Emergency Shelter Grant, prior years], City of Oakland General Purpose Fund Emergency Housing Program (EHP), City of Oakland General Purpose Fund Homeless Mobile Outreach Program (HMOP), Oakland Housing Authority funded Oakland PATH Re-Housing Initiative and the Community Development Block Grant Homeless Service Set Aside (CDBG) to support the goals and objectives of Everyone Home Plan and PATH Strategy. The following process and fund allocation priorities will be followed in order to meet revised objectives under the City's PATH Strategy, funded under the HEARTH Emergency Solutions Grant and other fund sources that support the provision of housing and services to the City's homeless and near-homeless populations.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The homeless participation requirement for planning and funding decisions is met through homeless participation in the Everyone Home planning and general meetings. Everyone Home is the Alameda County Continuum of Care. In addition homeless or formerly homeless persons are requested to be part of the City of Oakland Request For Proposals process under Oakland's PATH Strategy, funded by

ESG.

#### 5. Describe performance standards for evaluating ESG.

Performance standards for each ESG recipient are monitored and evaluated monthly and annually to ensure that grant recipients are providing the contracted scope of services at the levels agreed upon and expended. Monthly reports are submitted to the City with each reimbursement request. Staff performs site visits at least annually to view services and compliance of record keeping. All ESG funded recipients are evaluated based on City established and HUD established standards for ESG.

#### **Written Standards for Providing ESG Assistance Part 2**

The initial Screening will determine:

- 1) If the combined household income is below 30% AMI
- 2) If the household has assets that exceed the programs asset limit
- 3) If the household's living situation qualifies as either literally homeless or at imminent risk of homelessness
- 4) For those reporting to be imminently at risk, if the household has one or more additional risk factors established which make shelter entry more likely, if not assisted. These factors include living currently in a place in which they do not hold a lease, such as doubled up with family or friends, in a hotel/motel or in an institutional setting. Persons holding a lease who have received "pay or quit" notices will be referred to other programs that offer more traditional prevention services. Person with eviction notices will be referred to legal services.

The initial screening also collects certain basic demographic information on the household (HMIS universal data elements) and is used to help qualify household for other services, where appropriate and gather information on those seeking assistance for analysis and program refinement.

Households determined initially eligible will receive a full assessment of housing barriers and household resources. Households may be screened out at this point if 1) the household appears to have other resources or housing opportunities that can be accessed to avoid homelessness or become rehoused without program assistance, or 2) the household has very high or multiple barriers to rehousing and other more appropriate referrals or placements can be arranged.

#### **Written Standards for Providing ESG Assistance Part 3**

## Procedures for Coordination Among Providers

Providers in the Priority Home Partnership (PHP) coordinate at several levels:

- 1) All jurisdictional partners and housing resource agencies coordinate through the Implementation and Learning Community (ILC), convened by EveryOne Home which meets at least every other month to review the program progress, use and modification of the common assessment tool and program policies and procedures. PHP case managers meeting quarterly to share information on case management and housing stabilization challenges and strategies.
- 2) Housing resource agencies/providers coordinate with the “211” referral line on a weekly basis regarding openings and referrals, 211 being linked to other services and shelters as well
- 3) Housing resource agencies/providers coordinate with participating shelters with whom referral relationships are established and other service agencies that offer support services including employment training & placement, food pantry, health care and other services
- 4) All participating homeless housing/service providers are connected through the Alameda County InHOUSE HMIS system, which allows providers to see the service connections for each client, and follow up on referrals.

## Policies and Procedures for Households Receiving Rapid Rehousing and Homeless Prevention Services

Eligible households that are literally homeless at the time of program contact and living in shelter or in a place not meant for human habitation will receive rapid rehousing services.

Households that contact “211” or a housing resource agency/provider seeking shelter entry will qualify for prevention assistance if they are in a housing situation which local data indicates are most likely to lead to a shelter entry (those doubled-up with family or friends, in a hotel/motels using their own resources, or leaving an institutional setting). Persons holding a lease with “pay or quit” notices will be referred to programs that offer more traditional prevention services. Persons with eviction notices may also be referred to legal services.

