**AFFORDABLE HOUSING TABLE:**

**PLANNED HOUSING PROJECTS & ACTIVITIES FOR 2018/19**

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| FY 2018/19 **ACCOMPLISHMENTS** for Housing Development, First Time Homebuyers, Residential Lending Rehab, Homeless Services, and Public Housing Activities. |

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Brooklyn Basin** **(formerly Oak to 9th)** **Affordable Housing Parcels** Embarcadero (exact street addresses to be determined) *Portions of Western Oakland and Chinatown/Eastlake* *See* [*www.oakha.org*](http://www.oakha.org) *– FY 2018 and FY 2019 Annual Reports* | Purchase property pursuant to 2006 Development Agreement (DA) for the development of 465 units of affordable housing per the DA and Cooperation Agreement DA also has provisions for separate parking and retail condos to be built by the affordable housing developer (and reimbursed by the master developer)  | Per the 2006 Cooperation Agreement and DA: 1. 465 units affordable to

households earning between 25-60% AMI 1. 55-year affordability restrictions
2. No more than 25% of units for senior housing
3. At least 30% of units to be 3 BR units and 20% 2BR units
4. Up to 77 units may be built offsite nearby (within the former Central City East Redevelopment Area, west of 27th Avenue).
5. 1.33 off-site units replace 1 onsite unit
 | Redevelopment Agency (2011 Affordable Housing Set-Aside Bond): $24,000,000  (designated for Site Purchase) TBD (Unit Construction; $45 million identified from possible future draws on Residual Property Transfer Tax) $10 million purchase funds from Oakland Housing Authority, which became co-owner on the affordable housing parcels in 2017  | Affordable housing developer MidPen Housing Corporation is currently awaiting notice regarding their pending 9% tax credit application for development on Parcle F. If this application is successful, it is anticipated that MidPen will close its City loan commitments and start construction on the first two projects, with 211 units (101 family, 110 senior) in late 2018. Predevelopment activities on the two remaining projects on Parcel A (254 family housing units) will continue throughout 2018-19.  | Parcel F’s projects received full funding commitments during 2019, with 211 affordable units (101 family, 110 senior) The City/OHA and MidPen long-term ground leases, closed on development loans, and started construction in December 2018. Construction will continue until late 2020. Predevelopment activities continued on Parcel A (254 family housing units), and MidPen was successful in applying for County A1 bond funds for Project 3. The City and OHA also approved entering into LDDAs with MidPen on the Parcel A projects, and the City approved development and predevelopment funding for Parcel A. **Oakland Housing Authority (OHA)**The project (1 and 2) entered into an agreement to enter into a Housing Assistance Payment (AHAP) on November 29, 2018;Construction has commenced;MidPen has recently started preparation for Project 3 |

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **3706 San Pablo Ave.** 3706 San Pablo Ave. *Northern Oakland* See also Objective #7: Provision of Supportive Housing for Seniors and Persons with Special Needs  | New construction of 87unit family affordable housing (including 1 manager’s unit) on Oakland Emeryville Boarder (approximately 33 units in Oakland) 4-Studio8-1BR45-2BR26-3BR4-4BR5,000 sq. ft. ground floor commercial  | 30 – 60% Area Median Income (AMI): 26 units affordable at 30% AMI 9 unit affordable at 40% AMI 35 units affordable at 50% AMI 16 units affordable at 60% AMI Small and large families  | Low/Mod Program Income: $2,000,000  | Under construction Anticipated completion date: Fall 2019.  | **OHA**Project is anticipating to be fully leased up by end of 2019Construction is in final phase |
| **Housing Development Program** *Citywide* | Funding for new construction, rehabilitation and preservation of affordable housing. Specific projects will be selected through a competitive Notice of Funding Availability (NOFA) process during the program year.  | Low income renters with incomes between 30% and 60% of AMI. Homeowners with incomes up to 120% of median income may be assisted using Redevelopment Agency funds.  | Measure KK Bond:  $6,650,000 HOME: $2,880,564 Low-Moderate Asset Fund:  $1,852,462 Affordable Housing Trust Fund (AHTF):  $43 AHTF – Jobs/Housing Impact Fee:  $1,561,098 AHTF – Affordable Housing Impact Fee:  $533,930  | Funding is significantly reduced due to dissolution of Redevelopment Agencies and resulting loss of the Low Moderate Income Housing set-aside funds. NOFA to be released in September 2019  |  |
| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **MLK/MacArthur** 3823-3829 Martin Luther King Jr. Way North Oakland | Site acquisition of a parcel for future housing.  | 25% of parcel purchased with these funds to be affordable to households earning no more than 80% AMI. Ownership projects must be affordable to households at or below 120% of AMI with an average affordability of 100% AMI. Must be permanently affordable.  | Low/Mod Housing Fund Site Acquisition Loan: $52,000  | Disposition currently being considered.  |  |
| **Redwood Hill Townhomes** **(formerly Calaveras Townhomes)** **4862-4868 Calaveras** **Outside Community Development** **Districts** | New construction of 28unit family rental housing. 11-2 BR units16-3 BR units1 manager’s unit | 5 units at 30% Area Median Income 9 units at 40% Area Median Income 13 units at 50% Area Median Income  | Low/Mod Housing Fund:$2,242,000 HOME: $2,000,000 Total City Funds: $4,242,000  | The project was awarded funds in two NOFA rounds: FY14-15 and FY 15-17. Under construction. Anticipated date of completion is the Fall of 2018.  | Project is completeFully leased up as of May 2019 |
| **Camino 23 (SAHA)** 1233-1253 23rd Avenue and 2285 International Boulevard *[Eastlake San Antonio??]*  | New construction of 37 unit family affordable housing project (including 1 manager’s unit) 30 – 1BR units 7 – 2BR units  | 20 – 60% Area Median Income (AMI). City restrictions are listed below (County restrictions go to 20%) 9 units affordable at 30% AMI 27 units affordable at 50% AMI Individuals and small families. Five units are reserved for homeless/at-risk households, and another five for households with a special needs member  | Low and Moderate Income Housing Asset Fund: $700,000 HOME: $400,000 Measure KK Infrastructure Bond: $100,000 Total funding: $1,200,000  | Continue construction (construction start June 2018).  | Construction continues (estimated occupancy date is Fall 2019).Project is anticipating to be fully leased up by end of 2019Resident application phase complete |
| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **657 W. MacArthur (Affirmed)** 657 W. MacArthur [??North Oakland or Downtown???] | New construction of 44 unit permanent supportive affordable housing project (including 1 manager’s unit) and minor ground floor retail (~3,000 sq ft) 3 studio units 40 - 1BR units 1 – 2BR unit  | 20 – 60% Area Median Income (AMI). City restrictions are listed below (County restrictions go to 20%) 43 units affordable at 30% AMI Individuals and small families. All units are homeless/special needs units.  | Low and Moderate Income Housing Asset Fund: $1,000,000 (est) HOME: $800,000 (est) Measure KK Infrastructure Bond: $800,000 Total funding: $2,600,000  | Apply for outside funding sources (tax credits) and continue predevelopment activities. If successful in tax credit application, close loans and start construction in Spring 2019.  | Conditional PBV award by OHAProject is currently seeking to secure construction financingAnticipated to execute an agreement to enter into a housing assistance payment contract in spring 2020. |
| **West Grand & Brush (EBALDC)** 2201 Brush Street and 760 22nd Street *West Oakland*  | New construction of 59 unit family affordable housing project (including 1 manager’s unit) 24 studio units 5 – 1BR units 15 – 2BR units 15 – 3BR units  | 20 – 60% Area Median Income (AMI). City restrictions are listed below (County restrictions go to 20%) 15 units affordable at 30% AMI 29 units affordable at 50% AMI 14 units affordable at 60% AMI Individuals and small/large families. Fifteen are reserved for homeless/at-risk veterans.  | Low and Moderate Income Housing Asset Fund: $52,000 (est) Affordable Housing Impact Fees: $330,000 (est) Measure KK Infrastructure Bond: $1,318,000 (est) Total funding: $1,700,000  | Apply for outside funding sources (tax credits) and continue predevelopment activities.  | Project was partially successful in applying for County Bond Measure A1 funding, but only received about half the funding requested. EBALDC is continuing to apply for remaining sources of development funding.**OHA**Conditional award of 28 PBVs by OHAProject is currently seeking to secure construction financingAnticipated to execute an agreement to enter into a housing assistance payment contract in spring 2020Project has completed NEPA (environmental review) |
| **7th & Campbell Properties** **(formerly Faith Housing)** Corner of 7th and Campbell Streets *Western Oakland*  | Site acquisition/land assembly for 30 ownership housing units.  | To be determined  | Low/Mod Housing Fund: $689,598 Redevelopment Agency (Non-Housing): $100,000  | Staff is seeking approval to enter a Disposition and Development Agreement (DDA) for the project. Developer to refine development and financing plan  | Disposition and Development Agreement underway; predevelopment continuing. Project was successful in receiving Supportive Housing Multi-Family Housing Program funding from the State. |

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

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Howie Harp Plaza** 430 28th Street *Western Oakland*  | Rehabilitation of 20 units (including 1 manger’s unit) 12 3-BR units 8 2-BR units  | All units for households at or below 80% AMI  |  | Preserve 20 units of affordable housing.  |  |
| **Madrone Hotel** 477 8th Street Western Oakland | Rehabilitation of 31 Single Resident Occupancy units and one manager’s unit.  | All units are at or below 50% AMI  |  | Construction completed.- 31 units to be used as local non-traditional transitional housing.  | N/A Completed prior to 2018/19 |
| **Marcus Garvey Commons/** **Hismin Hin-nu Terrace** 721 Wood Street/ 2555 International Blvd. *Western Oakland*  | Rehabilitation of 21 units of affordable family housing and 1 manager’s unit. 4 1BR units 1. 2BR units
2. 3BR units

2 4 BR units 1 Manager’s Unit  | 11 units at 35% Area Median Income 2 units at 50% Area Median Income 8 units at 60% Area Median Income  |  | Construction completed. Preserve 21-22 units of affordable family housing (including manager’s unit) | N/A Completed prior to 2018/19 |
| **Wood Street Affordable Housing** **Parcel** Wood Street between 18th and 20th Streets *Western Oakland*  | New construction of between 140 and 170 affordable housing units  | Not yet determined  | Low/Mod Housing Fund: $8,000,000  | RFP for development TBD.  | Request For Proposal process conducted to select development partner. MidPen and Habitat for Humanity were selected and approved for Exclusive Negotiating Agreements (ENAs) to provide 170 units of affordable housing (85 rental, 85 ownership). ENA negotiations are underway.  |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

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

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **1574 – 1590 7th Street** **(aka Peralta Gardens)** *Western Oakland*  | New construction of 5 3-bedroom ownership townhomes, 2 of which will be affordable. | 2 households with incomes at or below 100% AMI. Large families (two 3-bdrm units)  | Low/Mod Housing Fund: $127,327  | Disposition currently being considered.  |  |
| **3701 Martin Luther King Jr. Way** *Western Oakland*  | Site acquisition of a lot for future ownership housing.  | Households with incomes at or below 80% AMI.  | Low/Mod Housing Fund: $109,510  | Disposition currently being considered.  |  |
| **7th & Campbell Properties** **(formerly Faith Housing)** Corner of 7th and Campbell Streets *Western Oakland*  | Site acquisition/land assembly for 30 ownership housing units.  | To be determined  | Low/Mod Housing Fund: $689,598 Redevelopment Agency (Non-Housing): $100,000  | Staff is seeking approval to enter a Disposition and Development Agreement (DDA) for the project. Developer to refine development and financing plan  | **OHA**39 PBVs awarded by OHA on 7/23/2018Project is seeking to secure construction financesAnticipated to execute an agreement to enter into a housing assistance payment contract mid 2020 |
| **Byron Ave. Homes** 10211 Byron Ave. Elmhurst | Site acquisition loan and predevelopment loan for future ownership housing units. Approximately 10 units.  | 4 households with incomes at or below 60% AMI;  4 households with incomes at or below 80% AMI; 2 households with incomes at or below100% AMI. Details will be renegotiated this year.  | City: $378,000 (Site Acq. Loan) $29,200 (Predevelopment loan)  | Project disposition TBD.  |  |
| **Oakland Home Renovation** **Program** Habitat for Humanity East Bay *Citywide*  | Acquisition, rehabilitation, and resale of 3-5 single family residences  | Predominately low and moderate income homebuyers at up to 100% of AMI  | Low and Moderate Income Asset Funds: Approximately **$615,000**  | Under this program, Habitat acquired, rehabilitated and sold one home to a (<80% AMI) low income buyer in 2017 with $150,000 of assistance from the program. No new properties have been identified for purchase in 2018/19 . Land prices have risen, making it difficult to locate viable properties for this project.  |  |
| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Wood Street Affordable Housing** **Parcel** Wood Street between 18th and 20th Streets *Western Oakland*  | New construction of between 140 and 170 affordable housing units  | Not yet determined  | Low/Mod Housing Fund: $8,000,000  | RFP for development TBD.  | Request For Proposal process conducted to select development partner. MidPen and Habitat for Humanity were selected and approved for Exclusive Negotiating Agreements (ENAs) to provide 170 units of affordable housing (85 rental, 85 ownership). ENA negotiations are underway.  |
| OakTown Roots Affordable Housing ProjectScattered sites on blighted, tax-defaulted parcels.*Oakland* | New construction of 24 affordable housing units, as SFR detached homes.s | Up to 120% AMI | None in FY19This “Community Buying Program” pilot uses the developers capital and labor to develop the homes | TBD. | There were 16 applications received, two were approved, and the first sale closed in June. |