Diversion households may receive support to maintain the current housing if the existing living situation is safe and sustainable. It is anticipated that in many cases, “diversion” households will need similar services to those receiving rapid rehousing, including housing search assistance, deposit assistance, and initial rental assistance.

## Standards for Determining Share of Rent and Utilities

Utility assistance will be offered only to households with utility arrears that prevent them from establishing utilities in a new location. Any other utility payment needs will be referred to other programs, such as the Seasons of Sharing program or Low Income Emergency Assistance Program.

Rent assistance will be offered, “the least amount of assistance for the least amount of time” necessary to provide initial and necessary support that will assist the household in sustaining housing. Any household moving to new housing may receive:

- 1) Deposit Only Assistance, or
- 2) One Month’s Rent Plus Deposit, or
- 3) Full or Partial Deposit (as needed) Plus Short Term Rental Subsidy not to exceed 50% of the monthly rent or 50% of household income

Exceptions to this minimum rent will be made for households with no or extremely low incomes that have a credible plan to gain employment and/or benefits that are expected to start within six months and can sustain the housing after subsidy period.

Standards for Determining How Long A Program Participant is Assisted

#### **Written Standards for Providing ESG Assistance Part 4**

Length or duration of services provided will be based on a “progressive engagement” model, adopted by PHP, intended to provide just the support to divert or rehouse households quickly and reserve resources as much as possible for other households, while “leaving the door open” for increased assistance as needed. As described above, households entering the program will receive either:

- 1) Deposit Only Assistance, or
- 2) One Month’s Rent Plus Deposit (intended for households with a source of income sufficient to cover rent after rehousing, but needing initial support to securely transition into housing), or
- 3) Full or Partial Deposit (as needed) Plus Short Term Rental Subsidy (to temporarily bridge the income gap, typically restricted to six months but with extensions permitted upon approval
- 4) Services-Only (to locate suitable housing with no or low rent)

Program participants receiving rapid-rehousing assistance and those receiving homeless prevention assistance are re-assessed at least once every three months.

Based on assessed needs, households entering the program at one level and requiring additional assistance can be transferred to level of services needed within the program or can be transferred out of the program to access more intensive supports.

Standards for Type, Amount, and Duration of Stabilization Services

Employing the “progressive engagement” model adopted by PHP, all households will receive an initial assessment and referrals to the appropriate community based services. Money management/budget training will be provided for any household receiving more than one-time assistance. Housing resource agencies and providers are expected to work with household to obtain benefits, including income and health coverage, or make referrals to agencies that can assist with this.

Households in need of housing search assistance will receive help identifying units and completing applications to be submitted to landlords. Households in the “gap filler” program (Short term rental subsidy program), with up to a six- month subsidy expectation, will receive housing and income-focused support services, with priority on providing the needed assistance to the household to support progress in their housing stabilization plan and to satisfy landlord that the necessary support is being provided for housing related needs. Gap filler services may be extended for and additional three months during which time they may transition off of the subsidy assistance, while continuing to receive services or if necessary, may continue to receive subsidy and services.

## **Process for Making ESG Subawards Pt. 2**

### **1. Process and Criteria for Awarding Funds**

Overview: ESG funds are allocated either through a Request for Proposals (RFP) process or through grant agreement renewals commensurate performance during the prior grant performance period.

The following ranking scale will be used to rank projects within specific funding categories. While there are 100 total points possible for new applicants and 110 for renewal applicants, all points are not available for all types of projects. Projects are compared with other projects of the same type, with the same points available in the ranking process. For example, Homeless Prevention projects are to be compared with other homeless prevention projects. Rapid rehousing projects are to be compared to other rapid rehousing projects, etc.