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

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Down Payment Assistance** **Program for Public Safety** **Officers and Oakland Unified** **School District Teachers** *Citywide*  | Assist first-time Oakland homebuyers employed by the Oakland Police Dept., Fire Services Agency, or OUSD teachers with deferred loans; 15% of the purchase price not to exceed $50,000.  | Public safety officers and OUSD teachers with incomes ≤ 120% of Area Median Income.  | No new funding.  | *Due to the dissolution of the Redevelopment Agency, funding is no longer available for this program since early 2012. In the case that the uncommitted Redevelopment prior year funds can be deposited into the Low/Mod* *Housing Fund, the Housing and* *Community Development* *Department will consider additional funding for this program..* | None.Suspended since 2012. |
| **First-Time Homebuyers** **Mortgage Assistance Program** **(MAP**) *Citywide*  | Assist first-time homebuyers with deferred loans. For low-income buyers, (≤ 80% of AMI): 30% of purchase price not to exceed $75,000; For moderate income buyers (81-100% AMI): 20% of purchase price not to exceed $50,000.  | First-time homebuyers with incomes ≤ 120% of Area Median Income.  | Program Income: TBD Boomerang Funds: TBD  | Make 20 new MAP loans, if $1.2 million of funding is provided [TBD].  | 10 homebuyers were assisted using MAP funds. Of the 10, two purchases were assisted with a combination of MAP and CalHome funds. |

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| **ACTIVITY NAME** **LOCATION** **Community Development District** | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **First-Time Homebuyers** **CalHome Program** *Citywide*  | Grant Funding provided by State Department of Housing and Community Development to assist first-time homebuyers with deferred loans – up to 30% of purchase price, not to exceed $60,000.  | First-time homebuyers with incomes ≤ 80% of Area Median Income.  | *Program Income:* $388,527 (FY 17/18) Program Income: $TBD for FY 2018/19  | Continue to monitor California Department of Housing and Community Development for new NOFA opportunities.  | Two purchases were assisted with a combination of MAP and CalHome funds. A total of $120,000 was funded through CalHome ReUse funds. Three additional reservations were received in FY19 which are pending for FY20.A NOFA opportunity has been identified and new CalHome Grant funds will be applied for in FY20. |
| **First-Time Homebuyer** **Shared Appreciation Mortgage** **(SAM) Program** **(aka Local Housing Trust Fund)** *Citywide*  | Grant Funding provided by State Department of Housing and Community Development to assist first-time homebuyers with deferred loans. Up to 30% of purchase price, not to exceed $60,000.  | First-time homebuyers with incomes ≤ 80% of Area Median Income.  | *Program Income:* $0  | Loans will be made as program income becomes available. Continue to monitor California Department of Housing and Community Development for new NOFA opportunities.  | Program has been suspended since no funding was available to make loans. Revenue was received in FY19 and was submitted for appropriation for ReUse in FY20, the amount is estimated to fund 2-3 purchase loans. |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

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

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Homeownership Education** **Program** *Citywide*  | Assist potential first time homebuyers by offering certificated homebuyer workshops. The classes meet the educational requirements of the city’s loan programs and educate buyers on other assistance programs offered by lender partners.  | Potential first-time homebuyers.  | Presented by Homeownership staff. No outside costs or funding.  | Offer monthly homebuyer education classes to a total of 550 potential first-time homebuyers annually. Increase attendance pull-through by applying enrollment technology and follow-up reminders. Increase City employee participation, develop and present 2 workshops per year directed to City staff.  | In FY19 we enrolled 1,179 attendees, 590 completed night one of the class, and 490 completed both nights and received certificates.In FY19 we switched to a new enrollment system, there were a few months of inefficiencies during the switchover.The presentation was migrated to PowerPoint with good results. |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

**Objective #5:** **Improvement of the Existing Housing Stock**

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Emergency Home Repair** **Program** *Citywide*  | Emergency repair and rehabilitation financing (deferred loan). Minimum loan of $2,500 and maximum of $15,000.  | Homeowners with incomes at or below 50% Area Median Income.  | CDBG: **$77,320** RLPI: **$80,254** CDBG Reprogram: **$336,803**  | **20-35 low units will be assisted in FY 2018-19.** Emergency repair and rehabilitation financing (deferred loan) for up to 35 low/moderate income units in Oakland. Minimum loan of$2,500 and maximum of $15,000.Up to 35 units will be assisted in FY 2018/19.**.** | As of June 2019, there are no completions. 1 unit under construction. 3 are assigned to Rehabilitation staff and are in the project design, bidding and loan approval stages. Additional units are undergoing preliminary review and qualification. |
| **Home Maintenance and Improvement Program** *7 Community Development* *Districts*  | Housing rehabilitation financing (deferred loans at zero interest) of up to $75,000 for rehabilitation of 1- to 4-unit owner-occupied properties.This program also funds all the costs for work write-ups, underwriting, construction monitoring and loan servicing for the entire housing rehabilitation program.  | Homeowners with incomes at or below 80% Area Median Income.  | CDBG **$384,873** RLPI: **$484,873** CDBG Reprogram**:$390,193** Other RLPIfrom prior years will be used to supplement these funds.  | 15-26 units will be assisted in FY 2018-19. | Completed 1 owner-occupied housing unit. 12 units under construction. 21 are assigned to Rehabilitation staff and are in the project design, bidding and loan approval stages. An additional 24 are undergoing preliminary review and qualification. |
| **Lead Safe Housing Program** *7 Community Development* *Districts*  | Grants for seniors, disabled and some families for exterior painting and lead hazard remediation.  | Senior and disabled homeowners with incomes at or below 50% AMI and homeowners with children under 6 years of age with incomes at or below 80% AMI.  | CDBG: **$185,509** CDBG Reprogram: **$426,779** Other Revolving Program Income | 20-65 units will be repainted after lead hazards are removed or contained in FY 2018-19.  | Completed 2 senior or disabled homeowners with exterior improvements and lead based paint remediation. 8 units are under construction. Additional 10 units are undergoing preliminary review and qualification. |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