#### **A. Program is consistent with Funding Principles and Priorities**

Up to 30 points will be awarded to programs that meet the priorities laid out in Oakland’s Funding Principles and Priorities. Criteria include:

- 1) Program creates new supportive housing opportunities for homeless individuals or families through rapid rehousing, homeless prevention assistance, and homeless services provided in shelter or on the streets that lead to access to permanent housing. (0-5 points)
- 2) The agency has demonstrated ability to take on new or reconfigured programs, if necessary, to collaborate in a direct housing service model and can meet Program Standards outlined. (0-5 points)
- 3) Program Description clearly outlines which Funding Priorities are addressed, and demonstrates program planning consistent with housing outcomes. (0-5 points)

4) The project targets homeless individuals or homeless families in a manner that is accessible to those in need of assistance. (0-5 points)

5) Program objectives meet or exceed Oakland Outcome Objective Baseline Standards. (0-5 points)

6) Program services are consistent with stated Principles of Service Philosophy, and are demonstrated to meet the stated objectives. (0-5 points)

B. Agency has experience and capacity to provide services

Up to 25 points for new applicants and 35 points for renewal applicants will be awarded based on the demonstrated capacity of the agency to operate programs and deliver services to clients. Criteria include:

1) Up to 10 points will be awarded to renewal projects (current high performing PATH contractor) that have consistently met their performance objectives, have participated in PATH meetings and initiatives, have positive client feedback, and have submitted reports and invoices in a timely manner.

2) The agency has a track record of successful service provision to homeless individuals and families, including performance on any past contracts with the City of Oakland.

(0-5 points)

3) Agency is currently participating in HMIS or has certified its intention to do so within the first six months of the contract period. (0-5 points)

4) The agency has established collaborations with qualified community partners to achieve the maximum level of effective services for its clients. (0-5 points)

5) The supportive services staffing plan presented provide adequate coverage for the services proposed, given the target population. (0-5 points )

6) The facility operating staff coverage is consistent with best practices and is adequate, given the target population. (0-5 points)

### **Process for Making ESG Subawards Pt. 3**

C. Budget is reasonable and cost effective

Up to 15 points for the program budget will be based on cost appropriateness and cost effectiveness, and strength of leveraging:



1) Costs proposed are eligible and clearly justified. (0-5 points)

2) Proposed cost per person/cost effectiveness. Based on the anticipated number of persons to be served by the agency for the 2014/15 programs, and the proposed target population, the agency has demonstrated an efficient use of funds. (0-5 points)

3) The agency has shown the ability to maximize other funding resources to supplement funding received from the City of Oakland. (0-5 points)

D. Agency has adequate fiscal controls

Up to 10 points will be awarded to agencies that, based on their internal control procedures and history of administering grants, demonstrate the ability to efficiently administer awarded funds, as outlined in Fiscal Standards in Section XII.

E. Sole Source/Special Circumstances

Points may be awarded to agencies that are the demonstrated sole source of a specific service or services to Oakland's homeless community, and to agencies demonstrating special circumstances requiring additional consideration. Criteria for this section include:

1) Degree of benefit and history of effectiveness of sole source service/unique program.

(0-5 points)

2) Demonstration of need and/or special circumstances that dictate additional consideration for the agency. (0-5 points)

F. Agency is a City-certified Local Business Enterprise/Small Local Business Enterprise or 501(c)(3)

Proposal applicants that are certified with the City of Oakland as a Local Business Enterprise or Small Local Business Enterprise will receive up to 5 additional points towards their proposal score. Points received will be determined by the City of Oakland's Office of Contract and Compliance and Employment Services. (0-5 points)

Program is a not-for-profit organization and has provided evidence of its tax-exempt [501 (C ) (3)] status. (0-5 points)

**HOPWA Method of Selecting Project Sponsors:**

Alameda County

The EveryOne Home Plan (Alameda Countywide Homeless and Special Needs Housing Plan) identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program. Requests for Proposals or Requests for Letters of Interest will be developed for the selected priorities, and distributed widely to interested developers and service providers. Proposals will be reviewed according to criteria established in the RFP/RLOI by City and County staff, and, where appropriate, by review panels convened from the community. Alameda County will oversee this process and will make recommendations to the City of Oakland for final approval. Evaluation of the HOPWA priorities set will be ongoing and shared responsibility of the Alameda County Office of AIDS and the Oakland EMA Collaborative Community Planning Council.