**Objective #5:** **Improvement of the Existing Housing Stock (cont’d)** basi

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Minor Home Repair Program** *Citywide*  | Grants to seniors or disabled homeowners for minor home repairs up to $2,499. Administered by Alameda County.  | Senior and disabled homeowners with incomes at or below 50% AMI.  | CDBG:  **$159,200** CDBG Reprogram: **$420,519**  | 90-190 units will be assisted in FY 2018-19. | Assisted 53 senior or disabled home owners with minor home repairs. 61 Units completed.  |
| **Neighborhood Housing** **Revitalization Program** ***7*** *Community Development Districts* | Provides financial assistance to owners of vacant and blighted residential properties of one to four units that need extensive rehabilitation to correct code violations and to eliminate safety and health hazards. Maximum loan amount is $150,000 at 10% deferred interest for 2 years.  | Rehabilitation of blighted and vacant 1 – 4 unit residential or mixed use properties. Funds may be used for the rehabilitation of the entire structure but improvement of the commercial portion of the property is not an eligible cost.  | Rental Rehabilitation Program Income  | The number of units assisted within the Consolidated Plan Period FY 2018/19 is to be determined.  | There were no completions.  |

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Rental Rehabilitation Program** *Citywide*  | Rehabilitation financing for privately owned residential rental properties. The maximum loan will be 50% of the construction costs. The maximum loan amount will be determined after a needs assessment is completed. The interest rate will be linked to the market. The length of term of affordability will be set to balance antidisplacement interests against property owner’s incentives to participate.  | Renters with incomes at or below 80% of the area median income.  | Rental Rehabilitation Program Income  | This program is currently on hold and is not expected to start during FY 2018-19. Possible use of other funds pending Oakland City Council approval.  | There were no completions.  |
| **Weatherization and Energy** **Retrofit Loan Program** *Citywide*  | Loans to owner occupied low-income and moderate-income households to provide weatherization and baseline energy efficiency upgrades. Minimum loan of $6,500 maximum loan of $30,000 Deferred loans @ 0% interest  | Homeowners with income at or below 80% Area Median Income  | Loan repayments from prior WERLP funds will be used) funds to be used in FY 2018/19)  | Complete energy retrofits and efficiency modifications to be determined based on WERP loan repayments for Period FY 201819. | There were no completions. |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

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

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **15th and Harrison Street** **Se**[**e www.oakha.org**](http://www.oakha.org/) **– FY2019** **Annual MTW Plan – pg. 71**  | OHA is in predevelopment planning for a new family development with 80-120 affordable rental units and ground floor commercial for families | Families with incomes under 60% of area median income  | The financing plan is in development.  | OHA will work with stakeholders to confirm the scope of the project and continue predevelopment planning.  | Pre-development due diligence continued. Project is currently on hold. |
| **6946 Foothill Blvd** ***Se***[***e www.oakha.org***](http://www.oakha.org/) ***– FY2019 Annual MTW Plan – pg. 71***  | OHA will do predevelopment planning to rehabilitate and preserve 65 units of affordable housing  | 30%AMI = 16 units 35%AMI = 21 units 50%AMI = 8 units 60%AMI = 19 units 1 manager unit  | Low income tax credits  | OHA will complete the rehabilitation plans and assemble financing  | Financing moved forward but is not complete.Rehabilitation was not started and will be moved to FY 2020. |
| **Empyrean Towers** Se[e www.oakha.org](http://www.oakha.org/) – FY2019 AnnualMTW Plan  | OHA is partnering with **a** Resources for Community Development (RCD) with the acquisition and redevelopment of Empyrean Towers. The Empyrean will be converted to permanently affordable housing  | 54 studios 12 one bedroom units Low-income individuals and small households  | $5,000,000 OHA Federal MTW funds $4,688,000 in Measure KK funds 32 Section 8 Project-based Vouchers | The project will start construction. Anticipated to be completed in April 2019  | Project loan documents were executed in February 2019. Construction continued and completion date is estimated to be completed by January 2020. |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Oakland Housing Authority** **(OHA) Public Housing Program-** **Making Transitions Work (MTW) Program** **Se**[**e www.oakha.org**](http://www.oakha.org/) **– FY2019** **Annual MTW Plan – pg. 13**  | Public Housing Units Voucher Programs Property Based Assistance 1. Federal MTW

Public Housing Units to be Leased1. Federal MTW

Voucher-Housing Choice Voucher Units to be utilized (3) Units to be Occupied/Leased through Local, NonTraditional, MTWFunded, Property-Based AssistancePrograms(4) Units to be Occupied/Leased through Local, NonTraditional, MTWFunded, Tenant Based Assistance Programs[[1]](#footnote-1)Goals include several OHA programs listed below.  | Extremely low/low income  | Federal/local/traditional and non-traditional  | **Number of Households[[2]](#footnote-2)/Planned** **Number of Unit Months** **Occupied or Leased[[3]](#footnote-3)**  **Households Unit Months** 1. 1,552 18,624
2. 11,265 135,180
3. 1,214 14,568
4. 20 240
 | **Households Unit Months** 1. 1,517 18,204
2. 10,953 131,436
3. 858 10,296
4. 143 1,716
 |
| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **OHA Family Unification Section** **8 Rental Assistance** Citywide | Rental assistance to families and individuals, including eligible emancipated Foster Youth.  | Eligible Family Unification Program (FUP) households that are involved with the Alameda County Child and Family Services (CFS) department who lack adequate housing and have incomes ≤ 50% AMI.  | FUP program vouchers are funded from OHA’s existing tenant-based voucher allocation. OHA reserves 50 vouches for FUP eligible families and youth. OHA will apply for additional FUP vouchers for families and youth through a HUD Family Unification Program NOFA for Fiscal Years 2017 and 2018  | OHA will participate in the FUPFSS Demonstration. This demonstration links FUP participants with the Family Self Sufficiency program and extends the typical 18-month time limit of a traditional FUP voucher to an additional five years.  | The FUP youth program has 18 former foster youth participants. 8 are currently working, 4 are actively seeking employment and 6 are attending school and looking for part time work. Three of the FUP youth are participants in the FUP/FSS Demonstration. |

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| **OHA Local Non-Traditional** **Housing Assistance Programs** **(LHAP), Sponsor Based Housing Assistance Program (SBHAP) and Building Bridges (BB) –** **THP+, CalWORKs, Single Room** **Occupancy (SRO))** Citywide **Se**[**e www.oakha.org**](http://www.oakha.org/) **– FY2019** **Annual MTW Plan – pg. 50, 63**  | 1. LHAP -Alternate form of rental assistance for

residents impacted by OHA administered public housing disposition.1. BB- THP+A

shallow, nontraditional housing subsidy that provides a fixed amount of housing assistance to foster youth in the THP Plus program. The assistance is limited to five years.1. BB-CalWORKs -A

rental subsidy for housed families in Oakland participating in a CalWORKs housing program withAlameda CountySocial Services1. BB-SRO – provides three types of service enriched housing (SRO, shared housing and transitional units) for special populations
2. SBHAP – Serves homeless families and emancipated foster youth exiting the ciriminal justice system
 | 1)Current Public Housingparticipants, 30% to above 80% of AMI in units approved for disposition.1. Foster youth exiting the foster

care system that are participating in THP+1. Participants in the Housing or

Housing Support Program withCalWORKS1. Veterans, foster youth and other special needs populations
2. Homeless families and emancipated foster youth exiting the criminal justice system
 | 0 new Section 8 vouchers. OHA will fund Local NonTraditional Housing Assistance Programs assisted units from the Authority’s MTW block grant.  | 1. OHA provides LHAP assistance to current Public Housing participants who are not eligible for a traditional Housing Choice Voucher. 20 participants
2. BB-THP+ - expect to serve 50 households
3. BB-CalWORKs – expect to serve 50 households
4. BB-SRO – expect to serve 350 households
5. SBHAP – expect to serve 103 households