#### Contra Costa County

The Contra Costa County 2010-15 Consolidated Action Plan identifies priority areas for HIV/AIDS housing and services, including those provided under the HOPWA program.

Major objectives of the Contra Costa County HOPWA program include the following activities:

Acquire, rehabilitate or construct residential facilities to provide affordable rental housing to extremely-low and very-low income persons with HIV/AIDS who are either homeless or have unstable housing  
Provide housing counseling and advocacy programs

HOPWA funds for supportive services are awarded through a competitive application process executed by the AIDS Program of the Contra Costa County Health Services Department. HOPWA funds used for development of affordable rental housing for people with HIV/AIDS are also awarded through a competitive application process involving Contra Costa's Entitlement Jurisdictions: the cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek, and the and the Title I Ryan White Planning Council. Applications are reviewed by the participating jurisdictions according to criteria established in the HOPWA application, with recommendations submitted to the Contra Costa County Board of Supervisors for approval.

#### **Discussion:**

HOPWA selection was not made available for the Program Specific Requirements (AP-90) section of the EConPlan. Please see added text above.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> OHA-Total Number of Units by Program Type
	<b>List the name of the organization or individual who originated the data set.</b> Oakland Housing Authority
	<b>Provide a brief summary of the data set.</b> Oakland Housing Authority provided the City of Oakland with this corrected Public Housing Information Center (PIC) data.
	<b>What was the purpose for developing this data set?</b> Oakland Housing Authority provided the City of Oakland with this corrected Public Housing Information Center (PIC) data.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> January 2015
	<b>Briefly describe the methodology for the data collection.</b>
	<b>Describe the total population from which the sample was taken.</b> Oakland Housing Authority population served.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
2	<b>Data Source Name</b> City of Oakland-Dept of Human Services-HOPWA
	<b>List the name of the organization or individual who originated the data set.</b> City of Oakland, Department of Human Services--Community Housing Services
	<b>Provide a brief summary of the data set.</b> City of Oakland, Department of Human Services--Community Housing Services provided a revision of the data provided by HUD via IDIS.
	<b>What was the purpose for developing this data set?</b> City of Oakland, Department of Human Services--Community Housing Services provided a revision of the data provided by HUD via IDIS.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> April 2015

	<b>Briefly describe the methodology for the data collection.</b>
	<b>Describe the total population from which the sample was taken.</b>
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
<b>3</b>	<b>Data Source Name</b> City of Oakland-Foreclosed & Defaulted Prop Regist
	<b>List the name of the organization or individual who originated the data set.</b> Foreclosed and Defaulted Residential Properties Registration, Inspection and Maintenance Program.
	<b>Provide a brief summary of the data set.</b> City of Oakland staff collect data on default (NOD) and foreclosure (REO) notices recorded on property titles from Foreclosure Radar. This data is vetted against ownership status data that is acquired by the City from HdL Coren & Cone.
	<b>What was the purpose for developing this data set?</b> In May 2012 the City of Oakland revised an ordinance that was designed to address the foreclosure crisis. The updated ordinance allowed for the creation of the Foreclosed and Defaulted Residential Properties Registration, Inspection and Maintenance Program. This program requires owners (usually banks) that are pursuing property foreclosure to register, inspect, and maintain these residential properties to protect the health and safety, livability, appearance and social fabric of Oakland's neighborhoods. This Program tracks all properties that have either a Notice of Default (NOD) or Real-Estate Owned (REO) recorded on a residential property title.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> This is Oakland city-wide data.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> This dat is point-in-time as of June 2015.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.