.  | The families served are an average of total families served monthly over the course of the year.1. 18 families served
2. 9 families served
3. 7 families served
4. 50 families served
5. 109 families served

The BB-THP+ and BB-CalWORKs were launched in 2018 and started accepting the first families in late 2018 and early 2019. As processes are established and become more efficient, we expect the families served to increase. The BB-SRO numbers are being affected by a large site that is pending a major renovation. |

**Objective #6:**

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **OHA Housing Choice Vouchers to be Project-Based Vouchers (PBV)** ***Se***[***e www.oakha.org***](http://www.oakha.org/) ***– FY2019*** ***Annual MTW Plan – pg. 8, Appendix C (pg. 100)***  | PBV assistance to qualified projects with existing units that are immediately available to eligible low-income individuals and families and specifically, special needs populations and homeless veterans.  | extremely low- and very lowincome families  | Section 9 Housing Choice Block Grant  | Lease 311 PBVs across 7 projects improving the long-term viability of each awarded project and preserving these units as affordable for extremely low- and very low-income families for the next 15 years.  | OHA leased or issued 388 new PBVs across multiple projects in FY 2019. OHA leases or has issued approximately 3,268 PBVs with agreements to enter into contract for an additional 200. Overall OHA has issued/leased/conditionally awarded 5,246 PBVs. |
| **OHA Parents and Children** **Together (PACT)** Citywide ***Se***[***e www.oakha.org***](http://www.oakha.org/) ***– FY2019 Annual MTW Plan – pg. 51***  | Formerly the Maximizing Opportunities for Mothers to Succeed, PACT will provide rental assistance for formerly incarcerated parents.  | Households ≤ 50% AMI led by formerly incarcerated parents reuniting with children.  | OHA will fund Local NonTraditional Housing Assistance Programs assisted units from the Authority’s MTW block grant.  | OHA seeks to serve 18 families and have 14 graduate from the program  | OHA served on average 10 families per month. Seven participants graduated to stable housing within OHA after program completion and on average five participants are employed. |

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **OHA Project-Based Rental** **Assistance** Citywide ***Se***[***e www.oakha.org***](http://www.oakha.org/) ***– FY2019 Annual MTW Report – Appendix C*** | Rental assistance to families and individuals.  | Renter households with incomes at ≤ 50% AMI.  | Project-Based Vouchers (PBV) are funded from OHA’s existing tenantbased voucher allocation. OHA has set aside 3,994 units of voucher funding for the Project Based Voucher (PBV) Program.  | OHA will complete environmental clearances and Housing Quality Standard inspections and in place tenant eligibility determinations for sites conditionally approved in Fiscal Year 2018 adding 161 new units. 490 PBVs were awarded across 20 projects submitted through the Request for Qualification process.  | OHA leased or issued 388 new PBVs across multiple projects in FY 2019. OHA leases or has issued approximately 3,268 PBVs with agreements to enter into contract for an additional 200. Overall OHA has issued/leased/conditionally awarded 5,246 PBVs. |
| **OHA Section 8 Mainstream** **Program** **Citywide**  | Rental assistance for disabled families and individuals.  | Disabled renters with incomes at ≤ 50% AMI.  | OHA is applying for HUD’s Fiscal Year 2017 Mainstream NOFA for up to $5,000,000  | OHA will seek to achieve 100% lease-up based on allocated funding in partnership with Behavioral Services in Alameda County and the City of Oakland.  | OHA was awarded 28 mainstream vouchers and $393k in funding through the 2017 NOFA and needs to open a waitlist specifically for this allocation. OHA has a total of 203 mainstream vouchers. |
| **OHA Section 8 Rental Assistance Program** Citywide  | Rental assistance to families and individuals.  | Renters with incomes ≤ 50% AMI.  | 8 ModRehab vouchers will convert to Housing Choice Vouchers  | OHA will seek to maximize utilization of available funding.  | OHA achieved 93% utilization in the housing choice voucher program and continued to employ Owner Incentives initiatives in efforts to increase the number of vouchers leased in Oakland.  |
| **OHA/Alameda County** **Shelter Plus Care Rental** **Assistance** *Citywide* | Rental assistance to families and individuals.  | *Formerly homeless renters with disabilities and incomes at ≤ 50% AMI.*  | Alameda County Shelter Plus Care Rental Assistance Vouchers.  | Alameda County is the lead agency in applying for Shelter Plus Care Vouchers. The OHA will continue to support Alameda County to renew existing vouchers.  | OHA administers approximately 331 Shelter + Care Vouchers in collaboration with Alameda County. In 2018 and 2019, identified 75 clients for acceptance into the housing choice voucher program to free up the slots in S+C for other eligible families. OHA is working through the eligibility process. |

**Objective #6:**

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **OHA Sponsor Based Housing** **Assistance Program** *Citywide****Se***[***e www.oakha.org***](http://www.oakha.org/) ***– FY2019 Annual MTW Report – activity 10-06*** | Align OHA’s programs to address community need by leveraging new resources and expertise to serve traditionally underserved populations.  | *Individuals and families that do not normally benefit from OHA’s programs because they need services to successfully maintain housing. Income requirements consistent with Section 8 rules* *≤50% of AMI*  | OHA will fund assisted units from the Authority’s MTW block grant.  | *Serve up to 125 families each month across various categories: including reentry, foster youth, and chronically* homeless*.*  | OHA served an average of 109 families each month. |
| **OHA Tenant Protection** **Vouchers (TPV)** Citywide | Section 8 rental assistance for residents at Moderate Rehabilitation Program units that opt-out of the program, HUD Multifamily program opt-outs, or public housing disposition units.  | Low income households at or below 80% of AMI | OHA anticipates applying for approximately 253 TPVs upon receipt of HUD approval for disposition of 253 units of senior public housing units  | Upon receipt of funding, OHA will issue Tenant Protection Vouchers to eligible occupants of expiring Moderate Rehabilitation Program, HUD Multi-family program opt-outs, or new increments received for public housing units approved for disposition. Complete disposition of 253 units of senior public housing units.  | OHA worked on a phased approach to apply for TPVs for 3 senior sites. Oak Groves North will apply in Fall 2019 for 77 TPVs. The other sites will apply in 2020. |
| **OHA Veterans Affairs** **Supportive Housing (VASH)** City-wide | Rental assistance for homeless veterans.  | Homeless veterans with incomes at ≤ 50% AMI.  | OHA Veterans Administration Supportive Housing (VASH) program vouchers. OHA was awarded an additional 70 VASH vouchers in 2018 for a total of 396 VASH vouchers in OHA’s inventory.  | . OHA will work to achieve 100% lease-up of allocated vouchers.  | OHA has an allocation of 396 VASH vouchers. A total of 308 are leased. |

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

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **3706 San Pablo Ave. 3706 San Pablo Ave.** **Northern Oakland**  | New construction of 87-unit family affordable housing (including 1 manager’s unit) on Oakland EmeryvilleBoarder(approximately 33 units in Oakland)4-Studio8-1BR45-2BR26-3BR4-4BR5,000 sq. ft. ground floor commercial  | 30 – 60% Area Median Income (AMI): 26 units affordable at 30% AMI 9 unit affordable at 40% AMI 35 units affordable at 50% AMI 16 units affordable at 60% AMI Small and large families  | Low/Mod Program Income: **$2,000,000**  | Under construction Anticipated completion date: Fall 2019.  | Project is anticipating to be fully leased up by end of 2019Construction in last phaseResident application phase complete |
| **Access Improvement Program** *7 Community Development Districts*  | Grants for accessibility modifications to one to four unit properties where owners or tenants have disabilities.  | Physically challenged owners or tenants with incomes at or below 50% AMI.  | CDBG: **$192,374** Reprogrammed CDBG: **$390,193**  | 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 12 units in FY 2018/19.  | As of June 2019, there are no completions. 6 units under construction. 10 units are assigned to Rehabilitation staff and are in the project design, bidding and loan approval stages. Additional 3 units are undergoing preliminary review and qualification. |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Civic Center 14 TOD** 632 14th Street *Western Oakland* See also Objective #1: Expansion of the Supply of Affordable Rental Housing  | New construction of 40 units family and individual special needs/homeless housing (including 1 manager’s unit) 12-Studios12-1BR16-3BR600 sq. ft. ground floor commercial  | 30 to 60% Area Median Income (AMI): 12 units affordable at 30% AMI 14 units affordable at 50% AMI 13 units affordable at 60% AMI Small family/Large family Homeless/Persons with special needs  | (No new funding) Affordable Housing Trust Fund (13-14 NOFA): $1,085,509 General Purpose Fund (Affordable Housing-1314 NOFA): $489,491 Affordable Housing Trust Fund (14-15 NOFA): $1,000,000 Total City Funds: $2,575,000  | Under construction. Anticipated to be completed in 2018.  | Construction is completed, all units are occupied and project close-out will be completed by December 2019. OHAProject is fully leased up as of July 1, 2018 |

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| **Housing Opportunities for** **Persons With AIDS (HOPWA)** **Alameda County & Contra Costa** **County**  | Housing and continued services for individuals and family members of individuals living with HIV/AIDS. Acquisition of housing units New construction of permanent housing for persons with HIV/AIDS. Will support citywide outreach activities to locate and provide services to homeless individuals/families living with HIV/AIDS. Funds are allocated through a competitive process to select agencies that meet the priority needs.  | Persons with HIV/AIDS and incomes at 30-50% AMI, and their families.  | HOPWA **$2,835,545** Alameda County: $1,927,122 Contra Costa County: $ 798,357 Operation Dignity: $ 25,000 City of Oakland Administration: $ 85,066  | **Alameda County** Alameda County estimates a total of 200 household to be served and 16 HIV/AIDS housing units to be added. Alameda County will assist approximately 50 people living with AIDS (PLWHA) with STRMU; Alameda County will assist approximately 40 people living with AIDS with permanent housing placement services. Alameda County will assist approximately 125 people living with AIDS with housing advocacy and support services. 350 unduplicated clients will be assisted with Information and Referral Services, (including application and/or referral) **Contra Costa County** Contra Costa County will assist approximately 50 people living with AIDS (PLWA) with STRMU; Will assist approximately 30 people living with AIDS with permanent housing placement services. Will assist approximately 100 people living with AIDS with housing advocacy support services.  | Alameda County served a total of 177 households and 22 HIV/AIDS housing units to be added. Alameda County assisted approximately 35 people living with AIDS (PLWHA) with STRMU; Alameda County assisted 170 people living with AIDS with housing advocacy and support services. 354 unduplicated clients were assisted with Information and Referral Services, (including application and/or referral)**Contra Costa County** Contra Costa County assisted 49 people living with AIDS (PLWA) with STRMU; Assisted 26 people living with AIDS with permanent housing placement services. Assisted approximately 521 people living with AIDS with housing advocacy support |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

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|  |  |  |  | 5 unit rental unit in development affordable to and occupied by very-low income HOPWA families **Operation Dignity:** Will assist approximately 25 people living with AIDS through outreach and provide services to homeless individuals/families living with HIV/AIDS  | 10 unit rental units in development affordable to and occupied by very-low income HOPWA families  |

**Objective #8:** **Prevention of Foreclosures and Stabilization of Neighborhoods**

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| **Board Up/Clean Up** **Planning & Building Department** *Citywide*  | Board up and clean up vacant properties  | Vacant properties  | CDBG: **$118,275**  | Clean up and Board up of 25 vacant blight properties in low/moderate income areas of Oakland.  | CDBG Funds returned in the 4th quarter of fy 2018/19. |
| **Community Buying Program** Hello Housing *Citywide*  | Transform abandoned and/or foreclosed properties into new affordable ownership or rental housing  | Low- and moderate-income homeowners and tenants  | Residential rehab funds for neighborhood revitalization  | Hello Housing, has completed the purchase of the first group of 26 tax-defaulted properties for development of scattered site affordabilityrestricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.  | Reported earlier under “OakTown Roots |
| **Foreclosed Properties Blight** **Abatement** *Citywide*  | Enforce proactive maintenance requirements on lenders of foreclosed properties and City registration requirements  | Low- to moderate- income neighborhoods impacted by foreclosures  | Code Enforcement Foreclosed Properties Registration Program rough estimate of fees and other charges to be collected. Dollar Amount TBD by Planning & Building Dept.  | Banks to proactively maintain and register properties, about 400 new properties registered annually with 550 currently active cases.  |  |
| **Homeowner and Borrower Legal** **Services** Housing and Economic Rights Advocates *Citywide*  | Provide legal services to support sustainable housing, including foreclosure prevention  | Low- and moderate-income homeowners and borrowers.  | *N/A*  | Due to unavailability of funds this program will not be funded for FY 18/19  | N/A |

City of Oakland Consolidated Plan Action Plan Affordable Housing Table

July 1, 2018 – June 30, 2019

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| **Housing Development** **Administration/Housing** **Resource Center (Drop In** **Services-Strategic Initiatives)** City of Oakland *Citywide*  | Provide one stop housing services and referrals, including to accessing affordable housing & homeless shelter placements  | Any Oakland household in need of housing resources  | CDBG: **$299,821**  | Refer 24 families to the City of Oakland first time homebuyer program. Provide financial assistance to extend housing stability to 70 members of the underserved population of unmarried, non-senior adults without dependents. Under contract with Centro Legal de la Raza, provide 450 tenants with legal advice and support. Refer 80 families to North County Coordinated Access for Literally Homeless Families and Rapid Rehousing. House literally-homeless individuals in 6 bed Winter Shelter  | The Housing Resource Center serves an average of 200 residents per month through in-person, phone, and emailed information and referal services. The information and referral services include a wide variety of housing resources including applications for new housing and getting on wait lists, resources for assistance with utility payments and deposits, employment leads, opportunities for homeownership, etc. The Housing Resource Center has partnerships with numerous non-profit service agencies and affordable housing developers to ensure that those requesting services are provided with the most appropriate information and referrals to meet their needs. |

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| **Housing Resource Center** **(Housing Related Financial** **Assistance/Anti-Displacement &** **Homeless Prevention Program)** City of Oakland *Citywide*  | continue and expand anti-displacement work by providing City-funded emergency financial assistance that enables low income residents to remain in their homes. Staff will ensure that this activity is aligned and coordinated with the emergency financial assistance component of the proposed antidisplacement program administered by CLR. The goal will be to create a complementary program element that: (1)Builds on the success of the HRC to date(2)Creates a coprehensive and holistic approach to meeting residents’ needs(3)Increases the number of residents served | Low-to-moderate income residents  | CDBG: **186,134**  | Provide financial assistance to up to 55 households to prevent episodes of displacement and homelessness  | The City's efforts to implement anti-displacement programming was focused on the launching of two programs, neither funded by CDBG. One is a City-funded program (Oakland Housing Secure) and the other is funded through philanthropy (Keep Oakland Housed). These programs provide a combination of legal services and small emergency grants to ensure low income tenants can remain housed as they address issues (such as impending evictions) that jeopardize their housing stability. The work involved in getting these two programs off the ground and integrated with each other resulted in a limitation on staff capacity to start up this CDBG funded program component which would have been a complementary component. In addition, based on our learnings from these programs, as well as our relocation program, staff would like to explore alternative approaches to addressing displacement in our most vulnerable communities. As such, staff is embarking on a program redesign which is projected to be complete by December 2019. The redesign will ensure that the use of the CDBG funds are targeting the most critical needs and that the program can be implemented quickly, efficiently, and effectively, with full expenditure by June 30, 2020. |

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| **Investor Owned Properties** **Program** City of Oakland *Citywide* | Enforce new City ordinance requiring investors who purchase properties with foreclosure history to register & allow for City interior inspection to address habitability issues  | Low to moderate tenants  | Code enforcement of Investor-owned Properties and Registration—rough estimate of fees and other charges:  | Approximately 200 properties annually  |  |

**Objective #9:** **Removal of Impediments to Fair Housing**

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Fair Housing Services** **Master Contract with East Bay** **Community Law Center** *Citywide*  | Information and Referral on housingrelated issues; tenant/landlord rights and responsibilities counseling; case management, tenant/landlord conciliation and mediation. Limitedscope legal assistance on housing-related problems; direct legal representation for housing-related issues. Fair housing outreach and education (billboards, circulation of informational flyers, housing industry and social service provider trainings); intake, assessment, and counseling for callers with inquiries regarding fair housing and housing discrimination; investigation of complaints of housing discrimination  | Individuals and Families with incomes at or below 80% Area Median Income  | CDBG: **$261,806**  | 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 through the following agencies: Causa Justa:: Just Cause Information and Referral on housing related issues: 500 clients Provide counseling services on tenant/landlord rights and responsibilities to 337 low income households Central Legal de la Raza legal assistance to 188 clients Echo Housing Fair Housing Outreach: Conduct testing of 20 allegations of housing discrimination Intake, assessment, and Fair Housing counseling: Case management of 125 Oakland clients  | Housing related services were provided to low and moderate income residents of Oakland to prevent homelessness and promote self-sufficiency. Services provided included basic legal information, referrals, and/or limited-scope assistance with housing-related problems was given to low-income tenants of Oakland. East Community Law Center provided services to a total of 246 clients; Eden Council for Hope and Opportunity provided services to a total of 94 clients; Causa Justa::Just Cause provided services to a total of 315 clients; Centro Legal provided services to a total of 306 clients. A total of 986 were served receiving housing assistance and information & referral of which 25 were Non-Low Mod. |

**Homeless Planned Actions, FY 2018/19**

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING** **PROGRAMS AND** **RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Housing Resource Center** **Code Enforcement Relocation** **Program (CERP)** *Citywide*  | Residential tenants mandated to move due to the City’s enforcement of housing and bldg. codes or due to disaster directly affecting place of residence.  | There are no income restrictions. Any qualified City of Oakland residential tenant with an Order to vacate from the City’s Code Enforcement and/or Building Department may apply.  | CDBG: **$560,695**  | Serve approximately 150 Oakland residents byadministering funds to tenants who are displaced resulting from the negligence of property owners making the properties inhabitable or unsafe or natural disasters affecting the place of residence.. In addition to implementing the Relocation Ordinance, the Housing Resource Center will continue to provide information and referrals to the public, informing landlords on how to utilize the City of Oakland’s Resource Center which provides information on loans/grants for ongoing maintenance by avoiding antidisplacement to properties.  | The City of Oakland's Housing Resource Center provided relocation assistance to 53 beneficiaries from July 1, 2018 - June 30, 2019. These clients received either: 1) financial assistance covering full and/or partial payment of relocation costs due to displacement from their place of residence caused by building code violations that made their former place of residence inhabitable, unsafe, or not suitable for human living per City of Oakland Municipal Code Section 15.60, and/or 2) assistance with understanding their rights under the code, and/or 3) assistance with finding replacement housing, as well as other support services and referrals and information to prevent homelessness.  |
| **HEARTH Emergency Solutions** **Grant Program** Funds the City’s Permanent Access To Housing Strategy (PATH) *Citywide*  | Housing and services leading to Permanent Access To Housing: 1)Rapid-RehousingServices3) Support Services inHousing4)Outreach5)Shelter | Homeless families, individuals and seniors with incomes below 30% AMI.  | ESG: **$** 628,532 **Match Funding** General Fund: $628,532  | Oakland's PATH Strategy supported by ESG and match funding will provide tenant-based rental assistance/rapid rehousing for 83 households and overnight shelter for 530 persons. Provide street outreach to a minimum of 600 people.  | Oakland's PATH Strategy supported by ESG and match funding provided tenant-based rental assistance/rapid rehousing for 113 households and overnight shelter for 502 persons. Provided street outreach to a minimum of 673 people. |

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| **ACTIVITY NAME** **LOCATION** **Community Development District**  | **DESCRIPTION OF ACTIVITY**  | **CATEGORIES OF** **RESIDENTS** **TO BE ASSISTED**  | **FUNDING PROGRAMS** **AND RESOURCES** **TO BE USED**  | **2018/19 ONE YEAR GOALS**  | **2018/19 ACCOMPLISHMENTS** |
| **Matilda Cleveland Transitional** **Housing/Rapid Re-Housing** **Program** (MC-TH/RRHP**)** 8314 MacArthur Blvd. ***Elmhurst*** | **Interim** housing for literally homeless families attempting to stabilize their lives to obtain permanent housing. Participants stay for **9 – 12 months on** average while they are working on gaining independent living skills, increasing income and employment, and more. During this time, housing experts work hard with the goal to secure stable, adequate permanent housing for each participant when ready to leave program. 5 Studios 3-1 BR units3-2 BR units3-3BR units | Homeless families with incomes at 30-50% AMI. | Supportive Housing Program**: $269,445** (MCTHP: Provider-$**260,794** & City Admin. $8,651) City General Purpose Fund $50,000 Tenant Rents $22,375  | Assist approximately 26 literary families with interim and rapid rehousing and support services to further assist families into permanent housing, and obtain earned income to sustain their permanent housing. Target of over 85% exits to permanent housing.  | The program served 59 individuals (18 families) with interim and rapid rehousing and support services to further assist families into permanent housing and obtain earned income to sustain their permanent housing. Of the families who exited the program in the reporting period, 100% exited to permanent housing. |

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| **Supportive Housing Program** **(SHP)-Housing Fast Support Network (HSFN)** Bay Area Community Services (located at Henry Robinson MultiService Center) 559-16th StreetOakland, CA 94612*Chinatown/East Lake/San Antonio*  | Housing Fast Support Network provides interim housing and supportive services to adults (18+) that are homeless in Oakland. Participants stay for 6 months on average while they are working on gaining independent living skills, rehabilitation, and other support such as nutritious meals, increasing income and employment, and more. During this time, housing experts work hard with the goal to secure stable, adequate permanent housing for each participant when ready to leave program.  | Homeless adults, age 18 and above. Participants pay 30% of their income towards rent while residing at 559 16th Street. No income required.  | Supportive Housing Program: **$1,864,465** BACS $1,696,532 City Admin. $60,883 **Match Funding** Alameda County: $**315,693** Excess Cash Value of Monthly Lease: $107,050  | Serve 297 single adults with interim housing and support services annually with a goal of placing over 80% into permanent housing.  | The program served 239 single adults with interim housing and support services.Of the participants who exited the program in the reporting period, 73% exited to permanent housing. |

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| **Families In Transition TH/RRH** **Program** 1. 173 Hunter Avenue
2. 1936 - 84th Avenue
3. 5239-A/B 5241 A/B Bancroft Ave.
4. 2400 Church St.
5. 6850 Halliday Ave.
6. 3501 Adeline St.
 | **Interim** housing for literary homeless families attempting to stabilize their lives to obtain permanent housing. Families stay for 9-12 months on average while they are working on gaining independent living skills, and other support such as increasing income and employment. During this time, housing experts work hard with the goal to secure stable, adequate permanent housing for each participant when ready to leave program. 4-1 BR units 5-2 BR units | No income required  | Transitional Housing Program: **$255,215** **(THP/FIT Provider:** **$247,644** & City Admin: $8,171) **Match Funding** General Fund $133,000 Tenant Rents $25,915  | Assist 21+ literally homeless families with interim and rapid rehousing, and assisting them to obtain earned income to sustain their permanent housing.  | The program served 61 individuals (13 families) with interim and rapid rehousing and support services to further assist families into permanent housing and obtain earned income to sustain their permanent housing. Of the families who exited the program in the reporting period, 100% exited to permanent housing.  |

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| **Oakland Homeless Youth** **Collaborative (OHYC)** 1) Covenant House2001 Harrison Street1. East Oakland Community Project - 3824 West Street
2. First Place for Youth

**Scattered sites** | 24-29 **interim** housing beds for homeless youth. | Homeless Youth ages 18-24.  | Oakland Homeless Youth Collaborative $713,095 (OHYHC Contractors: $666,660 & City Admin: $46,495) **Project Sponsor Match:** Covenant House $109,570 East Oakland Community Project $36,839 First Place For Youth $67,823  | Assist 60 young adults with interim housing and support services and assistance to obtain earned income to sustain their permanent housing.  | The program assisted 74 young adults with interim housing and support services and assistance to obtain earned income to sustain their permanent housing. |

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| **North County Family Rapid** **Rehousing Collaborative (NC** **FRRC** 1)Building Futures for Women andChildren1395 Bancroft Ave.San Leandro, CA2)East Oakland Community Project 7515 International Blvd.3)Oakland Housing Authority**1619 Harrison Street** | Rapid Re-housing and Support Services to literally homeless families with children  | 38 literally homeless families with children  | North County Family Rapid Re-housing Collaborative **$822,119** (NCFRRC Contractors: $**801,821** & City Admin: $20,298) **Project Sponsor** **Match: - 205,530** East Oakland Community Project $83,862 Building Futures for Women & Children $84,720  | Assist 38 literally homeless families with children with support services and housing navigator to place 38 households into permanent housing.  | The program served 103 individuals (37 families) with interim and rapid rehousing and support services to further assist families into permanent housing and obtain earned income to sustain their permanent housing. Of the families who exited the program in the reporting period, 100% exited to permanent housing |

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| **North County Homeless Youth** **Rapid Rehousing** 1)Covenant House of California 200 Harrison Street2)East Oakland Community Project 7515 International Blvd.3)First Place for Youth**426 – 17th Street, Ste. 100** | Rapid Re-housing and Support Services to literally homeless TAY youth.  | 60 Transition-Aged-Youth (18 – 24 years)  | North County Homeless Youth Rapid Re-housing Collaborative **$1,340,466** (OHYHC Contractors: $**1,302 966** & City Admin: $37,500) **Project Sponsor Match:** Covenant House $126,941 East Oakland Community Project $63,473 First Place For Youth $69,751  | Assist up to 60 literally homeless TAY youth with support services and housing navigator to place up to 60 households into permanent housing.  | The program assisted up to 74 literally homeless TAY youth with support services and housing navigation.Of the youths who exited the program in the reporting period, 70% exited to permanent housing. |

1. In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served. [↑](#footnote-ref-1)
2. Calculated by dividing the planned number of unit months occupied/leased by 12. [↑](#footnote-ref-2)
3. Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

 [↑](#footnote-ref-3)